

**NOTICE OF A PROPOSED NEGATIVE DECLARATION AND
PUBLIC HEARING BY THE SHASTA COUNTY PLANNING COMMISSION**

This notice is being provided pursuant to applicable law. Notice is hereby given that the Shasta County Planning Commission will hold a public hearing in the Board of Supervisors Chambers at 1450 Court Street, Room 263, Redding, California, on **Thursday, August 24, 2023, at 2:00 p.m.** or as soon thereafter as may be heard, at which time and place all interested persons may appear and be heard on the following matter:

The Shasta County Planning Commission will consider recommending that the Shasta County Board of Supervisors enact an ordinance amending the Shasta County Zoning Plan, Title 17 of the Shasta County Code (**Zone Amendment 21-0002**) to amend a Planned Development (PD) zone district text and associated conceptual development plan (CDP) for an approximately 8.25-acre parcel and to change the zoning of four parcels totaling approximately 137.09 acres from the PD and Limited Agriculture (A-1) zone districts to the Commercial Recreation (C-R) zone district. The approximately 145.34-acre project site is located at 6171 Deschutes Road, 6465 Deschutes Road, and 21945 Dersch Road, Anderson, CA 96007 (Assessor's Parcel Numbers (APNs) 057-190-031, 057-190-036, 057-190-037, 057-190-041, and 057-190-040). 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 APNs 057-190-037 and 057-190-041, and the Interim Mineral Resource (IMR) combining district applicable to APN 057-190-041. Supervisor District: 5. Planner: Lio Salazar.

SUMMARY OF THE PROPOSED ORDINANCE: To amend the PD zone district text and 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.

CEQA DETERMINATION: **The public review period for the proposed Negative Declaration will begin on Friday, July 21, 2023, and end on Monday, August 21, 2023.** The Planning Commission will consider recommending that the Board of Supervisors adopt the proposed Negative Declaration. A Negative Declaration is a statement that the project will not result in a significant adverse effect on the environment with mitigation incorporated.

GENERAL PLAN CONSISTENCY: The Planning Commission will consider recommending that the Board of Supervisors find that the proposed PD zone district amendments and proposed C-R zone district are consistent with the subject property's Mixed Use (MU) and Part-Time Agricultural-Crops/Grazing (Ac-g) General Plan land use designations and do not conflict with any General Plan objectives or policies.

ALL INTERESTED PARTIES are encouraged and invited to submit written comments regarding the proposed actions or participate in the public hearing to be heard regarding the actions to be considered including, but not limited to, the proposed project, and the proposed determination of a Negative Declaration for the proposed project. To ensure consideration by the Commission, all written material concerning the proposed project should be submitted to the Department of Resource Management, Planning Division, 1855 Placer Street, Suite 103, Redding, California 96001 as soon as possible and no later than three days prior to the hearing. All items presented to the Planning Commission before or during a public hearing, including but not limited to, letters, e-mails, petitions, photos, or maps, become a permanent part of the record and must be submitted to the Secretary of the Planning Commission. It is advised that the presenter bring seven copies of anything presented to the Commission, and that the presenter create copies in advance for their own records. Persons wishing to submit comments or appear before the Planning Commission are encouraged to first contact the staff planner listed for the project.

Please note that any challenge of the proposed action in court may be limited to addressing only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

A copy of the staff report and all attachments will be posted on the Shasta County Planning Division website and will be available for review at the Department of Resource Management, Planning Division, 1855 Placer Street, Suite 103, Redding, California 96001 at least 72 hours prior to the hearing; Telephone (530) 225-5532. Please bring this notice to the attention of anyone who may be interested in this information. (Publication Date: 07/21/23)