

**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, July 14, 2022 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 Zone Amendment 22-0003), to change the Community Commercial combined with Design Review (C-2-DR) zone district to the Mixed Use (MU) zone district to allow for the conversion of the property from a commercial use to a residential use. The 0.09-acre project site is located at 15393 Highway 299 West, Shasta, CA 96087. Assessor's Parcel Number: 011-350-009. Supervisor District: 2. Planner: Luis Topete.

**SUMMARY OF THE PROPOSED ORDINANCE:** To amend the zoning of the 0.09-acre project site from the C-2-DR zone district to the MU zone district to allow for the conversion of the use of the property from a commercial architectural studio and commercial accessory building to a one-family residence and residential accessory building.

**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 15301.

**GENERAL PLAN CONSISTENCY:** The Planning Commission will consider recommending that the Board of Supervisors find that the proposed MU zone district is consistent with the subject property's Mixed Use 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 participate in 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 CEQA or is otherwise exempt. 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.

PAUL A. HELLMAN  
SECRETARY TO THE PLANNING COMMISSION

(Publication Date: 07/01/22)