



Notice of Preparation *(Revised)*

Date: July 28, 2021
Revised August 13, 2021, to correct maps and extend public review period

To: Office of Planning and Research, State Clearinghouse
Responsible, Trustee, and Interested Agencies

Subject: Notice of Preparation of a Draft Environmental Impact Report for the
City of Shasta Lake 2040 General Plan Update

Project Location: City of Shasta Lake Planning Area (citywide, sphere of influence), see **Figure 1**.

Lead Agency: City of Shasta Lake

Lead Agency Contact: Peter Bird, AICP
4477 Main Street
Shasta Lake, CA 96019
530.275.7416
pbird@cityofshastalake.org

Deadline for Submitting Comments: September 10, 2021, 4:00 PM

INTRODUCTION:

The City of Shasta Lake (City), as Lead Agency, will prepare a Program Environmental Impact Report (PEIR) in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code §21000-§21189) for the City's proposed 2040 General Plan update (2040 General Plan) described in **Attachment A**. Pursuant to Section 15063 of the CEQA Guidelines, because the City determined that an EIR is required, an Initial Study was not prepared. This Notice of Preparation (NOP) has been issued to provide responsible, trustee, and interested agencies an opportunity to submit comments on the scope and content of the EIR. Agencies should comment on issues related to their statutory responsibilities related to the project.

POTENTIAL ENVIRONMENTAL EFFECTS:

The City expects that the PEIR will include an analysis of the following resource topics that have a potential for significant impacts as a result of implementation of the 2040 General Plan: aesthetics, forestry resources, air quality, biological resources, cultural and tribal cultural resources, energy, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, utilities and service systems, and wildfire.

AVAILABILITY OF PROJECT-RELATED DOCUMENTS:

Project-related documents associated with the 2040 General Plan update can be viewed on the **Plan Shasta Lake** website: <https://planshastalake.com/>. Documents may also be viewed at the Shasta Lake Planning Division, 4477 Main Street, Shasta Lake, California. Due to potential COVID-19 restrictions, please contact the City at **530.275.7400** to determine hours that the Planning Division is open to the public.

PUBLIC COMMENT PERIOD:

The City of Shasta Lake will consider all written comments submitted during the public review period that relate to potential environmental impacts of the project and issues to be addressed in the DEIR. Please include your name and contact information with your comments.

The public review period starts on July 30, 2021, and ends on September 10, 2021, at 4:00 PM. Comments should be directed to:

Mail: Peter Bird, AICP
City of Shasta Lake
4477 Main Street
Shasta Lake, CA 96019

Email: pbird@cityofshastalake.org

SCOPING MEETING:

The City of Shasta Lake held an in-person scoping meeting on August 9, 2021, to provide information on the 2040 General Plan and to obtain comments regarding environmental issues that should be addressed in the PEIR.

In addition, a virtual option for the scoping meeting was provided via Zoom. A recording of the meeting may be viewed at: <https://planshastalake.com/>



Jessaca Lugo
City Manager

Date Revised: August 13, 2021

For additional information, contact Peter Bird, AICP, Senior Planner:

Telephone: **530.275.7416**

E-mail: pbird@cityofshastalake.org

PROJECT SUMMARY:

California State law requires each city and county to adopt a general plan “for the physical development of the county or city and any land outside its boundaries that in the planning agency’s judgment bears relation to its planning” (Cal. Gov. Code § 65300). The Shasta Lake General Plan establishes a community vision that expresses the community’s development goals and includes public policy relative to the distribution of future public and private land uses. General plans provide a basis for local government decision-making and benefit communities by promoting streamlined processes, integrated planning, and improved access and use of available resources.

The Shasta Lake General Plan was originally adopted in 1999, and individual elements have been updated periodically since that time (primarily the Housing Element as required by state law). The 2040 General Plan includes updates to the goals, policies, and implementation actions in the Land Use, Circulation, Conservation, Open Space, and Health & Safety (including Noise and Air Quality) Elements¹ and minor revisions to the general plan land use designations. The update also addresses changes in state law that have occurred in the past few years.

Figure 1 depicts the planning area for the General Plan, which includes the existing city limits and the City’s Sphere of Influence (SOI). The SOI shows the potential future physical boundaries and service area of the City as determined by the Shasta County Local Agency Formation Commission. The General Plan Land Use Diagram illustrates the general location and distribution of various land uses within the City. **Figure 2** is the City’s current General Plan Land Use Diagram. **Figure 3** shows the proposed 2040 Land Use Diagram.

Based on community input, the 2040 Land Use Diagram focuses on promoting more compact growth and creating livable places through infill and redevelopment, especially in areas supported (currently or in the future) by public transit and utilities. Many of the amendments will not change the type or density of development currently allowed under the existing General Plan. For example, the designations for parcels within developed subdivisions (e.g., Windsor Estates, Hazelwood/Oakridge, Coeur D’Alene, Hardenbrook Estates, etc.) would change from Suburban Residential to Urban Residential to reflect the size of existing parcels in those areas; however, because these parcels are already developed, no change in allowable land uses would occur. In addition, some of the current land use designations for developed parcels would be consolidated/redefined but would not result in a change in development patterns (e.g., the City Center Commercial designation would be eliminated and would change to either Village Mixed Use or Urban Residential, depending on the existing land use).

The General Plan forecasts build-out of the City as part of the Land Use Element which will assist City planners with analyzing potential impacts from such development. Buildout is the point at which the City is fully developed with the land uses identified in the Land Use Element. For purposes of this General Plan, the planning window is a 20-year planning period; year 2020 through 2040. Build-out is based on the remaining acreage available for development within both vacant and underutilized parcels. Because it is unlikely that full build-out will occur by 2040, the General Plan focuses on what is likely to occur during the 20-year planning period.

Table 1 below identifies residential development that is anticipated to occur over the 20-year planning period as well as annual projections for housing units. **Table 2** identifies commercial/industrial development anticipated during the 20-year planning period as well as annual projections for commercial/ industrial development. The projections are based on vacant and underutilized land, excluding areas with development constraints (floodplains, wetlands, and slopes over 20 percent). A 20% reduction on non-residential parcels was assumed for development of parking and other vehicular circulation on vacant parcels.

¹ The updated General Plan Housing Element for the planning period from April 15, 2020, through April 15, 2028, was adopted by the Shasta Lake City Council on August 4, 2020.

**Table 1
20-Year Residential Growth Projections**

Land Use	20-year Growth Projections (Dwelling Units)	Annual Projections (Dwelling Units)
Single-Family Residential	623	31
Multi-Family Residential	154	8
Mixed-Use Residential	143	7
Village Mixed-Use Residential	31	2
Total Residential Dwelling Units	951	48
Anticipated Population Growth²	2,425	121

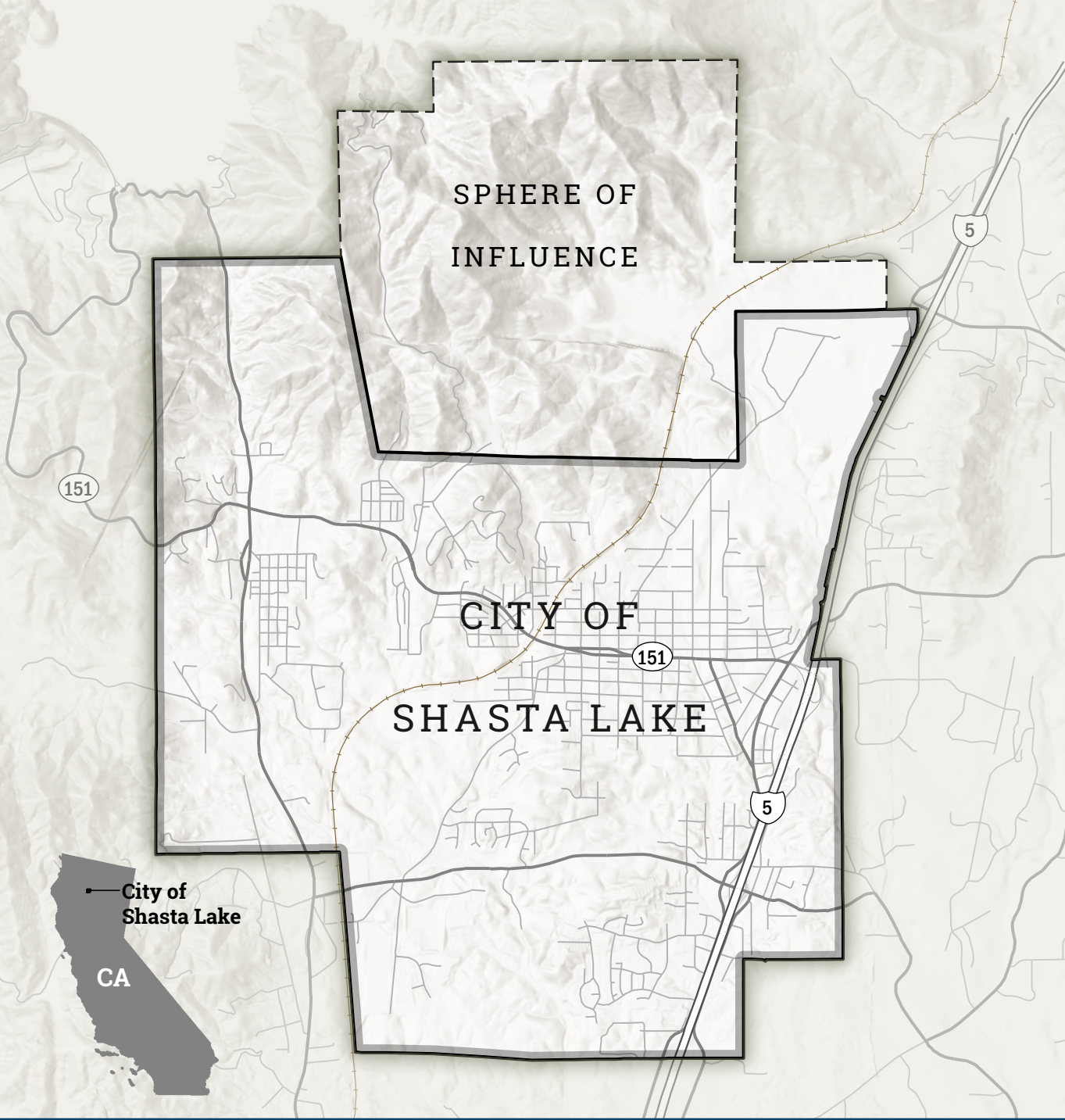
**Table 2
20-Year Commercial/Industrial Growth Projections**

Land Use	20-year Growth Projections (Building Square Footage)	Annual Projections (Building Square Footage)
Commercial	73,289	3,664
Industrial	232,573	11,629
Light Industrial	22,548	1,127
Mixed-Use Commercial	123,448	6,172
Village Mixed-Use Commercial	4,734	237
Total Commercial/Industrial Building Square Footage	456,592	22,829
Anticipated Employment Growth (Jobs)³	836	42

Project-related documents associated with the 2040 General Plan update can be viewed on the **Plan Shasta Lake** website: <https://planshastalake.com/>.

² Based on estimated 2.55 persons per household, California Department of Finance, 2021.
<https://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>

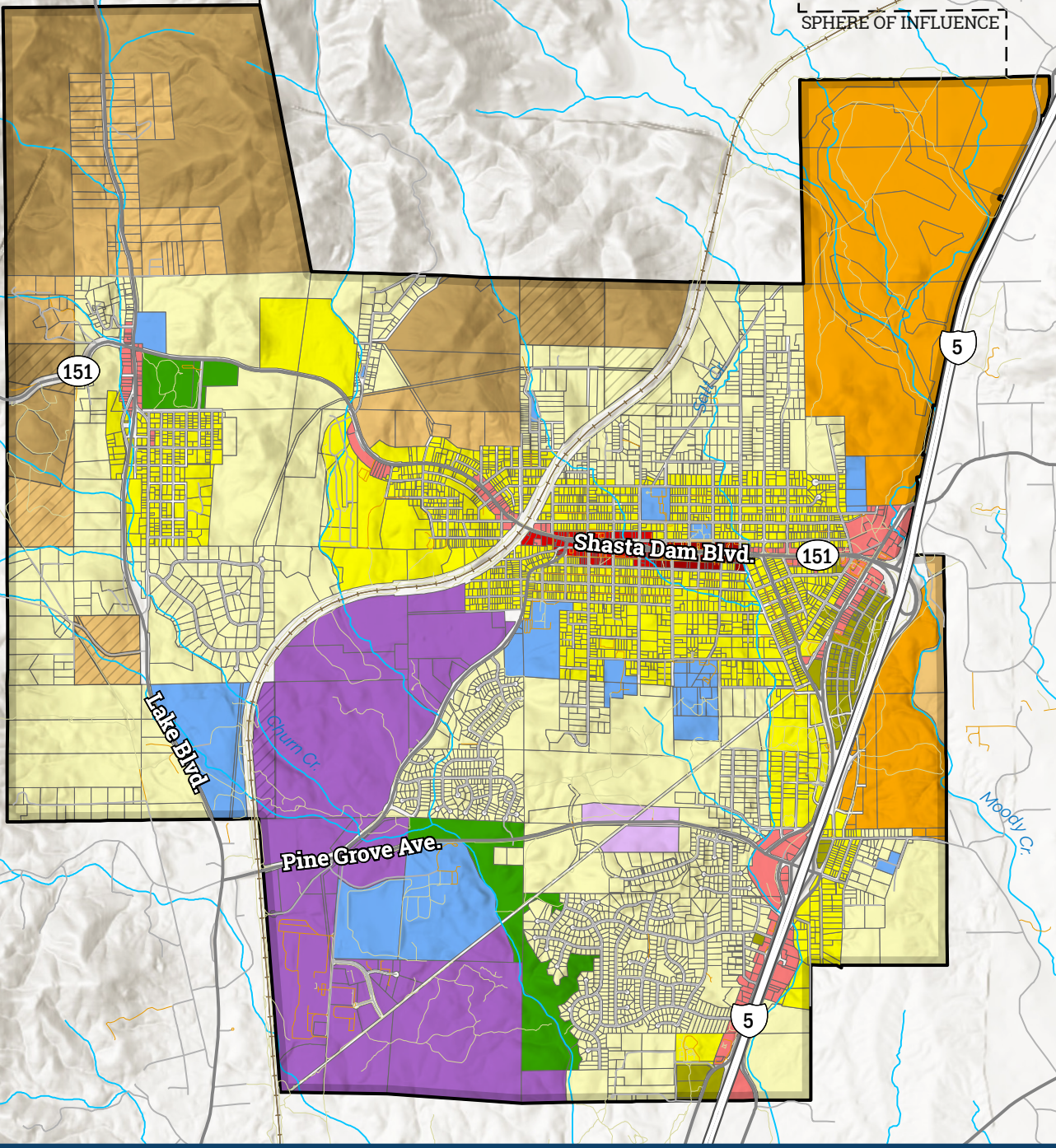
³ Estimates based on U.S. Energy Information Administration median square feet per employee: 410 SF for Commercial, 750 SF for Industrial, 750 SF for Light Industrial, 403 SF for Mixed-Use, and 425 SF for Village Mixed-Use.
<https://www.eia.gov/consumption/commercial/data/2012/bc/cfm/b2.php>



———— City of Shasta Lake General Plan Study Area

- - - - City of Shasta Lake Sphere of Influence

Figure 1
General Plan Planning Area



SPHERE OF INFLUENCE

151

5

Shasta Dam Blvd.

151

Lake Blvd

Churn Cr

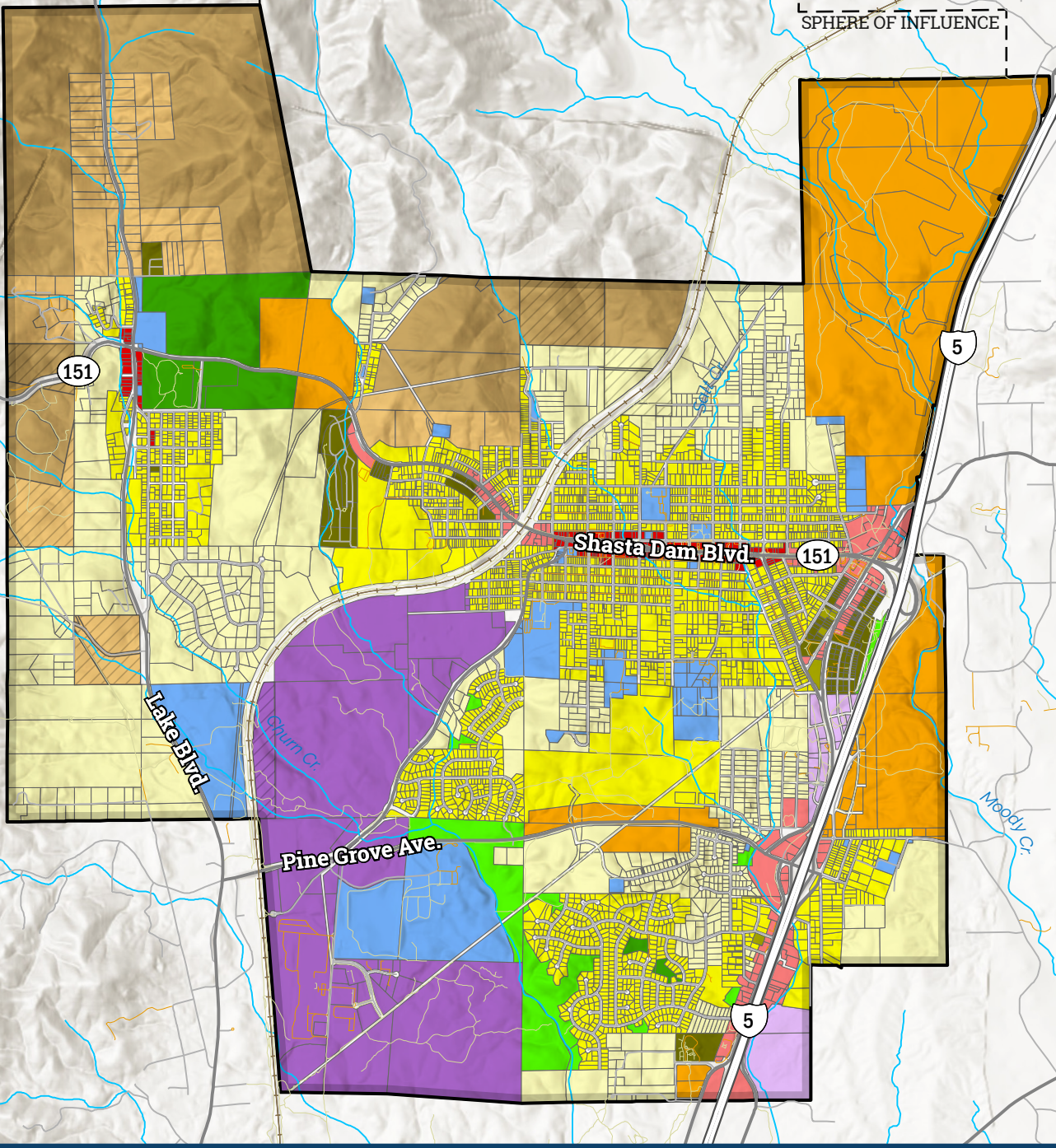
Pine Grove Ave.

Moody Cr

5

- | | | | |
|--|--|---|--|
| <ul style="list-style-type: none"> City of Shasta Lake Sphere of Influence Overlay Area Federal-Owned Land | <p>Land Use</p> <ul style="list-style-type: none"> City Center Commercial Village Commercial Commercial | <ul style="list-style-type: none"> Industrial Industrial Light Mixed Use Public Facilities Community Park | <ul style="list-style-type: none"> Rural Residential A Rural Residential B Suburban Residential Urban Residential Urban Residential High |
|--|--|---|--|

Figure 2
Current General Plan Land Use Diagram



SPHERE OF INFLUENCE

151

5

Shasta Dam Blvd.

151

Lake Blvd.

Churn Cr.

Pine Grove Ave.

Moody Cr.

5

- City of Shasta Lake
- Sphere of Influence
- Overlay Area**
- ▨ Federal-Owned Land

Land Use

- Commercial
- Industrial
- Industrial Light
- Mixed Use
- Village Mixed Use
- Rural Residential A
- Rural Residential B
- Suburban Residential
- Urban Residential
- Urban Residential High A
- Urban Residential High B
- Public Facilities
- Community Park
- Open Space

Figure 3
Proposed 2040 General Plan Land Use Diagram