

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. **KDAW, LLC** has requested approval of **Use Permit 22-0005** for a retail sales operation with outdoor sales and to exceed the 25-foot building height limit within 40 feet of a residential zone district for a 30-foot-tall, 3,200-square-foot hay storage building. In addition, the applicant seeks approval of exceptions from the 30-foot fire safety setback standard for the hay storage building and for a 3,600-square-foot dry storage building. The proposal also includes a 3,073-square-foot retail store with two 135-square-foot offices, an attached 6,360-square-foot dry storage building with a 720-square-foot loft and 1,260-square-foot covered loading area; a 5,250-square-foot outdoor retail sales area; and ancillary site improvements. The project site is located at 22086 Old 44 Drive, Palo Cedro, CA 96073, immediately north of the Old 44 Drive and Cedro Lane intersection. Assessor's Parcel Number: 059-390-054. Supervisor District: 3. Planner: Tara Petti.

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 review period for the proposed Mitigated Negative Declaration will begin on Friday, April 7, 2023 and end on Monday, May 8, 2023.** A copy of the proposed Mitigated Negative Declaration is posted on the Shasta County Planning Division website and is available for review at the Department of Resource Management, Planning Division, 1855 Placer Street, Suite 103, Redding, California 96001; Telephone (530) 225-5532. **The public hearing to consider the project will be held on Thursday, May 11, 2023, 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.

ALL INTERESTED PARTIES are encouraged and invited to submit written comments regarding the proposed actions or be present at 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-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: 04/07/23)