

Notice of Exemption

To: [X] Office of Planning & Research
P.O. Box 3044, Room 212
Sacramento, CA 95814

From: County of Shasta
Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001

[X] Shasta County Clerk/Registrar of Voters
1643 Market Street
Redding, CA 96001

Project Title: Zone Amendment 25-0004

Project Applicant: Mark Stephens

Project Location - Specific: The project site is located adjacent to the west side of Rhonda Road and is approximately 650 feet south of the intersection of Lynn Hart Drive and Rhonda Road, Cottonwood, CA 96022 (Assessor's Parcel Numbers (APN's) 086-080-010, 086-080-024, 086-080-025, 086-080-026, and 086-080-027.

Project Location - City: _____

Project Location - County: Shasta

Description of Nature, Purpose, and Beneficiaries of Project: Mark Stephens has requested to change the Planned Development (PD) zone district to the Interim Residential (I-R) zone district for two parcels and a portion of a third parcel that total approximately 123 acres.

Name of Public Agency Approving Project: Shasta County

Name of Person or Agency Carrying Out Project: Mark Stephens
2019 Polo Court
Riverside, CA 92506

Exempt Status: (check one)

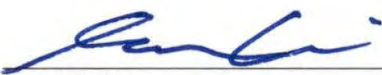
- ☐ Ministerial (Sec. 15268)
- ☐ Declared Emergency (Sec. 15269 (a))
- ☐ Emergency Project (Sec. 5269(b)(c))
- ☐ Categorical Exemption. State type and code section number:
- ☐ Statutory Exemption. State code sections:
- ☒ Other Exemption. State code sections: (Sec. 15060 (c)(2) and 15061 (b)(3))

Reasons why project is exempt: The proposed zoning change will not result in any direct physical impacts to the environment, it is reasonably foreseeable that residential development as described above could result from the change. Development allowable by right and/or with approval of a zoning permit or administrative permit is accomplished with ministerial permits and/or, in the case of administrative permits, involves uses and improvements that would generally be considered exempt from CEQA.

Contact Person: Lio Salazar, AICP, Planning Division Manager

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: 
Sean Ewing

Title: Director of Resource Management, County of Shasta

Date received for filing at OPR: _____

Date Fees Paid: 12/02/2025
Date Sent to County Clerk: 12/03/2025