



# PLANNING COMMISSION

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Commissioner James Chapin, District 1  
Commissioner Tim MacLean, District 2  
Commissioner Steven Kerns, District 3  
Commissioner Donn Walgamuth, District 4  
Commissioner Gabe Ross, District 5

## AGENDA

REGULAR MEETING  
OF THE

SHASTA COUNTY PLANNING COMMISSION

**Thursday, May 11, 2023, 2:00 p.m.**

In addition to this Regular Meeting, the Planning Commission welcomes you to its regularly scheduled meetings which are scheduled for the second Thursday of each month at 2:00 p.m. in the Board of Supervisors Chambers on the second floor of the Shasta County Administration Center, 1450 Court Street, Suite 263, Redding, California.

**TO ADDRESS THE COMMISSION:** Members of the public may directly address the Planning Commission on any agenda item on the regular calendar before or during the Commission's consideration of the item. In addition, the Planning Commission provides the members of the public with a Public Comment-Open Time period, where the public may address the Commission on any agenda item and may address the Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act (Govt. Code section 54950, et seq.), **Commission action or discussion cannot be taken on non-agenda matters**, but the Commission may briefly respond to statements or questions and, if deemed necessary, refer the subject matter to the appropriate department for follow-up and/or to schedule the matter on a subsequent Commission agenda.

**PRESENTATION OF DOCUMENTS:** All items presented to the Planning Commission during a public hearing, including but not limited to letters, e-mails, petitions, photos, maps or other kinds of information shall become a permanent part of the record and must be submitted to the clerk of the commission. It is advised that the presenter create copies in advance for their own records. If you have documents to present for the members of the Planning Commission to review, please provide a minimum of eight copies.

The Planning Commission's decision on any noticed public hearing item may be appealed to the Board of Supervisors. See "Notes" at the end of the regular agenda.

### **CALL TO ORDER**

Pledge of Allegiance  
Roll Call

### **PUBLIC COMMENT PERIOD - OPEN TIME**

### **PLANNING DIRECTOR'S REPORT**

### **REGULAR CALENDAR**

**R1**     [Approval of Minutes:](#)

Approve the minutes of the meeting held on April 13, 2023, as submitted.

**R2**     [Use Permit 22-0005 \(KDAW LLC\):](#) KDAW, LLC has requested approval for a retail sales operation with outdoor sales and to exceed the 20-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 in the Palo Cedro area at 22086 Old 44 Drive, Palo Cedro, CA 96073, approximately 0.2 miles east of the intersection of Old 44 Drive and Deschutes Road, immediately north of the Old 44 Drive and Cedro Lane intersection (Assessor's Parcel Number (APN) 059-390-054, as that APN is assigned for the purposes of the 2023 Regular Assessment Roll). Staff Planner: Tara Petti. Supervisor District: 3. Proposed CEQA Determination: Mitigated Negative Declaration. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to a) adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration for Use Permit 22-0005; b) adopt the recommended findings listed in Resolution 2023-012, including modifications, if any, as determined by the Planning Commission; c) approve Use Permit 22-0005 based on the recommended findings and subject to the conditions of approval set forth in Attachment A to Resolution 2020-012, including modifications, if any, as determined by the Planning Commission ; d) in accordance with Sections 6.91 through 6.93 of the Shasta County Fire Safety Standards make the findings for exceptions to Section 6.51 of the Shasta County Fire Safety Standards for building setbacks; and e) approve Shasta County Fire Safety Standards Exception Requests #21-62 and #22-35, subject to the conditions as set forth in the exceptions, including modifications, if any, as determined by the Planning Commission. (4/5 vote required)

**R3**     [Zone Amendment 23-0003 \(Shasta County\):](#) The Shasta County Department of Resource Management proposes to amend Chapters 17.18 of Title 17 of the Shasta County Code concerning regulations within the National Recreation Area-Shasta Unit for consistency with Title 36, Chapter II, Part 292, Subpart B-Whiskeytown-Shasta-Trinity National Recreation Area of the Code of Federal Regulations and for consistency with previously adopted amendments to the Shasta County Zoning Plan concerning locational requirements for commercial and industrial uses within the NRA-S zone district. Staff Planner: Lio Salazar. Supervisor Districts: 2, 3, and 4. Proposed CEQA Determination: Exempt. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 23-0003 is not subject to the California Environmental Quality Act (CEQA) for the reasons stated in Resolution 2023-013; b) adopt the recommended findings listed in Resolution 2023-013, including modifications, if any, as determined by the Planning Commission ; and c) introduce, waive the reading of, and enact an ordinance to amend the Zoning Plan of the County of Shasta identified as Zone Amendment 23-0003, including modifications, if any, as determined by the Planning Commission.

**ADJOURN**

## **NOTES:**

1. The Planning Commission, at their discretion, may limit individual/group testimony time in the interest of facilitating the meeting to allow all persons who wish to comment the opportunity to do so.
2. Documents associated with the agenda are on file and available for review. The agenda, initial studies, staff reports, and minutes, can be found online at [www.co.shasta.ca.us/drm/planning/planning-commission-meetings](http://www.co.shasta.ca.us/drm/planning/planning-commission-meetings). Direct inquiries to: Department of Resource Management - Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001. Phone: (530) 225-5532.
3. Commission actions on tentative maps, use permits, variances, administrative permits, and zoning permits are final unless appealed to the Board of Supervisors. Appeals are subject to fees and filing deadlines. Appeal periods: tentative map, 10 calendar days; use permits, variances, administrative permits, and zoning permits, 5 calendar days. The notice of appeal shall identify, by application number, the action which is the subject of the appeal; shall state the action, finding or determination, and the date thereof, from which the appeal is taken; and shall specifically set forth the grounds upon which the appeal is based. No person wishing to appeal a decision of the Planning Commission should rely on an appeal filed by another person but instead should file their own separate appeal. No appeal shall be deemed to be filed unless any required fee is submitted to the clerk with the notice of appeal. Forms and instructions for filing appeals are available from the Clerk of the Board of Supervisors at 1450 Court Street, Suite 308B, Redding.
4. The Commission's action on Zoning applications establishes the next action. When the Commission recommends approval, the application is automatically scheduled for action by the Board of Supervisors; if the Commission denies the application, the application is not scheduled for Board action unless an interested party files a written request for such consideration. Fees and filing information are available from the Clerk of the Board of Supervisors or from the Planning Division.
5. Following Planning Commission action on a proposed General Plan Amendment any interested party may file a written request for a hearing by the legislative body on the Commission's recommendation by filing such a request with the Clerk of the Board of Supervisors within five calendar days after the Commission action.
6. If you challenge a Planning Commission action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.
7. The County of Shasta does not discriminate on the basis of disability in admission to, access to, or operation of its buildings, facilities, programs, services, or activities. The County does not discriminate on the basis of disability in its hiring or employment practices. Questions, complaints, or requests for additional information regarding the Americans with Disabilities Act (ADA) may be forwarded to the County's ADA Coordinator: Director of Support Services Shelley Forbes, County of Shasta, 1450 Court Street, Room 348, Redding, CA 96001-1676, Phone:(530) 225-5515, California Relay Service: (800) 735-2922, Fax: (530) 225-5345, E-mail: [adacoordinator@co.shasta.ca.us](mailto:adacoordinator@co.shasta.ca.us). Individuals with disabilities who need auxiliary aids and/or services for effective communication in the County's programs and services are invited to make their needs and preferences known to the affected department or the ADA Coordinator. For aids or services needed for effective communication during Planning Commission meetings, please call the Department of Resource Management (530) 225-5532 five (5) business days before the meeting. This notice is available in accessible alternate formats from the affected department or the ADA Coordinator. Accommodations may include, but are not limited to, interpreters, assistive listening devices, accessible seating, or documentation in an alternate format.