



City of Weed

550 Main Street
P. O. Box 470
Weed, CA 96094

(530) 936-5020 (530)
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NOTICE OF INTENT TO ADOPT

NOTICE is hereby given that on Wednesday, **May 21, 2025, at 5:30 p.m.**, the **Planning Commission** of the City of Weed will hold a **Public Hearing** at the Weed City Hall, in the Council Chambers located at **550 Main Street, Weed, CA 96064**, to consider and adopt the Initial Study/Mitigated Negative Declaration for the following application:

7-Eleven Convenience Store and Fuel Station Project

REQUEST: Applicant is requesting a Conditional Use Permit (CUP), Architectural Review, Sign Permit Application, and Lot Line Adjustment Application(s) for the construction and operation of a 7-Eleven Convenience Store and Fuel Station.

The project site is in the southeast area of the City of Weed, Siskiyou County, California. The project site is on the south side of E. Vista Dr., 0.15 mile east of the intersection of E. Vista Dr. with Black Butte Dr. A portion of the project site extends to the southwest to connect with Black Butte Dr. The project site is 0.27 mile east of Interstate-5 (I-5).

The project site is comprised of APNs 060-552-380, 060-552-390, 060-601-036, and 060-601-039. The project would develop an approximately 4,761-square-foot 7-Eleven convenience store, six conventional gas station islands, six commercial gas station islands, two electric vehicle charging stations serving four parking stalls, and standard vehicle and truck parking, and landscaping on an approximately 6-acre parcel (APN 060-601-036). Site access would be at four points along E. Vista Dr., and via a driveway constructed to Black Butte Dr. through APN 060-601-039. An approximately 390-foot-long stretch of Black Butte Dr. totaling approximately 0.6 acre would be widened and paved along the northeast side of the roadway and a sidewalk constructed along the same roadway segment to connect the project driveway to existing sidewalks to the northwest (i.e., ROW improvements). A pylon sign would be installed along I-5 in APN 060-552-390 which would require a temporary access driveway and trenching in APN 060-552-380 to install underground electrical connections. Off-site improvements may include installation of stop signs and restriping existing turn lanes to add storage along E. Vista Dr. at the I-5 southbound ramp and Shastina Dr.

PROJECT LOCATION: The project site is approximately 11 acres. The site is situated on the east side of Interstate 5 at E Vista Drive and Black Butte Drive. (APN: 060-552-380, 060-552-390, 060-601-036, and 060-601-039)

GENERAL PLAN LAND USE DESIGNATION: General Commercial **ZONING:** CM Limited Industrial

ENVIRONMENTAL: An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project and is being circulated for review and comment starting on Tuesday April 1, 2025, and closing on Wednesday, April 30, 2025. To be included with the staff report for the proposed project all comments must be to the City by the closing period. All comments will be public record. Prior to taking any action on the above project the Commission must consider and adopt the IS/MND.

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City Manager at, or prior to, this public hearing.

Local and State Codes require that notice be delivered to all persons shown on the assessment roll as owning real property within three hundred (300) feet of the property which is the subject of the proposed project.

Please contact City Hall on the day before the scheduled meeting to confirm that the item will be heard on that date.

All interested persons are invited to attend and have the right to be heard on this and any other agenda item.

The above-referenced permit applications and other supporting documentation will be on file at City Hall and available for inspection by members of the public during business hours at least 72 hours in advance of the scheduled hearing.

DATED: April 1, 2025

Sandra Duchi City Clerk