

**NOTICE OF A PROPOSED MITIGATED NEGATIVE DECLARATION AND
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, August 24, 2023, 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 22-0008**) to change the Light-Industrial combined with Design Review district (M-L-DR) zone district to the Industrial combined with Design Review district (M-DR) zone district for an approximately 55-acre portion of a 65-acre project site and approve **Use Permit 22-0002** for the development of a 5-megawatt bioenergy facility, small specialty sawmill, dry kins, chipping and grinding operation, firewood sales, outdoor storage and office, and exceedance of the maximum structural height standard of 45-feet for Unclassified (U) zoned parcels that are designated Agricultural Croplands (A-C) in the Shasta County General Plan. The project site is located approximately on the east side of Black Ranch Road, at the intersection of Black Ranch Road and State Highway 299 East in Burney, CA 96073. Assessor's Parcel Numbers: 028-370-028, 030-390-070, and a portion of 030-390-066. Supervisor District: 3. Planner: Lio Salazar.

SUMMARY OF THE PROPOSED ORDINANCE: To change the zoning for an approximately 55.14-acre portion of the 64.9-acre project site from the M-L-DR zone district to the M-DR zone district to allow for the development of a 5-megawatt bioenergy facility, small specialty sawmill, dry kins, chipping and grinding operation, firewood sales, and office with approval of a use permit, including a 49,140-square foot bioenergy facility building, a 20,000-square-foot sawmill building, a 5,000-square-foot planer building, and four 2,940 dry kiln buildings and other ancillary improvements, including a parking area, landscaping and bioswale, fencing, outdoor storage and recommended access improvements along the Black Ranch Road frontage and at the intersection of Black Ranch Road and State Highway 299 East, and exceedance of the maximum structural height standard of 45-feet for U zoned parcels that are designated A-C in the General Plan for the bioenergy facility building which would be 79.2 feet tall with a stack extending to 115 feet above grade.

CEQA DETERMINATION: **The public review period for the proposed Mitigated Negative Declaration will begin on Friday, July 21, 2023, and end on Monday, August 21, 2023.** 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 M-DR zone district is consistent with the subject property's Industrial (I) 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, 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, 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: 07/21/23)