

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Zone Amendment 21-0002 (Hawes River Acres, Et al.)

Lead Agency: Shasta County Department of Resource Management – Planning Division Contact Person: Lio Salazar, AICP, Planning Manager

Mailing Address: 1855 Placer Street, Suite 103

Phone: (530) 225-5532

City: Redding, CA

Zip: 96001

County: Shasta

Project Location: County: Shasta

City/Nearest Community: Anderson, CA

Cross Streets: Dersch Road/Deschutes Road

Zip Code: 96007

Lat. / Long.: 40° 28' 19" N/ 122° 14' 28" W

Total Acres: 145.34

Assessor's Parcel No.: 057-190-031, 036, 037, 041, and 040

Section: 30

Twp.: 30N

Range: 3W

Base: MDBM

Within 2 Miles: State Hwy #: N/A

Waterways: Sacramento River

Airports: N/A Railways: N/A Schools: Prairie Elementary School

Document Type:

CEQA: NOP

Early Cons

Neg Dec

Mit Neg Dec

Draft EIR

Supplement/Subsequent EIR

(Prior SCH No.) _____

Other _____

NEPA: NOI

EA

Draft EIS

FONSI

Other: Joint Document

Final Document

Other _____

Local Action Type:

General Plan Update

General Plan Amendment

General Plan Element

Community Plan

Specific Plan

Master Plan

Planned Unit Development

Site Plan

Rezone

Prezone

Use Permit

Land Division (Subdivision, etc.)

Annexation

Redevelopment

Coastal Permit

Other _____

Development Type:

Residential: Units _____

Acres _____

Office: Sq.ft. _____

Acres _____

Employees _____

Commercial: Sq.ft. n/a

Acres 8.25

Employees n/a

Industrial: Sq.ft. _____

Acres _____

Employees _____

Educational _____

Recreational Agritourism/Agritainment – 137.09 acres

Water Facilities: Type _____ MGD _____

Transportation: Type _____

Mining: Mineral _____

Power: Type _____ MW _____

Waste Treatment: Type _____ MGD _____

Hazardous Waste: Type _____

Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual

Agricultural Land

Air Quality

Archeological/Historical

Biological Resources

Coastal Zone

Drainage/Absorption

Economic/Jobs

Other Energy

Fiscal

Flood Plain/Flooding

Forest Land/Fire Hazard

Geologic/Seismic

Minerals

Noise

Population/Housing Balance

Public Services/Facilities

Recreation/Parks

Schools/Universities

Septic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Toxic/Hazardous

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wetland/Riparian

Wildlife

Growth Inducing

Land Use

Cumulative Effects

Present Land Use/Zoning/General Plan Designation: Wholesale/Retail Farm Supply Store-Agritourism/Agritainment-Single Family Residences-Wireless Telecommunication Facility and Orchard, Field, and Row Crops / Planned Development (PD) /Light-Industrial combined with Design Review (M-L-DR)/ Mixed Use (MU) and Limited Agriculture (Ac-g).

Project Description: To amend the PD zone district text and conceptual development plan (CDP) for an approximately 8.25-acre parcel to allow a proposed electronic reader board type sign and the continuation of parking for agritourism/agritainment uses on adjoining land. To amend the principal zone district for four parcels totaling approximately 137.09 acres from the PD and A-1 zone districts to the C-R zone district to allow for the continuation of agritourism/agritainment uses though the adoption of the proposed C-R zone district text and CDP which would define, clarify, recognize, and establish allowable agritourism/agritainment uses, allowable improvements, and applicable regulations and standards. Additionally, the proposed C-R zone district text would increase the maximum structural height limit for amusement rides, clarify and

modify hours of operation, provide for overflow parking, provide for overnight lodging, clarify lighting standards, clarify driveway access requirements, clarify applicable safety standards, and clarify food facilities standards as they relate to permissible agritourism/agritainment uses. No changes are proposed to the Designated Flood (F-1) and Restrictive Flood (F-2) combining districts within the southern portion of the project site, the Building Site (B) combining districts applicable to Assessor's Parcel Numbers (APNs) 057-190-037 and 057-190-041, and the Interim Mineral Resource (IMR) combining district applicable to APN 057-190-041.

Reviewing Agencies Checklist

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>1</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input type="checkbox"/> Native American Heritage Commission | |

- This project is subject to CCR 15205 and/or 15206 and will require State review.
- This project will not require State review.

Local Public Review Period (to be filled in by lead agency)

Starting Date July 21, 2023 Ending Date August 21, 2023

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Greg Hawes</u>
Address: _____	Address: <u>P.O. Box 52</u>
City/State/Zip: _____	City/State/Zip: <u>Palo Cedro, CA 96073</u>
Contact: _____	Phone: <u>(530) 949-9997</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 7/21/23