

RESOLUTION NO. 2022-020

**A RESOLUTION OF THE SHASTA COUNTY PLANNING COMMISSION
RECOMMENDING THAT THE SHASTA COUNTY BOARD OF SUPERVISORS
APPROVE ZONE AMENDMENT 22-0003 (SHINN)**

WHEREAS, the Planning Commission of the County of Shasta has considered Zone Amendment 22-0003, filed by David Shinn, to change the zoning district of a 0.09-acre property located at 15393 Highway 299 West, Shasta, CA 96087 (Assessor's Parcel Number 011-350-009) from the Community Commercial combined with Design Review (C-2-DR) zone district to the Mixed Use (MU) zone district; 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 July 14, 2022, 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. Recommends that the Shasta County Board of Supervisors finds that the project is not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3) since there is no possibility the activity in question may have a significant effect on the environment and is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities), that there are no unusual circumstances under State CEQA Guidelines section 15300.2(c), and that each exemption stands as a separate and independent basis for determining that the project is exempt from CEQA; and
2. Recommends that the Shasta County Board of Supervisors makes 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; and
3. Recommends that the Shasta County Board of Supervisors introduce, waive the reading of, and enact an ordinance amending the Zoning Plan of the County of Shasta, identified as Zone Amendment 22-0003 attached hereto as Exhibit A and incorporated herein, to rezone the 0.09-acre property located at 15393 Highway 299 West, Shasta, CA 96087 (Assessor's Parcel Number 011-350-009) from the C-2-DR zone district to the MU zone district.

DULY PASSED AND ADOPTED this 14th day of July, 2022, by the following vote:

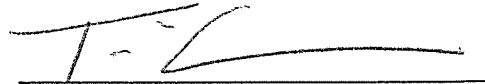
AYES: CHAPIN, KERNS, MACLEAN, WALGAMUTH, WALLNER

NOES:

ABSENT:

ABSTAIN:

RECUSE:

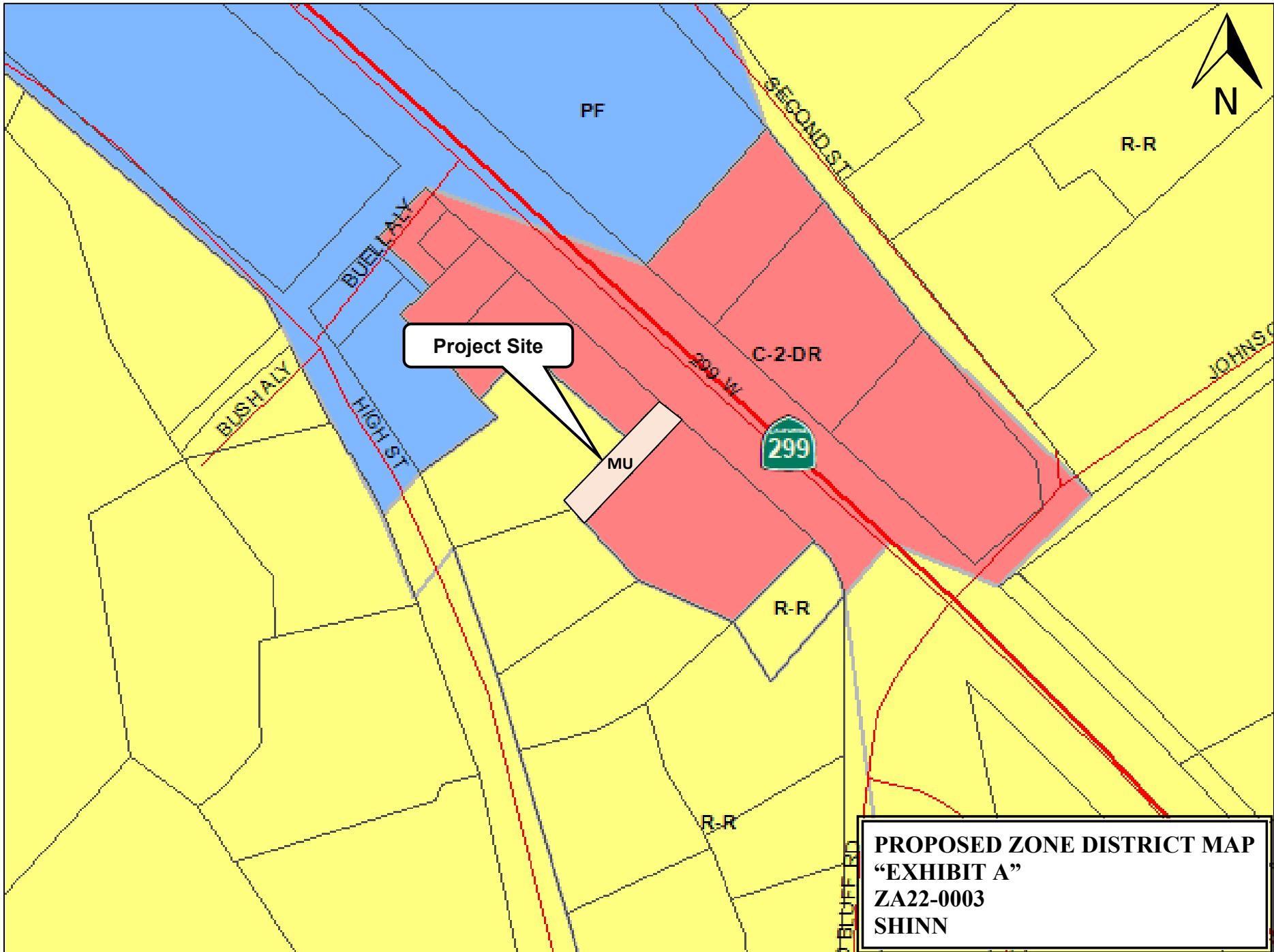


TIM MACLEAN, Chair
Planning Commission
County of Shasta, State of California

ATTEST:



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



PROPOSED ZONE DISTRICT MAP
"EXHIBIT A"
ZA22-0003
SHINN