

## **RESOLUTION NO. 2023-017**

### **A RESOLUTION OF THE SHASTA COUNTY PLANNING COMMISSION RECOMMENDING THAT THE SHASTA COUNTY BOARD OF SUPERVISORS APPROVE ZONE AMENDMENT 21-0002 (GREG AND NIKOLA HAWES)**

WHEREAS, the Planning Commission of the County of Shasta has considered Zone Amendment 21-0002, filed by Greg and Nikola Hawes to rezone an existing Planned Development (PD) zone district to a revised PD zone district 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 as those APNs are assigned for purposes of the 2023 Regular Assessment Roll). No changes are proposed to the Designated Floodway (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; and

WHEREAS, said zone amendment was referred to various affected public and private agencies, County departments and the referral agencies for review and comment; and

WHEREAS, the Shasta County Environmental Review Officer has reviewed the project and recommends a specific environmental finding; and

WHEREAS, a duly noticed public hearing was held on August 24, 2023, at which time all interested persons were given an opportunity to comment and those comments were considered by the Planning Commission; and

WHEREAS, the Shasta County Planning Commission has considered public comments and a report from the Planning Division.

NOW, THEREFORE BE IT RESOLVED, by the Shasta County Planning Commission:

1. The foregoing recitals are true and correct.
2. Recommends that the Shasta County Board of Supervisors make the following environmental findings:
  - A. An Initial Study 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 as revised and mitigated may have a significant adverse impact on the environment; and
  - B. A Negative Declaration has been prepared and circulated to the State Clearinghouse (SCH# 2023070442) pursuant to the California Environmental Quality Act (CEQA). The environmental documentation as considered for this project reflects the independent judgment of the approving authority; and

3. Recommends that the Shasta County Board of Supervisors adopt the CEQA determination of a Negative Declaration.
4. Recommends that the Shasta County Board of Supervisors make the following findings for the zone amendment:
  - A. The proposed zoning allows for uses consistent with the General Plan for this area; and
  - B. The proposed zoning is compatible with the existing land uses in the area.
5. Recommends that the Shasta County Board of Supervisors introduce, waive the reading of, and enact ordinances amending the Zoning Plan of the County of Shasta, identified as Zone Amendment 21-0002, attached hereto as Exhibit A and Exhibit B incorporated herein, to change the zoning of an existing Planned Development (PD) zone district to a revised PD zone district 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 as those APNs are assigned for purposes of the 2023 Regular Assessment Roll). No changes are proposed to the Designated Floodway (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.

DULY PASSED AND ADOPTED, as amended, this 24<sup>th</sup> day of August 2023, by the following vote:

AYES: MACLEAN, ROSS, WALGAMUTH  
NOES:  
ABSENT: CHAPIN  
ABSTAIN:  
RECUSE: KERNS



TIM MACLEAN, Commissioner  
Planning Commission  
County of Shasta, State of California

ATTEST:



PAUL A. HELLMAN, Secretary  
Planning Commission  
County of Shasta, State of California