

SEP 04 2024

**NOTICE OF A PROPOSED MITIGATED NEGATIVE DECLARATION AND
PUBLIC HEARING BY THE SHASTA COUNTY PLANNING COMMISSION** SHASTA COUNTY CLERK

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, October 10, 2024, 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 22-0012 requested by Chad and Cori Abel 2019 Trust**) to change the Highway Commercial combined with Design Review (CH-DR) zone district to the Commercial Recreation (CR) zone district for the expansion of a recreational vehicle (RV) and boat storage facility. The 4.96-acre project site is an undeveloped property located in the Mountain Gate area at the end of Monique Lane, Redding, CA 96003, approximately 0.1 miles east of the intersection of Monique Lane and Holiday Road (Assessor's Parcel Number 307-210-027). Supervisor District: 4. Planner: Tara Petti.

SUMMARY OF THE PROPOSED ORDINANCE: To amend the zoning from the CH-DR zone district to the C-R zone district to facilitate an expansion of the applicant's existing adjacent RV and boat storage facility. The proposed project would consist of 30 RV and boat storage spaces, totaling approximately 17,220 square feet that will either be fully enclosed warehouse space, covered awning space or open parking spaces, or a combination thereof. The project would require 1.77 acres of grading and will result in 37,249 square feet of permanent improvements, access improvements, screened fencing, landscaping, on-site drainage stormwater infiltration system.

CEQA DETERMINATION: **The public review period for the proposed Mitigated Negative Declaration will begin on Friday, September 6, 2024, and end on Monday, October 7, 2024.** 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 the proposed CR zone district is consistent with the project site's Rural Residential A (RA) 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, CA 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 seven 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, CA 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: 09/06/24)