

**NOTICE OF A PROPOSED MITIGATED 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, January 9, 2025, 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 23-0004 - Tellstrom**) to change the zoning for a 132.90-acre parcel from National Recreation Area, Shasta unit (NRA-S) to National Recreation Area, Shasta unit combined with Building Site Minimum (NRA-S-BSM), approve **Parcel Map 22-0005 – Tellstrom** to subdivide the subject property into four (4) parcels, 74.89 acres, 20.41 acres, 20.00 acres and 20.20 acres in size, and approve exceptions from the Shasta County Development Standards road policies and standards and fire safety standards for primary road access. The Building Site Minimums will be equal to the proposed acreage of each of the four new parcels. The project includes construction of two 80-foot turn outs located along Lakeview Drive and a new fire engine turn-around where Lakeview Drive and Skyline Drive intersect within the project boundary are proposed to improve emergency access, and improvements to the road shoulders in five (5) locations along Lakeview Drive. The approximately 132.90-acre project site is located approximately 0.48 miles east of the intersection of Lakeview Drive and Shasta Caverns Road, on an undeveloped property on Lakeview Drive, Lakehead, CA 96051 (Assessor Parcel Number 084-190-008). Supervisor District: 4. Planner: Tara Petti.

SUMMARY OF THE PROPOSED ORDINANCE: To amend the zoning of the 132.90-acre parcel from the National Recreation Area, Shasta Unit (NRA-S) zone district to NRA-S combined with Building Site Minimum (NRA-S-BSM) zone district (ZA23-0004) to facilitate a four-lot subdivision (Parcel Map 22-0005) that will meet the dead-end road length specified in the Shasta County Fire Safety Standards.

CEQA DETERMINATION: **The public review period for the proposed Mitigated Negative Declaration will begin on December 6, 2024, and end on January 6, 2025.** The Planning Commission will consider recommending that the Board of Supervisors adopt the proposed Mitigated Negative Declaration. A Mitigated 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 NRA-S-BSM zone district is consistent with the subject property's Recreation Resource (N-R) general plan land use designation and does 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 be present at the public hearing to be heard regarding the actions to be considered including, but not limited to, the proposed project and the proposed finding that the project is exempt from CEQA. 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 eight 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: 12/06/24)