

## NOTICE OF A PROPOSED MITIGATED NEGATIVE DECLARATION AND 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, March 12, 2026, 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 25-0002 – Zinco Holding, LLC) to change the zone district for an approximately 1.5-acre parcel from Interim Rural Residential (I-R) to One-Family Residential (R-1), and approve Tract Map 25-0001 – Zinco Holding, LLC to subdivide the subject property into six (6) parcels of 6,330 square-feet, 6,687 square-feet, 8,361 square-feet, 7,881 square-feet, 7,940 square-feet, and 14,192 square-feet in size. The project includes construction of a six-foot-tall fence along the Keswick Dam Road frontage and eastern property line; a 1,223-square-foot stormwater-detention basin; a new minor local urban road with curb, gutter and sidewalks to access the proposed parcels; road improvements along the Keswick Dam Road frontage to an Arterial 76 standard, including curb, gutter, sidewalk, and approximately 38 feet of paving from the centerline to the curb; and installation of utilities to serve the proposed lots, including realignment of an existing sewer line and installation of new connections to the existing City of Redding water and sewer system. These improvements would require grading approximately 1.29 acres. The parcel is developed with a 1,201-square-foot one-family residence with 496-square-foot-attached garage, and a 996-square-foot accessory dwelling unit (ADU) with a 370-square-foot attached garage and is located at 17014 Keswick Dam Road, Redding, CA 96003, which is directly northwest and across from the intersection of Keswick Dam Road and Baker Road. (Assessor's Parcel Number 115-150-002). Supervisor District: 1. Planner: Tara Petti.

**SUMMARY OF THE PROPOSED ORDINANCE:** To change the zoning of the project site from the Interim Residential (I-R) zone district to One-Family Residential (R-1) zone district (ZA25-0002) to facilitate a six-lot subdivision (Tract Map 25-0001) that conforms to the R-1 zone district development standards.

**CEQA DETERMINATION:** **The public review period for the proposed Mitigated Negative Declaration will begin on February 6, 2026, and end on March 9, 2026.** The Planning Commission will consider recommending that the Board of Supervisors adopt the proposed Mitigated Negative Declaration. A Mitigated Negative Declaration is a statement that the project will not result in a significant adverse effect on the environment with mitigation incorporated.

**GENERAL PLAN CONSISTENCY:** The Planning Commission will consider recommending that the Board of Supervisors find that the proposed R-1 zone district is consistent with the subject property's Suburban Residential (SR) 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 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 determination of a Mitigated Negative Declaration for the proposed project. 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: 02/06/26)