

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Zone Amendment 22-0007 & Parcel Map 22-0004 (Maverik, Inc.)

Lead Agency: Shasta County Department of Resource Management – Planning Division Contact Person: Lio Salazar, Planning Division Manager

Mailing Address: 1855 Placer Street, Suite 103

Phone: (530) 225-5532

City: Redding, CA

Zip: 96001

County: Shasta

Project Location: County: Shasta

City/Nearest Community: Redding, CA

Cross Streets: Churn Creek Road and Knighton Road

Zip Code: 96002

Lat. / Long.: 40° 30' 22" N/ 122° 20' 6" W

Total Acres: 104.72

Assessor's Parcel No.: 026-420-007

Section: 36

Twp.: 32N

Range: 4W

Base: MDMB

Within 2 Miles: State Hwy #: Interstate 5

Waterways: Sacramento River and Churn Creek

Airports: N/A

Railways: N/A

Schools: N/A

Document Type:

- CEQA: NOP
 Early Cons
 Neg Dec
 Mit Neg Dec

- Draft EIR
 Supplement/Subsequent EIR
(Prior SCH No.) _____
Other _____

- NEPA: NOI
 EA
 Draft EIS
 FONSI

- Other: Joint Document
 Final Document
 Other _____

Local Action Type:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other _____ |

Development Type:

- | | |
|--|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>5,951</u> Acres <u>30.49</u> Employees <u>18</u> | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| | <input type="checkbox"/> Other: _____ |

Project Issues Discussed in Document:

- | | | | |
|--|--|---|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Wildlife |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Growth Inducing |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Other <u>Energy, Greenhouse Gas Emissions</u> | | | |

Present Land Use/Zoning/General Plan Designation: Vacant / Planned Development – Restrictive Flood (PD-F-2) / Commercial (C) and Part-Time Agricultural (A-cg)

Project Description: The project is a proposal to change the zoning for two parcels totaling 15 acres from the Planned Development combined with the Restrictive Flood (PD-F-2) zone district to the Limited Agriculture combined with the Restrictive Flood (A-1-F-2) zone district, to change the zoning for a 6.85 acre portion of a 15.49-acre parcel from the Planned Development combined with the Restrictive Flood (PD-F2) to the Limited Agriculture combined with the Restrictive Flood (A-1-F-2) zone district, and to change a 8.64-acre portion of the same parcel from the PD-F-2 zone district to the Highway Commercial combined with the Restrictive Flood (C-H-F-2) zone district. Additionally, the project proposes to subdivide the 15.49-acre parcel into two (2) parcels and a remainder parcel of 4.99-acres (Parcel 1), 3.65-acres (Parcel 2), and 6.85-acres (Remainder). The proposed C-H-F-2 zone district would include a Conceptual Development Plan and development standards to allow and govern

the construction and operation of a 5,951-square-foot retail convenience store, sit-down restaurant and coffee shop, a 20-pump fuel island with a canopy for standard vehicles, a 10-pump fuel island with a canopy for trucks and recreational vehicles, a parking area with a total of 32 parking spaces, including 23 standard vehicle parking spaces, 2 accessible vehicle parking spaces and 8 designated electric vehicle parking spaces (one of which will be accessible) along with associated on-site landscape, lighting, commercial driveways and drainage improvements on proposed Parcel 1 (4.99-acres) with the conceptual development plan for proposed Parcel 2 being vacant land. Future development proposals for uses permissible under the proposed C-H-F-2 zone district would be subject to approval of a use permit to allow modification of the conceptual development plan. The impacts of a specific future use(s) and development proposal for Parcel 2 would be identified in the use permit application. The use permit application would be subject to review under California Environmental Quality Act (CEQA) and a discretionary decision regarding the environmental determination and merits of the proposed project would be subject to public hearing before the Shasta County Planning Commission.

Construction would include tree removal, grading to prepare the site for improvements, road and circulation improvements, including sidewalks, roadside drainage conveyances, and road widening, and an onsite wastewater treatment system to serve the retail convenience store, inclusive of sit-down restaurant, and coffee shop. No use or improvement of Parcel 2 and the remainder is proposed at this time. Any future development of these parcels for uses allowed in the Highway Commercial zone district would require approval of an application for a discretionary use permit which would be subject to review pursuant to the CEQA. No use or improvement is proposed for the two parcels totaling 15 acres that are proposed to be rezoned from PD-F-2 to A-1-F-2. Future by-right development of these parcel would be limited to agricultural and residential use and uses accessory thereto. Any future discretionary use proposed for these parcels would be subject to review pursuant to the CEQA.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # <u>2</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>1</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input type="checkbox"/> Native American Heritage Commission | |

- This project is subject to CCR 15205 and/or 15206 and will require State review.
- This project will not require State review.

Local Public Review Period (to be filled in by lead agency)

Starting Date February 7, 2025 Ending Date March 10, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Kevin Deis, Maverik, Inc.</u>
Address: _____	Address: <u>185 South State Street</u>
City/State/Zip: _____	City/State/Zip: <u>Salt Lake City, UT 84111</u>
Contact: _____	Phone: <u>(801) 634-3210</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 2/7/25