

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

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Shasta Lake will conduct a public hearing on the following project on or about June 5, 2025, 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:

VAI (Applicant) proposes the construction of a 4,761 square-foot (SF) 7-Eleven convenience store with alcohol and tobacco sales, a 4-dispenser gas island, and a 3-lane diesel station island within a 3.07-acre Project Site. Construction would involve the demolition of an existing 1,800-SF vacant gas station on the site, grading and vegetation removal, the installation of two 20,000-gallon underground fuel tanks and one 27,000-gallon underground fuel tank, paving and utility trenching, and building construction. Additional site improvements include two detention basins, landscaping, and tree replanting.

The Project Site is zoned and designated Commercial (C) under the City of Shasta Lake General Plan and Interim Zoning Ordinance and falls within a Natural Resource Overlay zone due to its partial location within the 100-year floodplain of Moody Creek. The project has been designed to avoid adding fill into the 100-year floodplain. Two detention basins are proposed to capture, treat, and disperse stormwater runoff from the Project Site, which are sized to accommodate 100-year storm flow volume. Landscaping is proposed throughout the Project Site, including along the outer edges of the proposed pavement and in small islands within the parking areas. In the central portion of the Project Site, there is an area that will not be paved and will be avoided for the retention of trees protected by the City of Shasta Lake Tree Conservation Ordinance.

The City of Shasta Lake will supply electrical, water, wastewater, and storm drain services to the Proposed Project. Service connections will link to existing lines along Cascade Boulevard. Access to the Project Site will be provided by three proposed driveways located on Cascade Boulevard and one proposed driveway between the existing McDonald's parking lot to the south. As proposed, the site improvements will include 20 parking stalls for passenger vehicles, two of which will be van-accessible parking stalls, and four designated truck parking stalls.

PROJECT LOCATION:

The proposed 3.07-acre commercial Project Site is located adjacent to Interstate 5 (I-5) in the City of Shasta Lake, California. It includes four Assessor's Parcel Numbers (APNs): 007-390-031, 007-390-036, 007-390-038, and 007-390-039, occupying a portion of Section 29, Township 33 North, Range 4 West, on the Mount Diablo Principal Meridian USGS 7.5' quadrangle map. The Project Site is undeveloped except for an existing vacant gas station in the southwestern portion. Adjacent properties include Shasta Dam Motel to the north, McDonald's to the south, I-5 to the east, and Cascade Boulevard with an Arco gas station to the west. Moody Creek flows along but outside of the northern and eastern boundaries of the Project Site before entering a culvert below I-5. Regional access to the Project Site is provided by I-5, which runs in a north-south direction adjacent to the site's eastern boundary. Local access to the Project Site is currently provided through Cascade Boulevard.

PLANNING COMMISSION ACTION:

The City of Shasta Lake Planning Commission will conduct a public hearing to consider the project use permit and the 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 an 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 April 29, 2025

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 April 29, 2025. Submit written comments to:

Peter Bird, Senior Planner

P.O. Box 777 (Mail); 4477 Main Street (In person) Shasta Lake, CA 96019

E-mail: 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

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

Senior Planner