



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

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**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Shasta Lake will conduct a public hearing on the following project on **Thursday, December 3, 2020, with the session commencing at 6:00 P.M.** or as soon thereafter as possible, at the **Shasta Lake Council Chambers, 4488 Red Bluff St., Shasta Lake, California.**

**PROJECT TITLE AND DESCRIPTION:**

Cornerstone Development Group, Inc. (Developer), is proposing to subdivide ±52 acres (gross) into 80 lots in order to construct single-family dwelling units and associated accessory structures. A Preliminary Grading Plan is included. Parcel sizes would range from 6,000 square feet (SF) to 16,252 SF. The 2.7-acre parcel on the north side of Pine Grove Avenue is not proposed for development at this time and is identified as a designated remainder. The net acreage of the development site (excluding the remainder parcel, road rights-of-way [ROW], easements, and steep slopes) is 35 acres; thus, the net density of the project is 2.3 dwelling units per acre.

The project is proposed to be constructed in three phases. It is estimated that installation of utilities, paving of on-site streets, and development of building pads would occur over a three- to four-month period for each phase. The timeframe for home construction would depend on market demands.

The project includes a General Plan amendment from IL to Suburban Residential (SR) for the lands shown and detailed in the Initial Study. ±2.11 acres are public road and utility ROW that is within the boundaries.

The project also includes a rezone of the project site. Because the remainder parcel on the north side of Pine Grove Avenue is not proposed for development, it is not included in the rezone. The current zoning designations are One-Family Residential 12,000 Square Foot Minimum Lot Size and Unclassified. The City has determined that the project site will be rezoned to Planned Development (PD) in accordance with City of Shasta Lake Municipal Code Chapter 17.62.

The main access to the subdivision would be from Pine Grove Avenue. Chaucer Way in the northern end of Phase 2 of the Windsor Estates Subdivision would be extended to Pine Grove Avenue and would be constructed in accordance with City standards for a residential collector street (60-foot ROW, with two 18-foot driving lanes, and curbs, gutters, and sidewalks on both sides of the street). The remainder of the streets in the subdivision would be constructed as residential local streets (56-foot ROW, with two 16-foot driving lanes, and curbs, gutters, and sidewalks on both sides of the streets).

Where required, a sound wall along Pine Grove Avenue would be constructed to ensure compliance with the City's noise standards. The existing separated sidewalk along Pine Grove Avenue, west of the project site, would be extended along the property's frontage. Landscaping, including street trees, would be planted adjacent to the sidewalk in accordance with City requirements. Utility infrastructure (water, sewer, electric, natural gas, and telephone) would be extended to the project site from Pine Grove Avenue and/or the existing terminus of Chaucer Way. Two detention basins would be provided to control runoff during storm events

Construction activities would include clearing, grading, excavation, trenching, underground utility installation, road paving and striping, and construction of dwelling units. It is anticipated that all work associated with initial site work, installation of utilities, construction of streets, and development of building pads, would be conducted using conventional construction equipment (e.g., excavators, scrapers, graders, dozers, backhoes, forklifts, cranes, paving equipment, etc.). Construction of dwelling units would occur using conventional construction methods. Staging for construction equipment and materials would occur on the project site.

**PROJECT LOCATION:**

The City of Shasta Lake is located both east and west of Interstate 5 (I-5), generally south of Lake Shasta and north of the City of Redding. The project site is located on the south side of Pine Grove Avenue, generally west of Cascade Boulevard and east of Coeur D'Alene Avenue in Section 6, Township 32N, Range 4W, of the U.S. Geological Survey (USGS) Project City 7.5- minute quadrangle; Latitude 40° 39' 50"; Longitude -122° 22' 20" (centroid).

The proposed project would involve all or portions the following Assessor's Parcels:

075-010-014, -029, and -030: These parcels are owned by Cornerstone Development Group and are proposed for residential development.

075-010-029 (north of Pine Grove): This parcel is located on the north side of Pine Grove Avenue. It is owned by Cornerstone Development Group and is part of the same legal parcel as 075-010-029. No development or other action is proposed for this parcel; it is noted in this document only because it is part of a legal parcel on which development is proposed.

075-010-015: This parcel is owned by the City of Shasta Lake and is part of a planned road corridor between Pine Grove Avenue and Risstay Way. This segment of road would be constructed as part of the proposed project.

075-010-018: This parcel is owned by the City of Shasta Lake and is part of a planned road corridor between Pine Grove Avenue and Risstay Way. No development action is proposed for this parcel; however, it is included in the proposed General Plan Amendment and rezoning.

075-010-003: This parcel is owned by Pacific Gas & Electric Company and contains overhead power lines. Roads would be constructed across this parcel and cut/fill slopes would be constructed on the parcel.

**PLANNING COMMISSION ACTION:**

The City of Shasta Lake Planning Commission will conduct a public hearing to consider a recommendation to the City of Shasta Lake City Council for the approval of Subdivision Map 19-01, Windsor Estates Phase III, and associated rezone, General Plan amendment, and adoption of the associated Mitigated Negative Declaration.

**PUBLIC REVIEW OF ENVIRONMENTAL DETERMINATION:**

The Planning Commission will consider a recommendation of Mitigated Negative Declaration (MND) pursuant to Section 15070 *et seq.* of the California Code of Regulations, Title 14, Chapter 3 (California Environmental Quality Act Guidelines). The City as lead agency under the California Environmental Quality Act (CEQA), has prepared a MND and supporting Initial Study for the project and is providing public notice in compliance with Title 14, Chapter 3, Sections 15072 and 15073 of the California Code of Regulations, as amended.

**PUBLIC COMMENT PERIOD ON MITIGATED NEGATIVE DECLARATION - Ends: November 9, 2020**

**WRITTEN COMMENTS:** All interested parties may either submit written comments during the public comment period specified above or appear and present oral testimony. Written comments must be received no later than 4:00 PM on November 9, 2020. Submit written comments to:

**Peter Bird**, Associate Planner  
P.O. Box 777 (Mail); 4477 Main Street (In person) Shasta Lake, CA 96019  
**E-mail:** [pbird@cityofshastalake.org](mailto:pbird@cityofshastalake.org)      **Phone:** 530.275.7416

**AVAILABILITY OF PROJECT-RELATED DOCUMENTS:** Copies of the documents associated with the project are on file and available for review Monday-Friday, 7:00 AM – 4:00 PM (closed from Noon-1:00 PM) in the Planning Division, 4477 Main Street, Shasta Lake, California 96019. The Initial Study, Draft Mitigated Negative Declaration and related project information is available on the City's website: [www.cityofshastalake.org](http://www.cityofshastalake.org)

**All hearings are officially set for 6:00 P.M.** and will be conducted as soon thereafter as the business of the Commission will allow. Pursuant to Government Code §65009 (b)(2), a legal challenge in court to a land use action taken by the City, including action taken for the items specified in this notice, may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.

**Peter Bird**  
Associate Planner