



**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND  
NOTICE OF PUBLIC HEARING BY THE  
PLANNING COMMISSION OF THE CITY OF SHASTA LAKE**

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**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Shasta Lake will conduct a public hearing on the following project on **Thursday, September 3, 2020, with the session commencing at 6:00 P.M.** or as soon thereafter as possible, at the **Shasta Lake Council Chambers, 4488 Red Bluff St., Shasta Lake, California.**

**PROJECT TITLE AND DESCRIPTION:**

Ashby Road Cannabis Campus – Manzanita Ranch Estates, LLC (MRE) proposes to develop a commercial cannabis cultivation, distribution, and manufacturing operation (Project) at the site, identified as Shasta County APNs 006-020-056 and 006-020-057, located off of Ashby Road in the City of Shasta Lake, California. The proposed project will consist of two, Type 3, Tier 2 “Medium Mixed-Light” cultivation areas, an up to 10,080 square foot distribution facility, and an up to 20,000 square foot non-volatile manufacturing facility. Access roads will be installed providing vehicular access to the project area at the site, entering the site off of Ashby Road near the southeastern portion of the site.

Each proposed cultivation area will be comprised of six 5,040 square foot cultivation facilities on concrete slabs with metal and polycarbonate roofing and walls. One proposed cultivation area will be located on each parcel comprising the site. The proposed distribution facility will be comprised of two, 5,040 square foot buildings on a concrete slab with insulated metal roofs and walls. One of the 5,040 square foot buildings of the distribution facility will be primarily used for processing raw cannabis material (drying, curing, trimming, grading, and packaging cannabis into large batches for testing), and the other will be primarily used for cannabis product distribution activities (storing, testing, packaging, labeling, transferring, and transporting). The proposed manufacturing facility will consist of an up to 20,000 square foot metal building on a concrete slab, and will be primarily used for non-volatile cannabis manufacturing activities (extraction, infusion, testing, packaging, and labeling).

MRE plans to develop the proposed cannabis cultivation, distribution, and manufacturing operation in two phases. Phase one will be preparation and construction of the proposed cultivation and distribution facilities on APN 006-020-056; phase two will be the preparation and construction of the proposed cultivation and manufacturing facilities on APN 006-020-057.

**PROJECT LOCATION:**

Parcels 006-020-056 and 006-020-057, Ashby Road, City of Shasta Lake

**PLANNING COMMISSION ACTION:**

The Shasta Lake Planning Commission will conduct a public hearing to consider approval of a use permit for the Ashby Road Cannabis Campus and adoption of the associated Mitigated Negative Declaration.

**PUBLIC REVIEW OF ENVIRONMENTAL DETERMINATION:**

The Planning Commission will consider a recommendation of Mitigated Negative Declaration (MND) pursuant to Section 15070 *et seq.* of the California Code of Regulations, Title 14, Chapter 3 (California Environmental Quality Act Guidelines). The City as lead agency under the California Environmental Quality Act (CEQA), has prepared a MND and supporting Initial Study for the project and is providing public notice in compliance with Title 14, Chapter 3, Sections 15072 and 15073 of the California Code of Regulations, as amended.

**PUBLIC COMMENT PERIOD ON NEGATIVE DECLARATION - Ends: September 15, 2020**

**WRITTEN COMMENTS:** All interested parties may either submit written comments during the public

comment period specified above or appear and present oral testimony. Written comments must be received no later than 4:00 PM on September 2, 2020. Submit written comments to:

**Peter Bird**, Associate Planner

P.O. Box 777 (Mail); 4477 Main Street (In person)

Shasta Lake, CA 96019

**E-mail:** [pbird@cityofshastalake.org](mailto:pbird@cityofshastalake.org)

**Phone:** 530.275.7416

**AVAILABILITY OF PROJECT-RELATED DOCUMENTS:** Copies of the documents associated with the project are on file and available for review Monday-Friday, 7:00 AM – 4:00 PM (closed from Noon-1:00 PM) in the Planning Division, 4477 Main Street, Shasta Lake, California 96019. The Initial Study, Draft Mitigated Negative Declaration and related project information is available on the City's website: [www.cityofshastalake.org](http://www.cityofshastalake.org)

**All hearings are officially set for 6:00 P.M.** and will be conducted as soon thereafter as the business of the Council will allow. Pursuant to Government Code §65009 (b)(2), a legal challenge in court to a land use action taken by the City, including action taken for the items specified in this notice, may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.

**Peter Bird**

Associate Planner