

**NOTICE OF 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, February 10, 2022 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 21-0001), and approve Use Permit 21-0001 to redevelop the 5.66-acre former North Woods Discovery School property as a recreational vehicle, boat, and mini-storage facility consisting of 53,862 square-feet of storage space, including repurposing four buildings, demolishing three buildings, and constructing ten new buildings. The proposal includes an exception from the Shasta County Fire Safety Standards for building setbacks. The project site is located in the Mountain Gate area at 14732 Bass Drive, Redding, CA 96003. Assessor's Parcel Numbers: 307-170-012 & 307-170-013. Supervisor District: 4. Planner: Luis Topete.

SUMMARY OF THE PROPOSED ORDINANCE: To amend the zoning of a 2.73-acre portion (Assessor's Parcel Number 307-170-013) of the 5.66-acre project site from the Public Facilities combined with Mineral Resource Buffer (PF-MRB) zone district to the Mixed Use combined with Mineral Resource Buffer (MU-MRB) zone district to allow for the redevelopment of the project site as a recreational vehicle, boat, and mini-storage facility.

CEQA DETERMINATION: 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 MU-MRB zone district is consistent with the subject property's Mixed Use 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 participate in the public hearing, to be heard regarding the actions to be considered including, but not limited to, consideration of the proposed project and the proposed determination of a Mitigated Negative Declaration.

Due to the COVID-19 public health emergency, and recommendations from state officials to promote social distancing, the procedures governing the conduct of the Planning Commission meeting may be modified to protect public health while still encouraging engagement from the public. Please refer to the Planning Commission's webpage at www.co.shasta.ca.us/index/drm/planning/planning-commission-meetings or call the Planning Division at (530) 225-5532 for information about these modifications. Reasonable accommodations will be made to individuals with disabilities.

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 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, 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: 01/28/22)