

NOTICE OF DETERMINATION

TO:

Office of Planning & Research
1400 Tenth Street
Sacramento, CA 95814

 Shasta County Clerk/Registrar of Voters
1643 Market Street
Redding, CA 96001

FROM:

County of Shasta
Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001
Phone: 530/225-5532
FAX: 530/245-6468

A copy of the environmental document and the record of the project approval may be examined at the Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001.

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

PROJECT TITLE: Zone Amendment 22-0007 &
Parcel Map 22-0004

STATE CLEARINGHOUSE NO.: 2025020249

APPLICANT: Kevin Deis
Maverik, Inc.
185 South State Street
Salt Lake City, UT 84111

BOS Approved: 04/22/2025

Original Sent to Clerk: 04/23/2025

Date Fees Paid: 04/22/2025

PROJECT LOCATION AND DESCRIPTION: The project site is located at 19482 Knighton Road, Redding, CA 96002, which is situated on the northwest corner of the intersection of Knighton Road and Churn Creek Road. (Assessor's Parcel Numbers (APNs) 055-160-012, 055-160-009, 055-160-008) and consists of three parcels totaling 30.49-acres. The request is for approval of a zone amendment 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 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 PD-F-2 zone district to the 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, and for approval of a subdivision of 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 purpose of the proposed rezoning and parcel map are to re-establish the prior zoning for 30.49-acres of land designated Part-Time Agriculture (Ac-g) that were previously rezoned to PD; to facilitate the proposed development, operation and maintenance of a 5,951-square-foot retail convenience store, a 20-pump fuel island with a canopy for standard vehicles, a 10-pump fuel island with a canopy for trucks and recreational vehicles, on-site parking, driveways, landscaping, lighting, and other ancillary improvements on a proposed 4.99-acre parcel; and, with approval of a use permit, the future establishment of a highway commercial use(s) on a proposed 3.65-acre parcel.

This is to advise that the County of Shasta, as lead agency/ responsible agency, has approved the project described above and has made the following determinations regarding the project:

1. The project in its approved form will, will not, have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
3. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
5. Readoption of a Negative Declaration or Mitigated Negative Declaration. Fees which have been previously paid to the Department of Fish and Game are not required. A document posting fee required by the County Clerk's office still applies.
6. Mitigation measures were made a condition of the approval of the project.
7. Findings were made pursuant to Section 15091 of the State CEQA guidelines.
8. A statement of overriding considerations was, was not, adopted for this project.

DATE RECEIVED FOR FILING:



Sean Ewing, Director
Shasta County Department of Resource Management

**REFERENCE: California Administrative Code, Title 14,
Division 6, Chapter 3, Sections 15075, 15094, 15373**