



PLANNING DEPARTMENT COUNTY OF TEHAMA

STAFF REPORT

DATE: September 18, 2025
TO: Tehama County Planning Commission
FROM: Jessica Martinez, Director of Planning
SUBJECT: **USE PERMIT #25-03, TO ESTABLISH A MOTORCYCLE SCHOOL ON 21.9 ACRES IN AG-2; AGRICULTURAL/VALLEY DISTRICT - ANIMAL RAISING COMBINING DISTRICT - SPECIAL MOBILE HOME /VFA; VALLEY FLOOR AGRICULTURE GENERAL PLAN DESIGNATION; APN: 004-360-029**

PROJECT DESCRIPTION:

The applicant is requesting to establish a motorcycle school that would focus on educating and instructing students of all ages on motorcycle riding and safety. The business will operate Monday through Friday from 8:00 a.m. to 4:00 p.m. by appointment only and with no more than five (5) large weekend events per year. The school consists of three (3) dirt tracks on 2.5 acres out of the twenty-one (21) total acres. Track #1 is located immediately northwest of the residence and against Eighthmy Road. Track #2 is located to the west of the residence along Eighthmy Road. Track #3 is located at the center of the property. There are no permanent structures that would be used for the business or that would be constructed, but there are portable restrooms and aluminum portable benches. The remaining 18.5 acres will be used for grazing. The school has been operating at this site since 2019. This use is allowed in the AG-2 zone with a Use Permit **see Attachment A-Vicinity Map**. The property owner owns both parcels on either side of the project site. The proposed project is in an AG-2; Agricultural/Valley District Zoning District/ VFA; Valley Floor Agriculture General Plan designation. APN: 004-360-029

LOCATION:

The project is located at 19284 Eighthmy Road, Cottonwood, CA 96022. On the east side of Eighthmy Road. Approximately 1 mile south of Evergreen Road. T29N, R04W, Sec. 19 M.D.B.M
APN: 004-360-029. Please See Vicinity Map as Attachment A.

GENERAL PLAN:

VFA; Valley Floor Agricultural Designation.

PROJECT SIZE:

21.9 acres

APPLICANT:

Hawk Mazzotta
19284 Eighthmy Road
Cottonwood, CA 96022

SURROUNDING LAND USES AND SETTING:

The project is located at 19284 Eighthmy Road, Cottonwood, CA 96022 on the east side of Eighthmy Road, approximately one (1) mile south of Evergreen Road. The project site has an existing residence, barn, well and septic. The site location is within an area that is agricultural with residences. The neighboring parcel to the north is residential. The parcel to the south is agricultural. The parcel to the west is agricultural. The parcel to the east is agricultural.

Zoning, General Plan, and Land Use Table 1.0

<i>Direction</i>	<i>Zoning</i>	<i>General Plan</i>	<i>Current Land Use</i>
<i>North</i>	AG-2	VFA	<i>Residential</i>
<i>South</i>	AG-2	VFA	<i>Residential/Agricultural</i>
<i>East</i>	AG-2	VFA	<i>Agricultural</i>
<i>West</i>	AG-2	VFA	<i>Agricultural</i>

ENVIRONMENTAL ASSESSMENT:

Pursuant to Review of Exemption – Section 15061 (b)(3) – The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The project site has been used to teach motorcycle riding since 2019 and will not have a significant impact on the environment.

GENERAL PLAN AND ZONING CONSISTENCY FINDINGS:

The proposed project will be consistent with the AG-2; Agricultural/Valley District Zoning District section of Uses Requiring Use Permits of the Zoning Code. The site is located on the east side of Eighthmy Road approximately one (1) mile south of Evergreen Road. Which is surrounded by residences and agricultural lands. The motorcycle school is consistent with all elements of the General Plan, as well as the Agricultural/Valley District Land Use designation. Therefore, the proposed Use Permit project will comply with the Tehama County General Plan designation (**See Attachment C-General Plan Land Use Map**)

Existing Structures

There is an existing residence, barn, two (2) horse barns, well and septic.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- A. Public Hearing – Conduct a public hearing to consider Use Permit #25-03.**

- B. Move that the Planning Commission approve the Findings in Attachment D for Use Permit #25-03; and move that Use Permit #25-03 is exempt from CEQA pursuant to Section 15061 (b)(3); Common Sense Exemption.**

- C. Move that the Planning Commission approve Use Permit #25-03 subject to the Conditions in Attachment E.

ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. General Plan Land Use Map
- D. Use Permit # 25-03 Findings
- E. Use Permit # 25-03 Conditions of Approval