

**NOTICE OF 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, February 8, 2024 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 23-0005 requested by David and Andrea Scott**) to change the Unclassified (U) zone district to the Exclusive Agricultural combined with Agricultural Preserve (EA-AP) zone district for a 0.68-acre portion of a 240.00-acre assessor's parcel (APN 041-380-027) and to change the EA-AP zone district to the U zone district for a 0.68-acre portion of a 67.48-acre assessor's parcel (APN 041-330-053) located in the Igo area, approximately 0.6 miles northwest of the intersection of South Fork Road and Bender Road. Supervisor District: 2. Staff Planner: Lio Salazar.

SUMMARY OF THE PROPOSED ORDINANCE: To amend the zoning for portions of the project site from the U zone district to the EA-AP zone district and from the EA-AP zone district to the U zone district to facilitate a property line adjustment involving parcels subject to Williamson Act contracts and to be consistent with property lines and contract boundaries proposed under Property Line Adjustment 23-0012 and Williamson Act Contract 23-0001.

CEQA DETERMINATION: The Planning Commission will consider recommending that the Board of Supervisors find that the ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3) and is exempt from CEQA pursuant to State CEQA Guidelines section 15317, that each exemption stands as a separate and independent basis for determining that the project is exempt from CEQA, and there are no unusual circumstances under State CEQA Guidelines section 15300.2(c).

GENERAL PLAN CONSISTENCY: The Planning Commission will consider recommending that the Board of Supervisors find the proposed EA-AP and U zone districts are consistent with the Rural Residential B (RB) and Agricultural Grazing (AG) general plan land use designations applicable to the project site 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 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 not subject to and 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: 01/26/24)