

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

**PURSUANT TO APPLICABLE LAW, NOTICE IS HEREBY GIVEN** that the Planning Commission of the County of Shasta, State of California, will consider the recommended environmental determinations and hold a public hearing on whether to approve, conditionally approve, or deny the project described in this notice. A public hearing to consider the listed project will be held on **Thursday, July 8, 2021, with the session beginning at 2:00 p.m.**, or as soon thereafter as the business of the Commission will allow. The project(s) will not necessarily be heard in the order listed in this notice. The hearing will be conducted at the Board of Supervisors' Chambers located at 1450 Court Street, Room 263, Redding, California.

Based on a preliminary analysis, the Shasta County Planning Commission, as lead agency, intends to adopt a Mitigated Negative Declaration for the project listed below in this notice. A Mitigated Negative Declaration is a statement that the project will not result in a significant adverse effect on the environment.

**Zaremba Group, LLC** has requested approval of **Administrative Permit Commercial 20-0005** to demolish all existing improvements on the approximately 5.21-acre project site and construct a 10,640-square-foot Dollar General retail store, including water and electric service infrastructure, an approximately 1,220-foot off-site Bella Vista Water District pipeline extension, parking lot, landscaping, onsite wastewater treatment system, trash enclosure, pylon sign, a 756-cubic-foot underground stormwater detention basin, outdoor lighting, and fencing. The project site is located at the northwest corner of the intersection of Dry Creek Road and State Highway 299 E at 12096 Dry Creek Road, Bella Vista, CA 96008. Assessor's Parcel Number: 305-330-017. Supervisor District: 3. Planner: Luis Topete.

The Planning Commission of the County of Shasta, State of California, acting as the lead agency, will consider the recommended environmental determination and hold a public hearing on whether to approve, conditionally approve, or deny the project described in this notice. Based on an Initial Study, the Planning Commission will consider adoption of a Mitigated Negative Declaration for the described project. A Mitigated Negative Declaration is a statement that the project will not result in a significant adverse effect on the environment. **The public hearing to consider the project will be held on Thursday, July 8, 2021 with the session beginning at 2:00 p.m.**, or as soon thereafter as the business of the Commission will allow. The hearing will be held at the Board of Supervisors Chambers located in the Shasta County Administration Center at 1450 Court Street, Room 263, Redding, California.

**The public review period for the proposed Mitigated Negative Declaration will begin on May 21, 2021 and end on June 21, 2021.** ALL INTERESTED PARTIES are encouraged and invited to submit written comments regarding the proposed actions or participate in the public hearing, consistent with restrictions related to the current COVID-19 pandemic, 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.

**Given the current COVID-19 pandemic and in compliance with orders and recommendations of federal, state and local authorities, the procedures governing the conduct of the Planning Commission meeting will be modified.** Please refer to the Planning Division's webpage at [www.co.shasta.ca.us/index/drm/planning](http://www.co.shasta.ca.us/index/drm/planning) 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-mail, 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, that the presenter create copies in advance for their own records. Persons wishing to submit written 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: 05/21/21)