

**STRIKEOUT VERSION OF ORDINANCE NO. 378-\_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SHASTA AMENDING  
ORDINANCE NUMBER 378, THE ZONING ORDINANCE OF THE COUNTY OF SHASTA, A  
PORTION OF THE ZONING PLAN  
(ZONE AMENDMENT 21-0002 – COMMERCIAL RECREATION – GREG AND NIKOLA HAWES)**

The Board of Supervisors of the County of Shasta ordains as follows:

SECTION 1. The following described real property is hereby rezoned from the Planned Development (~~PD~~) combined with Restrictive Flood (PD-F-2), Limited Agriculture (A-1), Limited Agricultural combined with Building Site 10-Acre Minimum Lot Area (A-1-BA-10), Limited Agricultural combined with Building Site 20-Acre Minimum Lot Area and Restrictive Flood (A-1-BA-20-F-2), ~~and Limited Agricultural combined with Building Site 20-Acre Minimum Lot Area, and Interim Mineral Resource (A-1-BA-20-IMR)~~ zone districts to the Commercial Recreation (C-R) zone district (no change is proposed to the limits of the BA-10, BA-20, ~~Restrictive Flood (F-2) and F-2 Designated Floodway (F-1)~~ combining districts that affect the subject real property) as shown on Exhibits A, C1.0, and C2.0 attached hereto, and incorporated herein.

Anderson Area – Located near the southeast corner of the intersection of Deschutes Road and Dersch Road at 6465 Deschutes Road, Anderson CA 96007, being a portion of Section 7 of T.30N., R.3W and further described as Parcels 1 and 2 of Parcel Map 17-89 (28PM40) and Parcel 1 and the Remainder Parcel of Parcel Map 3-94 (31PM51) excluding that portion of the Remainder Parcel lying south of the southern parcel line of said Parcel 1 and south of a line extending from the end of and continuing on the same bearing as the eastern most segment of said southern parcel line to the east parcel line of said Remainder Parcel (Assessor's Parcel Numbers (APNs) 057-190-036, 057-190-037, 057-190-040, and a portion of 057-190-041 as those APNs are assigned for purposes of the 2025 Regular Assessment Roll).

SECTION 2. The Board of Supervisors adopts the California Environmental Quality Act (CEQA) determination of a Negative Declaration based upon the following findings:

- A. An Initial Study (IS) has been conducted by the Shasta County Department of Resource Management, Planning Division, to evaluate the potential for significant adverse environmental effects and there is no substantial evidence in light of the whole record before the agency that the project may have a significant adverse impact on the environment; and
- B. A Negative Declaration (ND) has been prepared and circulated to the State Clearinghouse (SCH# 2023070442) pursuant to CEQA. The environmental documentation as considered for this project reflects the independent judgment of the approving authority.

- C. This ordinance includes certain specific modifications which in some instances represent a revision of the Project Description analyzed in the IS/ND circulated for public review, and revised on September 22, 2023, as described in and attached to that certain Planning Commission Staff Report for ZA21-0002 dated March 13, 2025. The modifications have been incorporated in the provisions of this ordinance as set forth below and are hereby incorporated in the IS/ND by reference to said staff report. The requested modifications would not result in any new, avoidable significant effects. Therefore, the impacts of the project would remain less-than-significant.
- D. Revisions to the IS/ND are not substantial and recirculation is not required pursuant to State CEQA Guidelines sections 15073.5.

SECTION 3. The purpose of this C-R zone district is to allow agriculture-related recreational/amusement buildings, structures, installations, and activities for families and the public at large that combine primary elements and characteristics of Shasta County and surrounding agriculture and tourism opportunities as both a place and destination, that provide experiences for visitors that stimulate interest in agricultural properties, participation in agricultural activities, and enjoyment of agricultural lands in Shasta County.

SECTION 4. The following regulations and development standards shall apply to the C-R zone district:

- A. Property. The real property described in Section 1 above is more specifically shown on Exhibit A and shall be referred to as the “Project Site” within this ordinance.
- B. Intent: The regulations and development standards of the C-R zone district are intended to promote:
  - 1. The development of agriculture-related recreational/amusement buildings, structures, installations, activities and uses for families and the public at large that combine primary elements and characteristics of Shasta County and surrounding agriculture and tourism opportunities as both a place and destination, that provide experiences for visitors that stimulate interest in agricultural properties, participation in agricultural activities, and enjoyment of agricultural lands on a working farm, ranch, or other agricultural operation or agricultural plant and fields.
  - 2. The development, operation, and maintenance of said agriculture-related recreational/amusement buildings, structures, installations, activities and

uses for the education and enjoyment of visitors, guests, and clients and generation of income for the agricultural property owner or operator.

3. The continuation of agricultural and other existing uses within the C-R zone district.

C. Definitions:

1. **Agritourism:** For the purposes of this C-R ordinance, agritourism shall mean educational activities that are to take place at a working farm, ranch, or other agricultural operation or agricultural plant and are offered to the public, whether by invitation or not, including but not limited to, school tours, agricultural/environmental education center, education and interpretive seminars, clinics, tours, youth camps, field days, u-pick operations, roadside stands, wine/beer and/or food tasting, cooking demonstrations, and similar uses that involve direct and active observation, participation, consumption, etc. of agricultural uses and/or agricultural products that are grown and/or produced at the premises, and uses that are similar as may be determined by the Director of Resource Management prior to initiation of the use and subject to the applicable requirements of the C-R zone district.
2. **Agritainment:** For the purposes of this C-R ordinance, agritainment shall mean uses, other than agritourism as defined herein, including activities, entertainment, events, and good and services that are to take place at a working farm, ranch, or other agricultural operation or agricultural plant and are offered to the public, whether by invitation or not, and that do not require direct and active observation, participation, consumption, etc. of agricultural uses and/or agricultural products that are grown and/or produced at the premises but are enhanced by passive enjoyment of the agricultural setting while engaged in an agritainment activity, including but not limited to, harvest festivals and fairs, corn mazes, barn dances, weddings, anniversaries, concerts, dances, music festivals, petting zoo, runs, walks, and races, hunting/working-dog trials, hay rides, reenactments, theme park activities with agricultural theme, farms stays, farm vacations, corporate retreats, guest house, bed and breakfast, ~~camping, dry recreational vehicle hookups~~, brewery and/or winery/distillery, farm-themed children play areas, children's discovery farms, food and drink, picnicking tents, amusement rides, livestock shows, rodeos, and other special events, haunted forests, haunted corn maze, haunted rides and similar uses. Conduct of said uses may include the use of props, air pneumatics, fire animatronics, electronics, and actors, and uses that are similar as may be determined by

the Director of Resource Management prior to initiation of the use and subject to the applicable requirements of the C-R zone district.

3. Amusement Rides: For the purposes of this C-R ordinance, amusement rides shall mean and include but not be limited to, trains, roller coasters, carousels, ziplines, mega slides, tilt-o-whirl, Ferris wheel, paratrooper, scrambler, bumper cars, go carts, circular kiddie rides, drop attractions, mechanical bull, and rides and uses that are similar as may be determined by the Director of Resource Management prior to initiation of the use and subject to the applicable requirements of the C-R zone district.
4. Amusement Activities and Attractions: For the purposes of this C-R ordinance, amusement activities shall mean and include but not be limited to children's swings (tire, regular, etc.), cow trains (pulled with a tractor and made out of 55-gallon barrels), corn cob cannons, corn maze with haunted-house and/or a haunted corn maze and/or haunted rides, duck/pig races, flower farm (persons can pick from a variety of flowers grown onsite), fishing pond, petting zoo, hay pyramids, bale mazes, obstacle courses, tunnels, forts, and hay jumps, hay bale mazes, hay bale obstacle course, ~~tunnel, and fort, hay jumps~~, hay rides, inflatable facilities, including bouncing rubber fun houses, combo units, and bungee bounces., etc. with an agriculture theme, lawnmower races/go-kart races, grain train (grain carts pulled by tractor), children's play fort, tire play area, ball zone play area, slides of all types, including slide mountain, livestock slide trailer, dirt hill/slide, etc., stagecoach rides, pizza farm (i.e., area shaped like a pizza with a slice represented as a crop or livestock used to make a pizza), pig races, pumpkin patch for individual pumpkin picking, pumpkin blasters, slings, cannons, and catapults, standard games such as horseshoes, volleyball, tether ball, football, basketball, baseball, cornhole, etc., with an agricultural theme, tricycle maze for small three-wheeled bikes, miniature golf, movies (both drive-in and sit down), rope course, obstacle course, forts, paintball field/gallery, paintball rides, paintball, airsoft, gel blaster, and similar activities, climbing wall, tractor pull, fire pits, barnyard billiards, pony/horse rides, corn flyer, pumpkin swing, gold panning and gem stone collecting and activities and attractions and uses that are similar as may be determined by the Director of Resource Management prior to initiation of the use and subject to the applicable requirements of the C-R zone district.

D. Uses permitted:

1. All permitted uses in the A-1 zone district (Shasta County Code Section

17.04.020).

2. Agritourism and agritainment uses, including amusement rides and amusement activities and attractions, that involve the use of existing and proposed buildings, structures, installations, and improvements described and/or shown on Exhibits C1.0 and C2.0 of the conceptual development plan adopted in conjunction with this ordinance.
- ~~3. Tent or dry recreational vehicle camping within the area shown on Exhibit C2.0 of the conceptual development plan adopted in conjunction with this ordinance.~~
- ~~43.~~ Agritourism uses and agritainment uses that do not involve the use of new buildings, structures, installations, and improvements, whether temporary or permanent, or overnight lodging, except as otherwise provided.
- ~~54.~~ Food and beverage service, including alcoholic beverage service, and other retail concessions accessory to agritourism and agritainment uses.
- ~~65.~~ Agritourism and agritainment uses that involve the use of temporary buildings, structures, installations, and improvements provided said temporary buildings, structures, installations, and improvements are removed within 5 days of the event.

E. Uses permitted with a Zoning Permit:

1. Those uses allowed with a Zoning Permit in the A-1 zone district (Shasta County Code Section 17.04.025) provided said uses do not require modification of the C-R conceptual development plan.

F. Uses permitted with an Administrative Permit:

1. Those uses allowed with an Administrative Permit in the A-1 zone district (Shasta County Code Section 17.04.030) provided said uses do not require modification of the C-R conceptual development plan.

G. Uses permitted with a Use Permit:

1. Those uses allowed with a Use Permit in the A-1 zone district (Shasta County Code Section 17.04.040).
2. Those uses allowed with a Zoning Permit and/or Administrative Permit in the A-1 zone district (Shasta County Code Section 17.04.040) that would require modification of the C-R conceptual development plan.

3. Other permitted uses described in Section 4(H) that would require modification of the C-R conceptual development plan.
4. Agritourism and agritainment uses that involve the use of permanent buildings, structures, installations, and improvements south of the line on Exhibit C1.0 of the conceptual development plan adopted in conjunction with this ordinance that demarcates the limit of southern expansion without approval of use permit and/or modification of the conceptual development plan to include new permanent buildings, structures and improvements for uses otherwise permissible in this C-R zone district or would otherwise require modification of the C-R conceptual development plan.

H. Other Permitted Uses

1. The uses allowed by, and subject to the provisions of Shasta County Code Sections 17.88.010 through 17.88.230, excepting those that would require modification of the C-R conceptual development plan.
2. Other uses found to be similar in character and impact to those listed in sections C(1) and E(1) above, as determined in accordance with Shasta County Code Section 17.94.030, excepting those that would require modification of the C-R conceptual development plan.

I. Development Standards

1. All site development standards of the A-1 zone district (Shasta County Code Section 17.04.060) and the general development standards of Shasta County Code Chapter 17.84, shall be met except as otherwise provided herein.
2. Hours of Operation and General Operations:
  - a. Agritourism and agritainment operational hours shall be limited to the time from 7 a.m. through 12 a.m. and in no case shall guest activities extend beyond 10 p.m., Sunday through Thursday, or 12 a.m. on Friday and Saturday, excepting overnight lodging. Extended hours as may be allowed with prior written approval of the Director of Resource Management or their designee on a limited and case by case basis during the holiday seasons and for special events.
  - b. Activities confined to indoor areas are permitted without restriction as to the day or time.

- c. Agricultural use and activity shall be preserved and maintained as the primary use on the majority of the property and shall not be permanently or, for extended periods of time, temporarily displaced.
- d. Agricultural activities shall be temporarily postponed and/or delayed while agritainment activities occur if such activities would conflict with each other and/or create potential safety concerns. Such postponement or delay shall be the minimum necessary to eliminate the conflict and/or safety concern.
- e. The applicant shall prepare and implement a landscaping and/or agricultural plan that provides full or partial screening and/or a composition of elements that greater harmonizes areas developed with permanent agritourism/agritainment buildings, structures, and amusements with the natural features of the surrounding area. The landscaping and/or agricultural plan shall incorporate native trees and plants, ornamental landscaping trees and plants, orchard, row, and/or field crop, hedgerow, and/or fencing utilizing materials that are natural, or have the appearance of being natural and be submitted to the Director of Resource Management for review and approval.

The Landscaping plan and installation shall be in accordance the state Model Water Efficient Landscaping Ordinance, if applicable. The landscaping and/or agricultural plan shall be submitted to the Department of Resource Management for review and approval, within 30 days of the enactment of the proposed C-R zoning ordinance. If the Planning Division requests that the plan be revised, the revised plan shall be submitted to the Planning Division within 14 days of the request. ~~The accepted vector/manure/odor management plan~~ approved landscaping and/or agricultural plan shall remain on file with the Planning Division. The plan shall be implemented as soon as possible after approval based on the appropriate time of year to plant the plantings described in the approved plan. Non-organic elements of the plan (i.e., fencing, etc.) if any, shall be, implemented within 90 days of the approval of the plan. In any case the plan shall be fully implemented within one year of approval of the plan.

- f. If, in the course of development and/or operations, any archaeological, historical, or paleontological resources are uncovered, discovered, or otherwise detected or observed, development activities in the affected area shall cease and a qualified archaeologist shall be contacted to review the site and advise the County of the site's significance. If the findings are

deemed significant by the Environmental Review Officer, appropriate mitigation shall be required.

- g. Agritourism and agritainment activities shall be confined to the building or activity C-R zoned areas depicted on Exhibit C1.0 that are (shaded blue) and that portion of the area depicted on Exhibit C2.0 that is zoned C-R, excepting the incidental use of existing driveways and trails within the C-R zone district. Permanent improvements including but not limited to buildings, installations, and structures shall be limited to those depicted on Exhibit C1.0 (shaded blue) and the area depicted on Exhibit C2.0, with the exception of incidental improvements required to serve the improvements depicted on the exhibits and the agricultural use of the property such as utilities, irrigation, and improvements for compliance with applicable codes and standards and except as may otherwise be permissible in accordance with this ordinance.

3. Outdoor Storage

- a. No outdoor storage of junk or wrecked vehicles or equipment is allowed, except for items used in haunt attractions.

4. Overnight Lodging

- a. No overnight lodging shall be offered, rented, leased, or let, or otherwise made ready ~~and put into use except in conformance with all applicable regulations and without first obtaining all applicable approvals and permits, including but not limited regulations and permit requirements of those of the Shasta County Department of Resource Management, Shasta County Tax Collector, and California Department of Housing and Community Development.~~ If compliance with said approvals and permits require new permanent improvement, the applicant shall obtain without approval of a use permit to modify the C-R conceptual development plan.

~~b. Overnight lodging stays shall not exceed 72 hours in duration.~~

~~c. Quiet hours for overnight lodging shall be observed after 10 p.m. and before 8 a.m. The use of portable and/or on-board generators for or by lodgers shall be prohibited.~~

5. Buildings, Structures, Installations and Other Improvements

- a. No building, structure, installation, or other improvement, whether temporary or permanent, shall be constructed, erected, installed or

otherwise made ready and put into use except in conformance with all applicable regulations and without first obtaining all applicable approvals and permit, including but not limited regulations and permit requirements of those agencies with jurisdiction including but not limited to the Shasta County Department of Resource Management, Shasta County Fire Department, Cal/OSHA-Amusement Ride and Tramway Development Unit, and California Department of Housing and Community Development.

- b. Sea van/ cargo containers, mobile utility trailers, and/or similar containers may be used for storage. Such items may remain in a fixed location from year-to-year provided the property and items are being used for agritourism/agritainment uses. Any such items used for these or other purposes such as for haunted attractions, food and beverage services, souvenir stands, and similar uses, whether temporary or permanent, shall meet all applicable requirements of those agencies with jurisdiction, including but not limited to the Shasta County Department of Resource Management, Shasta County Fire Department, and California Department of Housing and Community Development.
- c. The use of tents and other membrane structures, whether temporary or permanent, for the uses described herein, provided their installation and use conforms to all applicable requirements of those agencies with jurisdiction, including but not limited to the Shasta County Department of Resource Management and Shasta County Fire Department.
- d. Building permit applications shall be submitted for all existing unpermitted structures and/or unpermitted modifications of existing structures improvements, as applicable and in accordance with Shasta County Code and the California Uniform Building Code as determined by the Shasta County Building Official. Said building permit applications shall be filed within 90 days of the enactment of the proposed C-R zoning ordinance. If the Department of Resource Management (DRM) requests that the building plans be revised, the revised plans shall be submitted to the DRM within 14 days of the request. Upon approval of the building permit application(s), the applicant shall have the permit(s) issued and construction shall be carried out diligently through final inspection of the building permit(s).
- e. Proposed buildings and structures should either be painted or constructed of non-glare materials or of neutral or earth-tone colors.

- f. All agritourism/agritainment buildings and outdoor storage facilities shall complement and/or promote an agricultural, historic farm, and/or fair theme.
- g. Amusement rides shall not be greater than ~~75~~ 45 feet in height and shall complement and/or promote an agricultural, historic farm, and/or fair theme.
- h. Amusement rides that are 45 feet ~~or greater~~ shall not be located within 100 feet of a county road right-of-way.

6. Signage:

- a. No sign, whether temporary or permanent, shall be constructed, erected, installed or otherwise made ready and put into use except in conformance with all applicable regulations and without first obtaining all applicable approvals and permits, including but not limited regulations and permit requirements of those agencies with jurisdiction including but not limited to the Shasta County Building Division.
- b. Signs as allowed by and subject to the provisions of Shasta County Code Sections 17.84.060 through 17.84.069.
- c. In addition to signs allowed under 6(b) above, signs that are appurtenant to the agritourism/agritainment uses are permissible provided said signs contain a sign area of 32 square feet or less or 64 square feet or less, if double sided.
- d. Prior to erecting any sign, a sign plan showing the size and location of said signs shall be submitted to the Shasta County Department of Resource Management Planning Division for review and approval.

7. Parking:

- a. All parking to serve C-R uses shall be provided off-street.
- b. The general parking area and accessible parking areas designated on Exhibit C2.0, and all overflow parking areas shall be in accordance with the design standards of Shasta County Code Section 17.86.150 when used to provide parking for agritourism/agritainment uses.

- c. Parking areas designated for use by patrons of the agritourism/agritainment uses, whether within the general parking area and accessible parking area designated on Exhibit C2.0 or overflow parking areas within the C-R zone district shall be provided according to the ratio of one parking space for every four (4) persons on-site. All parking shall be provided on site. In no case shall the number of vehicles present at the property exceed available on-site parking.
  - d. Parking areas shall be maintained in a manner to control fugitive dust; methods may include, but not be limited to, the use of water, dust palliatives, gravel, paving, etc. If complaints are received about dust, the Planning Director may specify the required dust control measures.
  - e. Parking areas that are not provided on a gravel or bare mineral surface shall be closely mown to 3 inches or less within 24 hours of being used to provide parking.
  - f. Tour buses, vans, and school buses shall not idle more than 10 minutes in one hour (per California Green Building Standards Code) while at the facility, so as to minimize noise and air quality impacts to the area and shall be provided adequate off-street parking and turnaround areas.
8. Noise:
- a. The applicant shall purchase sound level measuring equipment for use on the property. Said equipment shall include features adequate for and capable of monitoring, logging, reporting, and spot-checking noise levels.

The applicant shall prepare and submit an initial noise monitoring plan to the DRM for review and approval within 90 days of the enactment of the proposed C-R zoning ordinance. If the DRM requests that the initial noise monitoring plan be modified, the modified plan shall be submitted to the DRM within 14 days of the request. The DRM reserves the right to request modifications to any approved noise monitoring plan as necessary. If modifications are requested, they shall be submitted to the DRM within 14 days for review and approval. At a minimum the noise monitoring plan shall include but not be limited to details regarding the sound level

measuring equipment to be used, how the sound level measuring equipment will be used to monitor noise levels generated from uses allowed under this ordinance based on characteristics of the use, how the results of monitoring will be used to comply with the noise standards described below, and how the results of monitoring will be maintained and reported.

Noise levels from uses within the C-R zone district shall not exceed the County's noise standards an hourly  $L_{eq}$ , dB of 55 dB from 7 a.m. to 10 p.m. or 50 dB from 10 p.m. to 7 a.m., or for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises, hourly  $L_{eq}$ , dB of 50 dB from 7 a.m. to 10 p.m. or 45 dB from 10 p.m. to 7 a.m., and excepting existing or proposed agricultural operations conducted in accordance with generally accepted agricultural industry standards and practices as measured immediately within the property line of adjacent lands designated as noise-sensitive consistent with the Shasta County General Plan Noise Element.

In the event that complaints about noise and/or ground borne vibration are received by the Planning Division, the Planning Director shall review each complaint and determine whether it can be verified. If so, the Director shall inform the owner/operator that a report must be submitted to the Planning Division from an acoustical engineer or other qualified professional including actual measurements of noise from project operations.

~~If the results of that monitoring indicate that the County's noise standards~~ described above are exceeded, additional noise control measures shall be implemented as needed. Such measures could include, but not be limited to, modifications of project hours of operations, the use of localized noise barriers, portable sound attenuating blankets suspended in close proximity to the noise sources or other barrier configurations as may be appropriate to reduce noise levels to below the noise standards described above.

9. Lighting:
  - a. No use, including vehicles, shall create intense light or glare that causes a nuisance or hazard beyond the property line.

- b. Free standing lighting fixtures, such as those located in parking lots, shall not exceed 50 feet in height.
- c. Stadium lights or other high-mast lighting ~~that exceeds 50 feet, in height is be prohibited, except as otherwise provided.~~
- d. Temporary lighting for a concert or similar use, activity, or event shall be designed be done to minimize light pollution and direct lighting away from roadways, residences, and other sensitive receptors.

10. Air Quality

- a. All equipment utilized for construction purposes must meet the current on-road/off-road emission standards.
- b. In the event that diesel engines are utilized during the construction phase to provide power, all engines must be Tier 4 certified or registered with the Portable Equipment Registration Program.
- c. In the event that any engine greater than 50 horsepower is installed as a stationary source of power, emergency or prime, an application for an authority to construct shall be submitted to the Shasta County Air Quality Management District (SCAQMD) prior to installation.
- d. Any person building, erecting, altering, or replacing any article, machine, equipment, or other contrivance which may cause the issuance of air contaminants, shall obtain written authority for such construction from the air pollution control officer of the SCAQMD.
- e. No person shall discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such person or the public, or which cause, or have the natural tendency to cause, injury, or damage to business or property.
- f. All activities associated with a building site for residential, commercial, or industrial use shall be conducted in a manner to control fugitive dust emissions through the use of dust palliative agents or the use of water to mitigate off-site impacts.
- g. The project shall provide for the use of energy-efficient lighting

(includes controls) and process systems such as water heaters, furnaces, and boiler units.

- h. Alternatives to open burning of vegetative material on the project site shall be used by the project applicant unless otherwise deemed infeasible by the SCAQMD. Among suitable alternatives are chipping, mulching, or conversion to biomass fuel.
- i. The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely and effective manner during all phases of project development and construction.
- j. All material excavated, stockpiled, or graded should be sufficiently watered to prevent fugitive dust from leaving property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily with complete site coverage, preferably in the mid-morning and after work is completed each day.
- k. All areas with vehicle traffic should be watered periodically or have dust palliatives applied for stabilization of dust emissions.
- l. All on-site vehicles should be limited to a speed of 15 miles per hour on unpaved roads.
- m. All land clearing, grading, earth moving or excavation activities on a project shall be suspended when winds are expected to exceed 20 miles per hour.
- n. All trucks hauling dirt, sand, soil or other loose material should be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the trailer) in accordance with the requirements of CVC Section 23114. This provision shall be enforced by local law enforcement agencies.
- o. All material transported off-site shall be either sufficiently watered or securely covered to prevent a public nuisance.
- p. Paved streets adjacent to the project site should be swept or washed if excessive accumulations of silt and/or mud which have accumulated because of activities on the project site.

11. Traffic:

- a. Obtain an encroachment permit from the Shasta County Department of Public Works, Development Services Division, and construct the road connections as described by the encroachment permit at the following locations:
  - A. Dersch Rd – Encroachments for both existing driveways as follows:
    - 1. Easterly driveway shall be outbound traffic only and shall consist of a combined / modified encroachment being a Type B encroachment on the west end and a Type C encroachment on the east end.
    - 2. Westerly driveway shall be an in and out driveway and shall consist of a combined / modified encroachment being a Type D encroachment on the west end and a Type C encroachment on the east end.
  - B. Deschutes Rd (north entrance) shall be a Type D encroachment (215’ taper/tangent). Driveway shall also include two inbound lanes and one outbound lane. Driveway shall be relocated a sufficient distance to the south in order to accommodate a future Deschutes Rd southbound left turn pocket. Existing driveway shall be abandoned.
- b. Enter into Deferral Agreements with Shasta County for:
  - A. A southbound center turn pocket and a Type D encroachment for the existing emergency / farming entrance which lies approximately 1,575 feet south of the Deschutes Rd / Dersch Rd intersection.
  - B. A southbound center turn pocket for the newly relocated northern entrance.
- c. Submit improvement plans for roads, grading, drainage and other public improvements to the Department of Public Works. The plans shall be prepared by a Registered Civil Engineer and must be approved by the Department of Public Works, Shasta County Environmental Health Division, and other concerned agencies prior to any construction. A plan check fee will be required at the time the improvement plans are first submitted.

- d. Prior to approval of the improvement plans, for any improvements required off-site, the applicant shall acquire sufficient title or interest in the off-site land to allow the improvements to be made as required by the conditions of approval.
- e. Install main distribution lines as required by Utilities to service all lots. Where underground utilities are located within the required right-of-way, such utilities shall be installed, or conduits shall be installed to allow for future installation, prior to placing pavement or concrete. These installations shall be approved by the utility company prior to placing pavement or concrete.
- f. No land clearing or alteration of the riparian habitat may take place within a FEMA or State Reclamation Board floodway without prior approval of the California Department of Fish and Wildlife and the Department of Public Works.
- g. Minimize left turning movements from southbound Deschutes Road by making the Dersch Road entrance a “Main Access” point. Install access signage on the facility property encouraging southbound Deschutes Road and eastbound Dersch Road traffic to utilize the Dersch Road entrance.
- h. At least four weeks prior to advertised special events with specific start and/or end times, an event report containing dates, times, information on number of attendees, and a traffic control plan shall be submitted to the Department of Public Works, Development Services Division, for review and approval. Traffic control plan shall include the use of flaggers for active traffic control.
- i. One week prior to advertised special events, FOUR changeable message signs, describing date, times, and location of special event, shall be placed at the following locations:
  - A. Deschutes Rd 1,320 feet north of Dersch Rd and 1,320 feet south of Dersch Road.
  - B. Dersch Rd 1,320 feet west of Deschutes Rd and 1,320 feet east of Deschutes Road.

- j. An encroachment permit will be required for placement of the changeable message signs and any required traffic control. Standard encroachment permit fees shall apply.
  - k. A parking and traffic plan which includes parking layout, patterns of traffic flow, signage, and provisions for an attendant(s) to implement the plan shall be submitted to the Shasta County Department of Resource Management (DRM) and Shasta County Department of Public Works for review and approval. Said parking and traffic plan applications shall be filed within 90 days of the enactment of the proposed C-R zoning ordinance. If the DRM requests that the parking and traffic plan be revised, the revised plans shall be submitted to the DRM within 14 days of the request. The accepted parking and traffic plan shall remain on file with the DRM.
  - l. Access driveways to facilities with public access or special events shall, at a minimum, meet the applicable fire safety standards specified in Section 6.1.2 Private Road, Public Road, and Non-Residential Driveway Standards, of the Shasta County Development Standards, and shall 1) connect to a County-maintained public road; or 2) connect to a private road or Permanent Road Division (PRD) that meets all applicable standards of Chapter 6 Fire Safety Standards or Chapter 2 Road Policies and Standards of the Shasta County Development Standards, whichever is the higher standard, as determined by the servicing the Shasta County Fire Department and the Shasta County Department of Public Works.
12. Fire Safety:
- a. A centralized water system providing fire hydrant(s) as specified by the Fire Safety Standards and California Fire Code is required for this C-R. Improvement plans shall be submitted to the CAL FIRE / SCFD for review and approval upon adoption of the C-R and shall be approved by CAL FIRE / SCFD prior to construction of the fire hydrant system. Said improvement plans shall be filed within 90 days of the enactment of the proposed C-R zoning ordinance. If CAL FIRE / SCFD requests that the building plans be revised, the revised plans shall be submitted to the CAL FIRE / SCFD within 14 days of the request.

Within 30 days of approval of the improvements plans, the applicant shall file a building permit application to construct the improvements and have the permit(s) issued and construction shall be carried out diligently through final inspection of the building permit(s). If the Shasta County Department of Resource Management (DRM) requests that the building plans be revised, the revised plans shall be submitted to the DRM within 14 days of the request. Upon approval of the building permit application(s), the applicant shall have the permit(s) issued and construction shall be carried out diligently through final inspection of the building permit(s).

- b. Required Private fire service mains and hydrants and their appurtenances shall comply with the currently adopted (at time of construction permit application) NFPA-24, California Fire Code and Shasta County Fire Safety Standards.
- c. Access to any future proposed building construction or change of use or occupancy of any existing building to paved two lane emergency vehicle access roads and fire apparatus turn arounds and fire water supplies shall extend on- site in compliance with the currently adopted (at time of construction permit application) California Fire Code and California Code of Regulations Title 14 and Shasta County Fire Safety Standards section 6.12.
- d. Existing agritourism/agritainment non-residential roadways, driveways, and turnarounds shall be in accordance with Section 6.12 of the Shasta County Fire Safety Standards prior to initiating the new uses.
- e. The applicant shall dispose of any vegetation cleared for construction and/or land development purposes prior to the final inspection by the Shasta County Building Division. Disposal shall be in accordance with Shasta County Air Quality Management District regulations and state or local Fire Department Burning Permit Regulations.
- f. Building and or Fire permit/s shall be required prior to construction or change of use or occupancy of any onsite buildings regulated by California Code of Regulations Title 24.

- g. Future onsite construction projects shall comply with the building or site operation use, classification, size, height, access, means of egress, interior or exterior processing operations, onsite material storage, site identification and addressing, electrical equipment and wiring and fire protection systems regulated by the California Fire Code and California Code of Regulations Title 24.
  - h. Storage, use, and dispensing of hazardous materials shall be in accordance with the adopted edition of the Uniform Fire Code. Plans shall be submitted to CAL FIRE / SCFD for review and approval prior to construction, storage, or use.
  - i. Portable fire extinguisher(s) shall be provided in accordance with the adopted edition of the California Fire Code.
  - j. All mobile and stationary equipment with non-turbo charged internal combustion engines shall be equipped with a properly functioning, approved spark arrestor.
  - k. All vehicles used for construction or operations shall be equipped with a portable fire extinguisher.
  - l. **Advisory note:** The project is located in an area designated as a “HIGH” Fire Hazard Severity Zone under Section 4203 of the Public Resources Code of the State of California.
13. Sewage disposal:
- a. The appropriate sewage disposal facilities shall be provided as required by all applicable health and building codes, as interpreted and applied by the Shasta County Department of Resource Management Environmental Health and Building Divisions.
  - b. The proposed sewage disposal system shall be limited to serving not more than 500 employees and visitors per day. Portable toilets may be used temporarily to serve intermittent events that serve greater than 500 employees and visitors per day.
14. Potable water:
- a. The appropriate potable water facilities shall be provided as required by all applicable health and building codes, as interpreted and

applied by the Shasta County Department of Resource Management Environmental Health and Building Divisions. Uses approved in the C-R zone district shall serve no more than 25 persons per day for 60 days out of the year without an approved small public water system.

15. Food facilities:
  - a. Food and beverage concessions are allowed onsite.
  - b. The appropriate food facilities approvals and permits shall be obtained as required by all applicable health and building codes, as interpreted, and applied by the Shasta County Department of Resource Management Environmental Health and Building Divisions.
  - c. All food service associated with the facility shall comply with the California Retail Food Code and all applicable regulations of the Shasta County Code including, but not limited to, Health and Safety (Title 8), Building and Construction (Title 16), and Zoning (Title 17).
  - d. Food service associated with a facility may include any onsite kitchen, cooking, or food-preparation facilities, permanent or temporary.
  - e. Eating areas, indoor and outdoor, may be allowed in conjunction with a permitted facility provided all such eating area(s) is (are) located in accordance with the provisions of the C-R zone district.

SECTION 5. Exhibits C1.0 and C2.0 attached hereto, as they pertain to the real property described in Section 1 above, are hereby designated Special Zone Maps pursuant to Shasta County Code Section 17.02.030(B).

SECTION 6. This ordinance shall be operative only upon the timely completion of the following conditions:

1. The applicant shall pay the Shasta County Clerk's document handling fee for posting a Notice of Determination (NOD) for this project pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15075 or for posting a Notice of Exemption (NOE) and shall also pay the appropriate fees pursuant to Fish and Wildlife Code Section 711.4 (AB3158). All the fees described in this section

must be paid in full to the Shasta County Department of Resource Management within thirty calendar days of the passage of this ordinance.

If any one or more of the conditions set forth herein is not timely completed, then this ordinance shall have no force or effect.

SECTION 7. If any section, subsection, sentence, clause, phrase, or provision of this ordinance or its application to any person or circumstance is held invalid for any reason, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause, phrase, or provision thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or provisions be declared unconstitutional or invalid.

SECTION 8. All former ordinances and resolutions, or parts thereof, conflicting or inconsistent with the provisions of this ordinance are hereby superseded by this ordinance. The adoption of this ordinance shall not in any manner affect any action or prosecution for violation of ordinances, which violations were committed prior to the effective date hereof, be construed as a waiver of any license, fee, or penalty required by or resulting from any such ordinance, or affect the validity of any bond (or cash deposit in lieu thereof) required to be posted, filed, or deposited pursuant to such ordinance.

SECTION 9. This ordinance shall be in full force and effect from and after thirty (30) days after its passage. The clerk shall cause this ordinance to be published as required by law.

**DULY PASSED AND ADOPTED** this XXth day of XXXXX, 2025, by the Board of Supervisors of the County of Shasta by the following vote:

AYES: X  
NOES: X  
ABSENT: X  
ABSTAIN: X  
RECUSE: X

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KEVIN W. CRYE, CHAIR  
Board of Supervisors  
County of Shasta  
State of California

ATTEST:

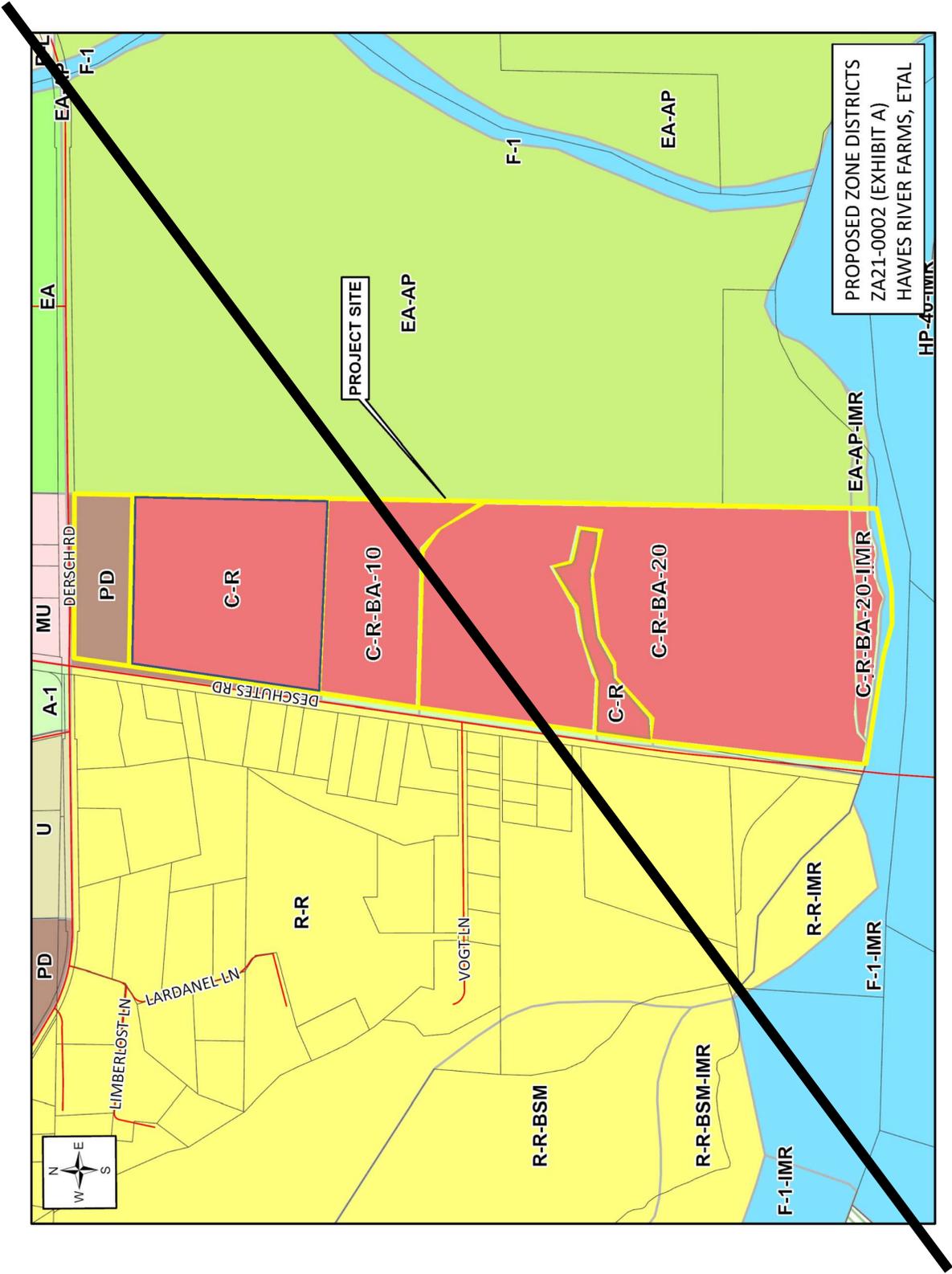
DAVID J. RICKERT  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

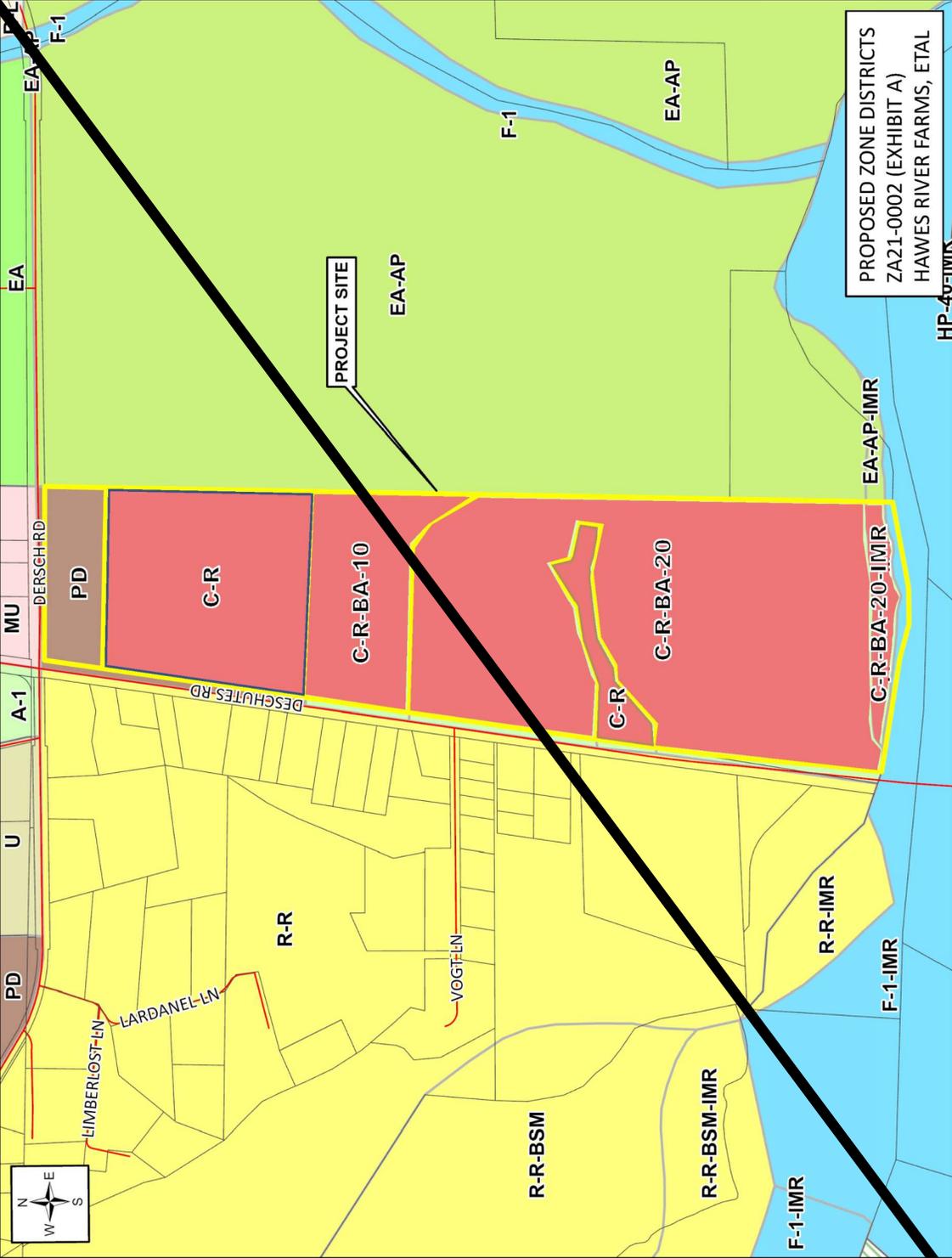
JOSEPH LARMOUR  
County Counsel

By: \_\_\_\_\_



PROPOSED ZONE DISTRICTS  
Z421-0002 (EXHIBIT A)  
HAWES RIVER FARMS, ETAL

PROJECT SITE





5812 CROSSCROSS DR. STE. A  
 REDDING, CALIFORNIA 96003  
 WWW.BUTLERGROUP.COM  
 T. 530.222.2711

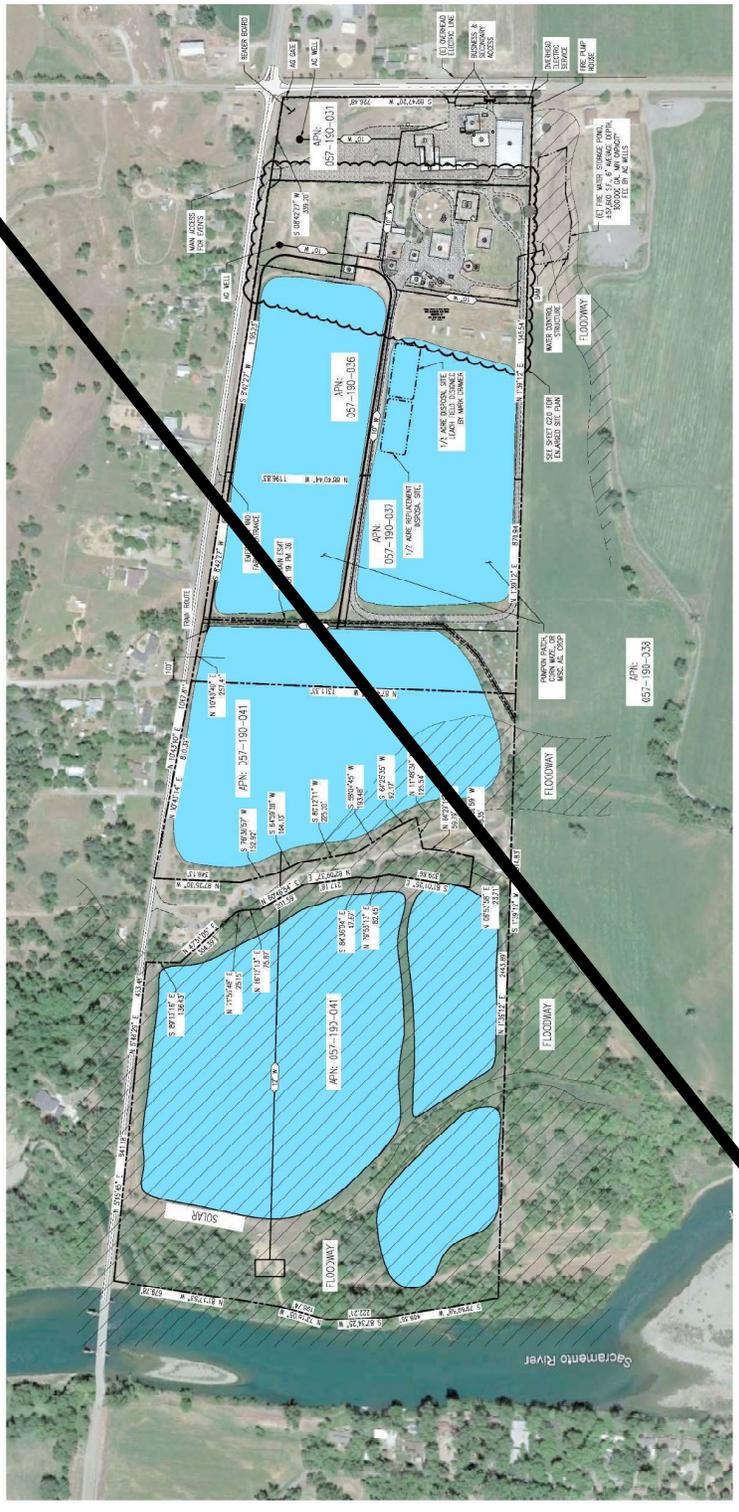
**butler**  
 ENGINEERING GROUP  
 CIVIL - STRUCTURAL - SURVEYING

**HAWES AGREEMENT**  
 21923 DENSOH ROAD  
 APT# 057-190-036  
 REDDING, CALIFORNIA



NO.	DATE	REVISIONS
1	10/26/22	SHAHATA COUNTY BDP COMMENTS
2	07/14/22	SHAHATA COUNTY BDP COMMENTS
3	07/19/22	OWNER COMMENTS

10/26/22  
**C1.0**  
 19.318.7



**OVERALL SITE PLAN**  
 SCALE: 1" = 300'

SCALE NOTE: THIS IS A "D" SIZE SHEET. IF PRINT IS LESS THAN 36" X 24", IT IS A REDUCED PRINT. SCALES ARE REDUCED ACCORDINGLY.



NO.	DATE	REVISIONS
1	10/26/22	ISSUE FOR PERMITTING
2	10/26/22	OWNER UPDATES
3	10/26/22	SHEETS A-COUNTY CSP COMMENTS DATED 01/23/23

NO.	DESCRIPTION	AREA (SF)	TYPE	STATUS
1	OFFICE TRUCK	11,000	TRUCK	EXIST
2	OFFICE BUILDING	14,470	TRUCK	EXIST
3	TRUCK STORAGE	14,000	TRUCK	EXIST
4	TRUCK STORAGE	14,000	TRUCK	EXIST
5	TRUCK STORAGE	14,000	TRUCK	EXIST
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**ENLARGED SITE PLAN**  
 SCALE: 1" = 60'

N

LEGEND

- BUILDING OR ACTIVITY AREA
- PARKING AREAS
- LANDSCAPE
- STRUCTURE TO BE DEMOLISHED IN 2019
- STRUCTURE TO BE DEMOLISHED BY 2020

811 Know what's below. Call 811 before you dig.

SCALE NOTE: THIS IS A 11" X 17" SIZE SHEET. IF PRINT IS LESS THAN 36" X 24", IT IS A REDUCED PRINT. SCALES ARE REDUCED ACCORDINGLY.