

NOTICE OF DETERMINATION

TO:

FROM:

Office of Planning & Research
1400 Tenth Street
Sacramento, CA 95814

County of Shasta
Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001

Shasta County Clerk/Registrar of Voters
1643 Market Street
Redding, CA 96001

Phone: 530/225-5532
FAX: 530/245-6468

A copy of the environmental document and the record of the project approval may be examined at the Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001.

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

PROJECT TITLE: **Zone Amendment 21-0002**

STATE CLEARINGHOUSE NO.: 2023070442

APPLICANT: Greg & Nikola Hawes
P. O. Box **52**
Palo Cedro, CA 96073

BOS Approved: 04/22/2025

Original Sent to Clerk: 04/28/25

Date Fees Paid: 04/25/25

PROJECT LOCATION AND DESCRIPTION: The project is two ordinances, the first ordinance would amend the zoning for an approximately 8.25-acre parcel from an existing Planned Development (PD) zone district to a revised PD zone district to allow a proposed electronic reader board type sign, a future parking area, and the continuation of parking for agritourism/agritainment uses on adjoining land, to update the Conceptual Development Plan (CDP) for the parcel, and to eliminate PD zone district provisions applicable to APN 057-190-036 which is designated for agriculture-related recreational/amusement activities but is proposed to be rezoned to the Commercial Recreation (C-R) zone district. The second proposed ordinance would change the zoning of three parcels and a portion of a fourth parcel totaling approximately 87.09 acres from the PD and Limited Agriculture (A-1) zone districts to the C-R zone district to allow for the continuation of agritourism/agritainment uses through 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 and overnight lodging, and clarify lighting standards, driveway access requirements, applicable safety standards, and food facilities standards as they relate to permissible agritourism/agritainment uses. The approximately 95.34-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, 057-190-040, and por. 057-190-041). No changes are proposed to the Restrictive Flood (F-2) combining district applicable to APNs 057-190-031, 057-190-036, 057-190-040, and por. 057-190-041, the Building Site (B) combining districts applicable to APNs 057-190-037 and 057-190-041.

This is to advise that the County of Shasta, as lead agency/ responsible agency, has approved the project described above and has made the following determinations regarding the project:

1. The project in its approved form will, will not, have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
3. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
5. Readoption of a Negative Declaration or Mitigated Negative Declaration. Fees which have been previously paid to the Department of Fish and Game are not required. A document posting fee required by the County Clerk's office still applies.
6. Mitigation measures were made a condition of the approval of the project.
7. Findings were made pursuant to Section 15091 of the State CEQA guidelines.
8. A statement of overriding considerations was, was not, adopted for this project.

DATE RECEIVED FOR FILING:



Sean Ewing, Director
Shasta County Department of Resource Management

**REFERENCE: California Administrative Code, Title 14,
Division 6, Chapter 3, Sections 15075, 15094, 15373**