

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

This notice is being provided pursuant to applicable law. **Chicoine & Lewallen Enterprises, Inc.** has requested approval of Zone Amendment 20-0002 and Administrative Permit Commercial 20-0002 to amend the zoning of the project site from the Commercial Highway combined with Design Review (C-H-DR) zone district to the Commercial Recreation combined with Design Review (C-R-DR) zone district and the development of a recreational vehicle and equipment (RVs, boats, OHVs, and other recreational vehicles and equipment) storage facility consisting of 52,218 square feet of storage space, conversion/remodel of an office building for use as 580-square-foot facility office, 800-square-foot one-family residence for the facility manager or caretaker, off-street parking, driveways, drainage improvements, fencing, landscaping, abandonment of an onsite sewage disposal system, and installation of an onsite wastewater treatment system. The 4.21-acre project site is located in the Mountain Gate area on the west side of Holiday Road, approximately 0.2 miles south of the intersection of Old Oregon Trail and Holiday Road, at 14250 Holiday Road, Redding, CA 96003. Assessor's Parcel Number: 307-240-020. Supervisor District: 4. Planner: Lio Salazar.

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 with mitigation incorporated. **The public hearing to consider the project will be held on Thursday, October 14, 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 September 10, 2021 and end on October 11, 2021.** ALL INTERESTED PARTIES are encouraged and invited to submit written comments regarding the proposed actions or participate in the public hearing, consistent with the 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, if any, and recommendations of federal, state and local authorities, the procedures governing the conduct of the Planning Commission meeting may 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 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: 09/10/21)