



SHASTA LAKE PLANNING COMMISSION

SPECIAL MEETING AGENDA

July 17, 2025

6:00 P.M.

Shasta Lake City Council Chambers

4488 Red Bluff Street ■ Shasta Lake, CA 96019

Chair: Darlene Brown

Vice Chair: Cherrel Kirkland

Planning Commissioners: Jeff Bowman, Gracious Palmer, Randy Trotter

OTHER WAYS TO PARTICIPATE IN THE MEETING

- Watch a livestream of the meeting online or view the recording any time after the meeting concludes at the following: cityofshastalake.gov/meetings
- Submit public comment electronically before the meeting to: claam@cityofshastalake.gov. Public comments by email will be read into the record during consideration of the item the comment addresses. Each public comment will be limited to three minutes of reading. Include the item number you are commenting on in the subject line of the email. Once the vote has taken place on an item, no additional public comments will be accepted.
- Submit public comment by mail addressed to City Clerk, City of Shasta Lake, PO Box 777, Shasta Lake, CA 96019. Mailed comments must be received one day prior to the meeting to be included.

1.0 6:00 PM CALL TO ORDER – REGULAR MEETING

1.1 Statement for the record of Planning Commissioners Present

1.2 Pledge of Allegiance

2.0 APPROVAL OF PLANNING COMMISSION MEETING MINUTES

2.1 Approval of Minutes for June 5, 2025, Planning Commission Meeting will be at the next regularly scheduled meeting.

3.0 PUBLIC COMMENT - for non-agendized matters within the City's jurisdiction.

Each speaker is allocated three (3) minutes to speak. Speakers may not cede their time. Comments should be limited to matters within the pervuew of the Planning Commission. Pursuant to The Brown Act, the Planning Commission cannot take action on Public Comment Items.

4.0 PLANNING COMMISSION REGULAR AGENDA

4.1 Comprehensive Zoning Ordinance (CZO) Update Workshop #12:

Review and discussion of the administrative draft of the zoning map.

Requested Action(s): Authorization for posting of the draft Zoning Map (Version 1) of the Comprehensive Zoning Ordinance Update, for public review and comment

5.0 PUBLIC HEARING

5.1 Use Permit 23-03, for the construction and operation of a 7-Eleven convenience store and fueling station, filed by VAI, Mike Singelyn (continued from June 5, 2025, regular meeting).

Requested Action: Staff recommends that the Commission approve the project with significant modifications, including removing heavy truck fueling.

This involves the following:

- Removing the heavy truck diesel fuel pumps.
- Redesign and relocate the primary site access so that it is no closer to the adjacent use (McDonald's) than the existing encroachment. This will provide a minimum separation between driveways of approximately 120 feet.
- Allow the director to approve necessary modifications to the site layout and circulation pattern to facilitate the approval.

Environmental Determination: This project requires a Mitigated Negative Declaration per CEQA Guidelines §15074. -California Environmental Quality Act.

6.0 COMMUNICATIONS / REPORTS

6.1 Planning Commissioner's Reports

6.2 City Staff Reports

6.3 Information Items

7.0 ADJOURNMENT

Meetings are broadcast on the Wednesday following the meeting at 6:00 PM and the following Friday at 2:00 PM on Charter Channel 181. Videos of meetings are also available through the City website:

www.cityofshastalake.gov

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (530) 275-7407. Notification 48 hours prior to the meeting is requested to enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).



CITY OF SHASTA LAKE

PLANNING COMMISSION
STAFF REPORT
July 17, 2025

Staff Assigned: Jim Hamilton, Annuitant Planner

Project File	Comprehensive Zoning Ordinance (CZO) Update RZ 24-01
Assessor's Parcel #	Citywide
Location	Citywide
Applicant	N/A
Property Owner	N/A
Representatives	N/A
Significant / Applicable Legal Authority	Shasta Lake Municipal Code Title 17.04; and California Government Code Title 7. Planning and Land Use [65000 - 66499.58]
Environmental Determination:	Not Applicable

SUMMARY:

Following many years of effort, the community adopted a new general plan that became effective in December 2022. In August 2023, the City Council adopted an interim zoning ordinance (IZO) to ensure that development entitlements and project activities would continue without interruption following adoption of the new Plan.

On September 19, 2023, the City Council initiated a comprehensive update (CZO) to Title 17—Zoning of the Municipal Code. The update also includes revising the community's official zoning map.

Following the Council's initiation of the CZO project, staff and the Commission began their work on October 6, 2023, and the code diagnostic report (which established the CZO scope of work) was approved by the Commission in March 2024. **Attachment E** to this report provides an update on major project activities completed or undertaken to date.

REQUEST

This workshop focuses on the administrative draft of the zoning map. It includes a recommendation to authorize posting of the draft map on the CZO website to allow the public and policymakers to start considering it well in advance of formal public hearings. Attachment A to this report is the draft zoning map prepared for Commission consideration.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission participate in the workshop and accept public comment on the materials and the staff presentation as necessary. Further, staff recommends that the Commission provide direction on any desired modifications and then authorize the posting of the draft map for public review:

- 1) Administrative Draft Zoning Map prepared pursuant to CZO draft Division I – General Provisions, and draft Chapter 17.02 – Zoning Plan.

RECOMMENDED MOTION:

Staff recommends the following motion:

“I move that the Commission authorize the posting of the draft Zoning Map (Version 1) of the Comprehensive Zoning Ordinance Update, for public review and comment.”

BACKGROUND

The following is a general discussion of the zoning map's purposes and uses. It also includes additional detail on how the draft map was created and identifies some recommended general plan and zoning modifications that have been discussed at previous Commission meetings. The attached draft zoning map represents an administrative draft; as such, it will be subject to change as the CZO evolves towards a final version, one suitable for possible adoption. This process will allow for further refinement before the formal CZO adoption process commences.

- *What is the purpose of the zoning map(s)?*

The zoning map is a key implementation tool of the 2040 General Plan. The zoning map and zoning overlay graphically reflect the policy framework and land use direction established in the Plan.

- *How is the zoning map used?*

The zoning map is a visual representation that is used by the City to designate how land can be used at the individual parcel and local area level, helping to ensure well-planned and orderly development. Key uses include:

Land Use Regulation: It identifies properties intended for residential, commercial, industrial, or mixed-use development. The user can then determine which zoning criteria and standards apply to a given property.

Community Planning: The zoning reflected on the map helps the community manage its growth and plan for necessary infrastructure and public services more efficiently by establishing permissible land use intensities at the local area level.

Property Development Guidance: It provides developers, property owners and the public with information on what types of buildings or activities are permitted on a given parcel, subject to adopted development requirements. The guidance is provided by the development standards and other permitting criteria that are applicable to the zoning district.

Land Use Compatibility: The zoning map helps prevent incompatible land uses by establishing specific district boundaries. The boundaries can then be used to apply development standards or use limitations meant to reduce impacts between dissimilar uses (e.g., an auto-body shop adjacent to a residential area).

Legal Enforcement: The map is a legal document that is required to allow effective enforcement of the community's property use and development standards.

- *How was the draft map created?*

The map was prepared by converting General Plan land use designations and policy direction into corresponding zoning districts as reflected in Chapter 17.02—Zoning Plan of the draft CZO and then applying these districts to all land within the city. The zoning plan includes both base zoning districts, which are applied to all properties in the city, and zoning overlay districts, which are defined by specific environmental or land use conditions of the underlying property. In all cases, the draft zoning reflects the density, intensity, and character of land development intended by the General Plan.

The resulting map was then further refined using existing land use patterns, available infrastructure, and environmental constraints, filtered through the application of General Plan policies. Modifications to specific properties were made based on land use topics that have been discussed with the Commission, such as topography, infrastructure, and existing property conditions. For example, areas designated as “Urban Residential” in the General Plan were further refined and assigned either “Suburban Residential—Two Family” (SR-2) or “Urban Residential—Medium Density” (UR-1), based on consideration of the existing housing types in an area, as well as historic zoning entitlements and available vacant lands.

Attachments C and D to this report provide additional detail in understanding the mapping process and the relationships between the draft zoning plan and the city's historic zoning plan.

- *How are zoning boundaries established in the case of the General Plan's Natural Resources Overlay?*

The “Natural Resources (NR) Overlay” zoning map directly mirrors the General Plan's Natural Resources Land Use Overlay. The boundaries of the NR overlay(s) district are defined by either physical conditions on the underlying property or by specific land use entitlements. For example, the boundary of the proposed NR Overlay – Floodplain Management (NR-F) Subdistrict is graphically represented by the boundary reflected on the NR overlay zoning map, but for application of regulatory standards, the boundary is also defined by the land area inundated by the water surface elevation of the FEMA designated 100-year flood.

RECOMMENDED ZONING MODIFICATIONS

The draft zoning map reflected in **Attachment A** includes several recommended General Plan and zoning map changes. The changes largely reflect changes needed to resolve simple mapping errors and discussions with the Planning Commission and other stakeholders over the past 18 months. The 47 parcels affected by the modifications are listed on **Attachment B**. The changes are being recommended to address the following circumstances:

- 1) Expanding the VMU District boundaries to incorporate the Civic Center into the pedestrian-oriented Village Mixed Use District, discussed by the Village Stakeholders Design group.
- 2) Modifications to ensure land use compatibility of future development with existing residential development along Fort Peck Street.
- 3) Modifications of the General Plan and related zoning along Cascade Blvd. and Morningstar Way to recognize existing residential and commercial development. The properties, which are designated "Commercial" on the General Plan Land Use Diagram, include undeveloped lots and existing residential and commercial development. Staff is recommending a "Mixed-Use" (MU) designation in this area to recognize the historic uses, and to provide expanded opportunities for the future reuse of existing buildings.

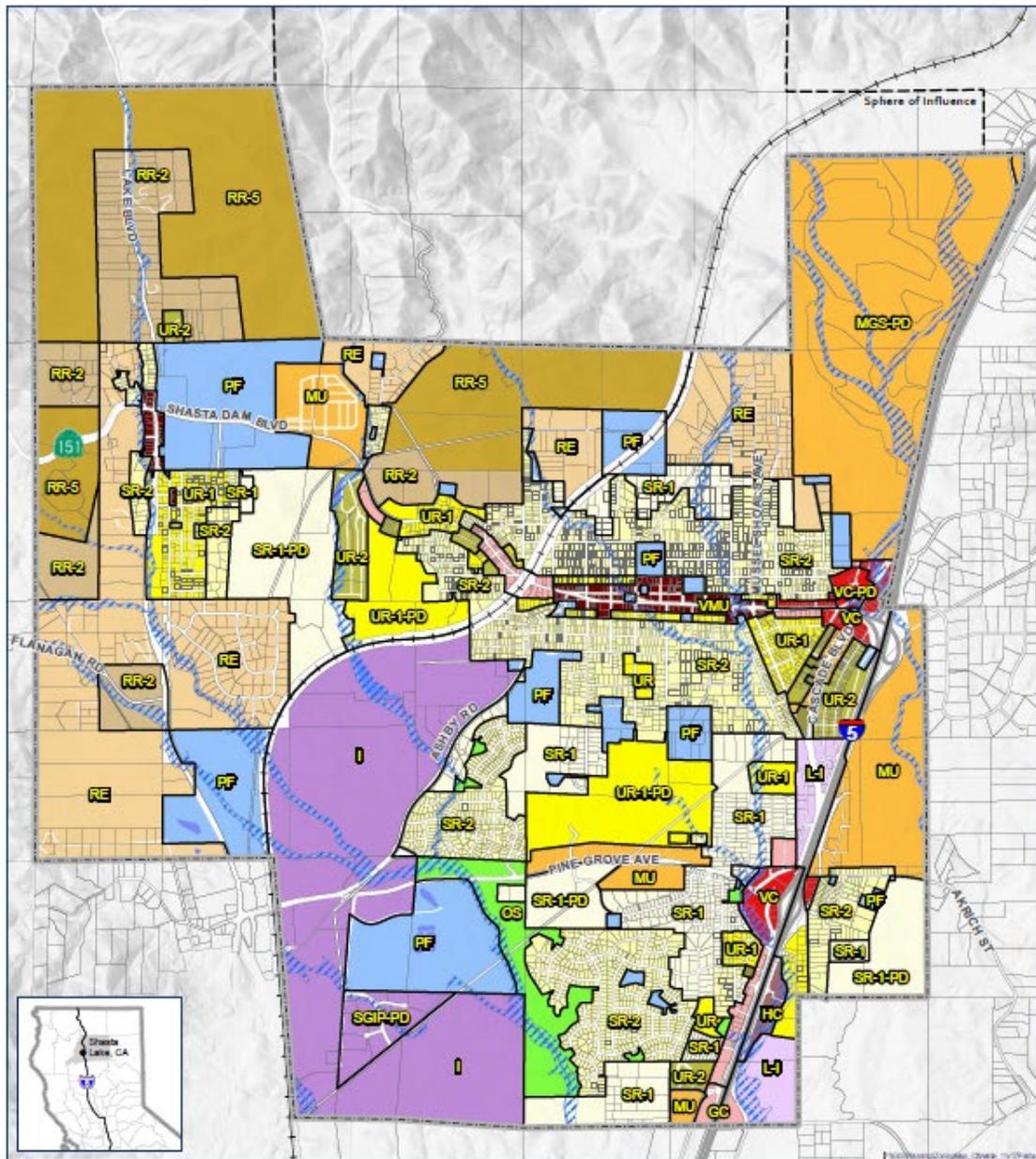
PLANNING COMMISSION OPTIONS

The Planning Commission has the following options with respect to the staff request:

1. **Approve the staff request.** The draft zoning map and related information will be posted on the project website.
2. **Approve the staff request with modifications.** The Commission would direct specific changes and approve the map's posting.
3. **Continue the action to a future meeting.** If the Planning Commission desires additional information or time to review the materials before taking the requested action, the Commission can continue action on this matter until the next scheduled Commission meeting.

ATTACHMENTS:

- A. Draft CZO Zoning Map (v1).
- B. Table of Recommended General Plan Amendments – reflected on the draft Zoning Map.
- C. Comparison of Zoning Districts – Draft CZO and Title 17 of Municipal Code
- D. Residential Districts Base Development Standards Comparison - Draft CZO and Title 17.
- E. CZO Project Status Update.



Zone District		Commercial/Mixed Use		Special Purpose	
Residential		General Commercial (GC)		Open Space (OS)	
	Rural Residential (RR-5) 1 unit per 5 acres		Heavy Commercial (HC)		Public Facility (PF)
	Rural Residential (RR-2) 1 unit per 2 acres		Visitor Commercial (VC)		Planned Development (PD)
	Residential Estate (RE) 1 unit per acre		Mixed-Use (MU)		
	Suburban Residential (SR-1) 0-3 units per acre		Village Mixed-Use (VMU)		
	Suburban Residential (SR-2) 3-6 units per acre	Industrial/Manufacturing			
	Urban Residential (UR-1) 6-12 units per acre		Light Industrial (L-I)		
	Urban Residential (UR-2) 10-20 units per acre		Industrial (I)		
	Urban Residential (UR-3) 15-30 units per acre				

Zoning Districts of the Shasta Lake Municipal Code, Title 17, Zoning Code. Current zoning districts for the City of Shasta Lake in conformity with the City's General Plan guides development throughout the City. The map is intended as a general reference only and zoning designations should always be verified.

City of Shasta Lake
(10.8 sq mi)

Sphere of Influence (SOI)

0 0.5 Miles
1" = 2000' (11" x 17" Print Size)

Zoning

City of Shasta Lake, CA

Map Produced July 8, 2025

ATTACHMENT B: Table of Recommended General Plan/Zoning Amendments – reflected on the draft Zoning Map.

July 17, 2025 PC Report

CZO RECOMMENDED ZONING and GENERAL PLAN AMENDMENTS (v1 MAP)			
Parcel Number	IZO Zoning Designation	CZO Zoning Designation	GPA Required (Y/N)
005-240-020 005-240-021 005-240-022 005-240-023 005-240-024 005-250-032 005-250-072 005-250-071 005-250-073 005-250-074 005-250-027 005-250-057 005-250-028 005-250-029 005-250-030 005-250-031	UR-R-3	Village Mixed Use (VMU)	Yes
007-120-002	C - R-1/C-2-DR	Urban Residential (UR-1)	Yes
007-120-010	UR- A - R-4	Urban Residential (UR-1)	Yes
007-120-027	C-C-2-DR/UR-B-R-3	Mixed Use (MU)	Yes
007-110-009 007-110-039 007-110-042 007-110-007 007-110-006 007-110-005 007-110-004 007-110-003 007-110-002 007-110-001 007-260-033 007-260-034 007-260-032 007-260-031 007-260-052 007-260-051	C-C-2-DR	Mixed Use (MU)	Yes
007-260-029 007-260-028 007-260-027 007-260-026 007-260-025 007-260-024	C-C-2	Mixed Use (MU)	Yes
007-260-022	C-2/R-3-DR	Mixed Use (MU)	Yes
007-260-021	C-C-2	Mixed Use (MU)	Yes
007-130-047	C-C-M/C-2	Mixed Use (MU)	Yes
007-130-043	C-C-2	Mixed Use (MU)	Yes
007-130-003	C-C-2	Mixed Use (MU)	Yes
007-130-049	C-C-M	Mixed Use (MU)	Yes

Attachment C – CZO and Old Title 17 Zoning District Comparison

Title 17 "OLD" ZONING DISTRICT	NEW ZONING DISTRICT	2040 GENERAL PLAN LAND USE DISTRICT
Residential Zoning Districts	Residential Zoning Districts	Land Use Designation
Rural Residential (R-R); Interim Rural Residential (IR); Mobile Home (T) District; Unclassified (U).	"RR-5" Rural Residential – 5 acres minimum.	Rural Residential B
Rural residential (R-R); Interim Rural Residential (IR); Mobile Home (T) District; Unclassified (U).	"RR-2" Rural Residential – 2 acres minimum.	Rural Residential A
One-family Residential (R-1); R-1-B Building Site (-B) District. Mobile Home Park (MHP) District; Unclassified (U).	"RE" Residential - Estate	Suburban Residential (transition district)
One-family Residential (R-1) (-B); R-M One-family mobile home; R-1-B Building Site (-B) District; Mobile Home Park (MHP) District.	"SR-1" Suburban Residential – Single Family	Suburban Residential
Two-family Residential (R-2); Mobile Home (T) District; Mobile Home Park (MHP); R-2-B Building Site (-B) District.	"SR-2" Suburban Residential – Two Family	Urban Residential (transition district)
Two-family Residential (R-2); Mobile Home Park (MHP).	"UR-1" Urban Residential - Medium Density	Urban Residential
R-3 Multiple-family Residential; Mobile Home Park (MHP).	"UR-2" Urban Residential - Medium Density	Urban Residential High B
R-4 Multiple-family Residential—Office; Mobile Home Park (MHP).	"UR-3 " Urban Residential - High Density	Urban Residential High A
Commercial Zoning Districts	Commercial Zoning Districts	Applicable Land Use Designation
Mixed Use (MU); Local Convenience Center(C-1).	"MU" Mixed Use	Mixed Use
Village Commercial (VC); Mixed Use (MU); City Center Commercial (CC) District Local Convenience Center(C-1).	"VMU" Village Mixed Use	Village Mixed Use
Highway Commercial (C-H); Community Commercial (C-2).	"GC-V" General Commercial – Visitor Serving	Commercial (Shasta Dam Blvd. and Pine Grove interchanges – visitor services).
Community Commercial (C-2); Office Commercial (C-O); Recreation Commercial (C-R).	"GC" General Commercial	Commercial
Commercial—Light Industrial (C-M)	"HC" Heavy Commercial	Commercial

Attachment C – CZO and Old Title 17 Zoning District Comparison

Title 17 "OLD" ZONING DISTRICT	NEW ZONING DISTRICT	2040 GENERAL PLAN LAND USE DISTRICT
Industrial Zoning Districts	Industrial Zoning Districts	Applicable Land Use Designation
Light Industrial (M-L)	"LI" Light Industry	Light Industrial
General Industrial (M)	"I" Industry	Industrial
Special Purpose Districts	Special Purpose Districts	Applicable Land Use Designation
Planned Development (PD); -B Building site; Mixed Use District (MU); Mobile Home (T); Mobile Home Park (MHP)	"PD" Planned Development District (Allowable in all GP land use districts - may be combined with any base and/or overlay district).	
Public Facility (PF)	"PF" Public Facilities District	Public Facilities, including improved parks. Allowed in all districts. PF zoning district designation is only required for sites 2 acres and larger.
Open Space (OS)	"OS" Open-Space District	Open Space. May be combined with any base district.
Overlay and Special Purpose Districts	Overlay Districts	Applicable Land Use Designation
Specific Plan (SP)	"SP" Specific Plan Overlay District	May be combined with any land use designation.
Mineral Resource (MR). Habitat Protection (HP); Open Space (OS). Designated Floodway (F-1) Restrictive Flood (F-2)	"NR-" Natural Resources Overlay District including subdistricts: Floodplain: "NR-F" Mineral Resources: "NR-MR" Environmental Resources: "NR-ER"	GP Natural Resources Overlay. This land use district may be combined with any base or special-purpose district. The Natural Resources overlay includes mineral resource extraction areas, FEMA 100-year floodplains and related lands, steep slope areas 20% or >, sensitive environmental resources, visual resources and wildlife habitat areas.

ATTACHMENT D: RESIDENTIAL DISTRICTS - DRAFT ZONING STANDARDS COMPARISONS BY DISTRICT (7/17/25)

PC Meeting of 7/17/2025 Item 4.1

Draft CZO District	1999 GP/ Zoning	2040 Gen Plan LU/IZO	CZO Density	Max GP Density (gross)	Min. GP Density Required	Min. IZO (1999) Lot Size	CZO Min Lot Size - SF (corner)	Background and Notes
"RR-5" RURAL RESIDENTIAL	IR – Interim Residential	"RR-B" Rural Residential	1 DU/5 acres	1 DU/5 acres	NA	5 acre	5 acre	Slopes above 30% ok. Above 30% - 1 unit/10 acre min.
"RR-2" RURAL RESIDENTIAL	RR – Rural Residential	"RR-A" Rural Residential	1 DU/2 acres	1 DU/2 acres	NA	1 du/2 ac (Parcels with more than a 30 percent slope: 1 du/10 ac)	2 acre	Slopes above 20% ok. Slopes above 20% - 1/unit per 5 acre min.
"RE" - Residential Estate	R-1 "One Family Res."	Suburban Residential	2 DU/1 acres	3 DU/1 acre	NA	NEW	20,000	Bridges existing land use patterns and GP densities – RR and SR
"SR-1" Suburban Residential	R-1 "One Family Res." and R-M "One Family Mobile Home"	Suburban Residential	0-3 DU/1 acres	3 DU/1 acre	NA	6,000 (7,000)	6,000 (7,000)	'99 GP density max of 3 units per acre. Base zoning: Interior lot: 7 du/ac, Corner Lot size: 6 du/ac.
"SR-2" Suburban Residential	R-2 "Two Family Residential	Urban Residential	3-6 DU/1 acres	12 DU/1 acre	NA	NEW	6,000 (7,000)	Bridges existing land use patterns and GP densities – SR and UR. SR-2 requires PD for development at 7-12 units/acre. (Land use compatibility zone)
"UR-1" Urban Residential	R-2 "Two Family Residential; 12-14 DU/acre	Urban Residential	6-12 DU/1 acres	12 DU/1 acre	6 DU/1 acre	6,000 (7,000)	8,000 (10,000)	'99 GP Max density: Interior lot: 14 du/ac, Corner Lot: 12 du/ac
"UR-2" Urban Residential	Multiple-Family Residential (R-3); 20 du/ac	"UR-B" Urban Residential	20 DU/1 acres	20 DU/1 acres	15 DU/1 acre	8,000	7,000 (8,000)	HE designated an affordable housing zone - requires minimum density.
"UR-3" Urban Residential	Multiple-Family Residential— Office (R-4); 30 du/ac.	"UR-A" Urban Residential	30 DU/1 acres	30 DU/1 acres	15 DU/1 acre	1 acre	8,000 (10,000)	HE designated an affordable housing zone – requires minimum density.
"VMU" Village Mixed Use	Village Commercial (VC); 20 du/ac	"VMU" Village Mixed Use	6-30 DU/1 acres	30 DU/1 acres	6 DU/1 acre	10,000	10,000	HE designated an affordable housing zone - requires minimum density.
"MU" Mixed Use	Mixed Use (MU) 20 du/ac	"MU" Mixed Use	1-30 DU/1 acres	30 DU/1 acres	15 DU/1 acre	10,000	1 acre	HE designated an affordable housing zone - requires minimum density.

Focus Area – maintaining compatibility measures between existing and future development patterns. **Single Family Districts** – SF zone subject to SB 9, etc.

Transitional District – bridges two GP land use districts. **Multi-family Districts** – subject to minimum density provisions per state law.

ATTACHMENT E: CZO Project Update
July 17, 2025 - PC Report

The following major tasks and work products have been completed for the zoning ordinance update project.

- 1) The Commission has held eleven (11) public meetings/workshops to consider significant land use and other community planning issues associated with the CZO project. These meetings included reviewing and authorizing the public posting of work products associated with the update (see below for additional information).
- 2) On June 18, 2025, PlaceWorks, Inc. held a well-attended community workshop to gather input on the Village District mixed-use “objective development standards” (ODS) and commercial design guidelines that are needed for inclusion in the Comprehensive Zoning Ordinance Update.
 - a. The ODS will supplement the zoning ordinance’s development standards and serve as minimum architectural and site design requirements for new residential and mixed-use construction subject only to ministerial permitting processes. The final work products should provide both clear design guidance and development standards that can achieve the desired community character expressed in the General Plan policies and vision statement.
- 3) Considered and authorized the release for public review of four (4) Divisions of the administrative draft of the CZO. This includes:
 - o *Division I – General Provisions;*
 - o *Division II – Administration;*
 - o *Division III – Base (Zoning) District Regulations; and*
 - o *Division V – Overlay and Special Purpose District Regulations.*

These Divisions represent 27 chapters, or roughly 70% of the ordinance update. The remaining two (2) divisions of the CZO are currently being drafted. They consist of approximately 15 chapters: Division IV—Regulations Applying in All Districts (12 chapters) and Division VI—*General Terms and Measurements*.

Division IV includes development regulations applicable in all zoning districts. This division includes noise, parking, affordable housing and sign regulations, landscaping requirements, site and building design criteria, and other development requirements. Division VI will include definitions for uses and terms, and rules for measuring the application of adopted development standards.

As the remaining chapters are being drafted, divisions and chapters that have been presented to the Commission are also being modified to reflect recent changes in state law, to incorporate comments received from other departments and outside agencies, and to ensure internal document consistency, formatting, and accuracy.

- 4) The Planning Commission has considered a multitude of zoning topics related to implementing the general plan’s policy direction and changes in state law. These include

consistency with past development policies and options for new regulations, historic zoning patterns, the potential impacts of development on the community's visual character, issues of development on steep slope areas, and development in areas lacking adequate public services and facilities.

Other topics have included the implications of the Very High Fire Hazard Severity zone on future development, changes in state zoning and housing laws, including the applications of "objective design standards" and ministerial housing approvals, identification of techniques and data to be used in updating zoning maps, and other related information.

- 5) Established a working subcommittee of two members, who have met four times. The subcommittee assists staff in the CZO drafting effort by acting as an advisor on regulatory approaches and local zoning matters that will be considered by the full commission and the public.
- 6) On January 21, 2025, staff provided the City Council with a status update on the project, including Planning Commission activities, and the significant changes to past regulatory practices that will likely be needed. Staff expects to provide an additional project update to the Council at their August 19, 2025, meeting. Staff also expects to seek direction from the Council at this meeting regarding the application of the VHFHSZ standards, prior to the commencement of drafting of Chapter 17.51 – *Standards for Development on Steep Slopes and in the High Fire Hazard Severity Zone*.
- 7) On January 28th, a request for proposals (RFP) to prepare the Village Mixed Use District's design guidelines and related objective development standards was issued, and the firm of PlaceWorks, Inc., was selected in March 2025 to lead the Village Mixed Use District design and ODS project.

MAJOR PROJECT MILESTONES TO BE COMPLETED

- 8) Preparation of the FORMAL citywide zoning map to establish updated property zoning throughout the city. The staff has recently started this work, which is expected to take approximately 45 days to complete before scheduling for Commission consideration.
- 9) Completion of the Village District design standards and objective design and development standards (ODS) discussed above. This work is underway, and staff is working with PlaceWorks, Inc. the Planning Commission CZO Subcommittee and Village Stakeholders Group
- 10) Preparation of Objective Design Standards for use in the RE, SR1, SR2, UR1, UR2 and UR3 residential districts and VMU and MU zoning districts.
- 11) Preparation of required CEQA documentation following circulation of the draft CZO.
- 12) Commencement of the formal adoption process, which is expected to require a minimum of two (2) Commission hearings and two (2) City Council hearings. The current expectation is that the CZO in its entirety will be considered for formal adoption by the end of January 2026.



CITY OF SHASTA LAKE

PLANNING COMMISSION MEETING
STAFF REPORT
July 17, 2025

Staff Assigned: Peter Bird, Senior Planner

Project:	7-Eleven
File:	UP 23-03
Assessor's Parcel #	007-390-031, 036, 038 and 039
Location:	1661 Cascade Boulevard
Applicants	VAI
Property Owner	Valley Real Estate, LLC.
Representatives	Mike Singelyn
Significant / Applicable Legal Authority	California Environmental Quality Act (Public Resources Code) Title 17 (Zoning) of the City of Shasta Lake Municipal Code (SLMC) Title 5 (Business Licenses and Regulations) SLMC California Code of Regulations Title 24 (Building Code) Alcoholic Beverage Control Act (ABC)
Environmental Determination:	Mitigated Negative Declaration per CEQA Guidelines §15074. -California Environmental Quality Act (see qualification in environmental analysis)

Summary

On June 5, 2025, the Planning Commission conducted a duly noticed public hearing. Following the public hearing, the Planning Commission voted unanimously to continue action to a Special Meeting on July 17, 2025, so that the applicant could prepare an exhibit depicting the ultimate buildout of Cascade Boulevard, provide additional information regarding heavy truck traffic, and provide information about the project's fiscal impacts.

The following discussion is intended to inform the Commission's decision and support the recommended action.

Commercial Truck Traffic and Circulation

The information in Table 1 below was extracted from the traffic impact study prepared for the project on June 2, 2024. As of the date of this report, the city has not received an updated traffic analysis. The following information has been extracted from the original analysis, which assumed four truck fueling locations rather than the two currently proposed.

The original analysis indicates that 448 heavy trucks are expected to visit the site daily (896/2 for in and out counts). This level of traffic would result in 30 truck visits during the AM and PM peak hours.

Land Use Category (ITE Code)	Unit ¹	Daily Trip Rate/Unit ²	AM Peak Hour Trip Rate/Unit			PM Peak Hour Trip Rate/Unit		
			Total	In %	Out %	Total	In %	Out %
945 - Convenience Store/Gas Station	KSF	442.37	46.45	50%	50%	41.08	50%	50%
950 - Truck Stop	VFP	224.00	14.75	51%	49%	15.25	50%	50%
Project Name	Quantity (Units)	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			Total	In	Out	Total	In	Out
7-11 on Cascade Blvd	4.65	2,057	216	108	108	191	96	96
	4	896	59	30	29	61	31	31
Pass By Trips %	50%	-1,477	-138	-69	-68	-126	-63	-63
Net New Project Trips		1,477	138	69	68	126	63	63

Table 1

These original estimates can be further reduced due to the reduction of heavy truck fueling locations from four to two, resulting in 224 daily and 15 peak-hour heavy truck visits.

Refueling heavy trucks can typically take 10 to 20 minutes. With two fueling locations, the maximum number of trucks that can be refueled per hour is between 6 and 12. The site circulation configuration and the pump locations provide onsite stacking space for two tractor/trailers.

Conclusion

Given the current design and capacity of Cascade Boulevard and the location of the proposed site access, the projected traffic volumes, and a lack of queuing space, it is reasonable to conclude that traffic congestion between trucks and traffic on Cascade Boulevard accessing the surrounding businesses or traveling north will occur. The projected truck traffic will be in addition to the vehicles accessing the site (AM - 108 vehicles and PM - 95 vehicles) to use the passenger vehicle fueling and the convenience market. This would be similar to the problem at the adjacent McDonald's due to the of the lack of adequate on-site stacking for the drive-through lane.

Additionally, if trucks need to bypass the site because of congestion or other problems, there are currently no large vehicle turn-around areas that can safely handle trucks returning to Interstate 5.

Future Road Conditions and Impacts

The future Cascade design (Attachment A) will provide a single northbound through lane to accommodate vehicles turning right to access existing and future businesses from the I-5 freeway offramp. Given the short distance between the interchange and existing/planned driveway locations and the need to accommodate left-turning movements across Cascade Blvd. from the businesses, off-site queuing will likely result in congestion impacts.

Fiscal Impacts

The Commission's request to analyze the project's financial impact on area competitors is problematic, as the information needed for this type of research, such as competitors' financial records and budgets, is not publicly available. Without this detailed information, any analysis would be highly speculative at best.

The proposed project and its expected impacts on the city fall within the expected growth projections of the General Plan and the General Plan EIR. Land use projects may be required to provide a fiscal impact analysis that identifies direct and indirect financial costs that will be placed upon a city for public services and infrastructure needed by a project. This allows for the identification of appropriate mitigation and is allowable under CEQA. Using a fiscal impact analysis as a basis for denial of the project or establishing possible mitigations would require a more detailed analysis than the available information provides. The applicant has provided a three-page letter discussing possible revenue generated by the project and claims a total increase of 22% to the city's budget. However, after review of the information by the city's finance department, it was concluded that this claim is unlikely to materialize.

Staff Recommendation

Given all available information, staff recommend that the Commission approve the project with significant modifications, including removing heavy truck fueling.

This involves the following:

- Removing the heavy truck diesel fuel pumps.
- Redesign and relocate the primary site access so that it is no closer to the adjacent use (McDonald's) than the existing encroachment. This will provide a minimum separation between driveways of approximately 120 feet.
- Allow the director to approve necessary modifications to the site layout and circulation pattern to facilitate the approval.

The attached Resolution and the related conditions of approval reflect these modifications.

Environmental Clearance

California Environmental Quality Act (Public Resources Code):

The City as lead agency under the California Environmental Quality Act (CEQA) has prepared a Mitigated Negative Declaration (MND) and supporting Initial Study for the project. It has provided public notice in compliance with Title 14, Chapter 3, Sections 15072 and 15073 of the California Code of Regulations. The Planning Commission adopts a MND pursuant to Section 15070 et seq. of the California Code of Regulations, Title 14, Chapter 3 (California Environmental Quality Act Guidelines).

Notice of the availability of the Mitigated Negative Declaration/Initial Study was provided for public and agency review as required by law. The notice of availability was also posted with the State Office of Planning and Research CEQA Clearinghouse. The MND/Initial Study, comments received on the MND, and specific responses to relevant comments, are provided in the attachments to the IS/MND.

Public Hearing Notice/Comments/Correspondence Received:

The project was noticed as required by state law for the June 5th Planning Commission hearing. No written comments were received. The attached resolution incorporates conditions that require compliance with permitting and other standards of City departments and outside agencies.

The project was publicly noticed per CEQA and State Planning and Zoning Law. Responsible and Trustee agencies, City departments, and the public have reviewed the project and provided comments. Where appropriate, the project has addressed any public or agency comments submitted to the Development Services Department.

On June 5, 2025, the Planning Commission conducted a duly noticed public hearing. The Planning Commission heard thirteen public comments from interested parties during the June 5th meeting. Citizens raised concerns about the overconcentration of gas stations within the City of Shasta Lake, loss of revenue and employees due to competition, increased heavy truck traffic/traffic hazards, and increased crime. Of these comments, only the impact of heavy truck traffic is within the Commission's purview.

Following the public hearing, the Planning Commission voted unanimously to continue action to a special meeting on July 17, 2025, so that the applicant could prepare an exhibit depicting the ultimate buildout of Cascade Boulevard, provide additional information regarding heavy truck traffic, and provide information about the project's potential fiscal impacts.

Planning Commission Options

The Planning Commission has several options concerning the applicant's request at this time:

1. **Approve the use permit as recommended by staff.** The Planning Commission may take action to approve the use permit by adopting the attached Resolution of Approval (Attachment B), as presented or as amended by the Planning Commission.
2. **Continue action in order to obtain additional information or make significant changes to the Resolution.** The Planning Commission may request additional information or require further investigations that are relevant to its decision. The Commission has the option to continue the matter to a certain future date to allow necessary work to be completed.
3. **Deny the Use Permit.** The Planning Commission may determine, after hearing testimony during the public hearing and based on the information in the record, that the required findings for approval cannot be made, and choose to deny the use permit. A denial must be based on the specific findings, including that the proposed use would be detrimental to the public health, safety, and welfare. If the Commission determines that it is necessary to deny the permit, it should provide direction of the specific reasons for the decision. This will require that the item be returned to the Planning Commission following modification of the Resolution and the findings to reflect the Commission decision.

RECOMMENDED MOTION:

Staff recommend the Commission make the following motion:

"I move the Planning Commission adopt the Resolution approving Use Permit UP 23-03 as modified, and adopt the Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program prepared for the project, subject to the findings and conditions of approval.

Enclosed:

Attachment A: Cascade Boulevard Ultimate Buildout
Attachment B: Modified Resolution
Attachment C: June 5th Staff Report and Resolution

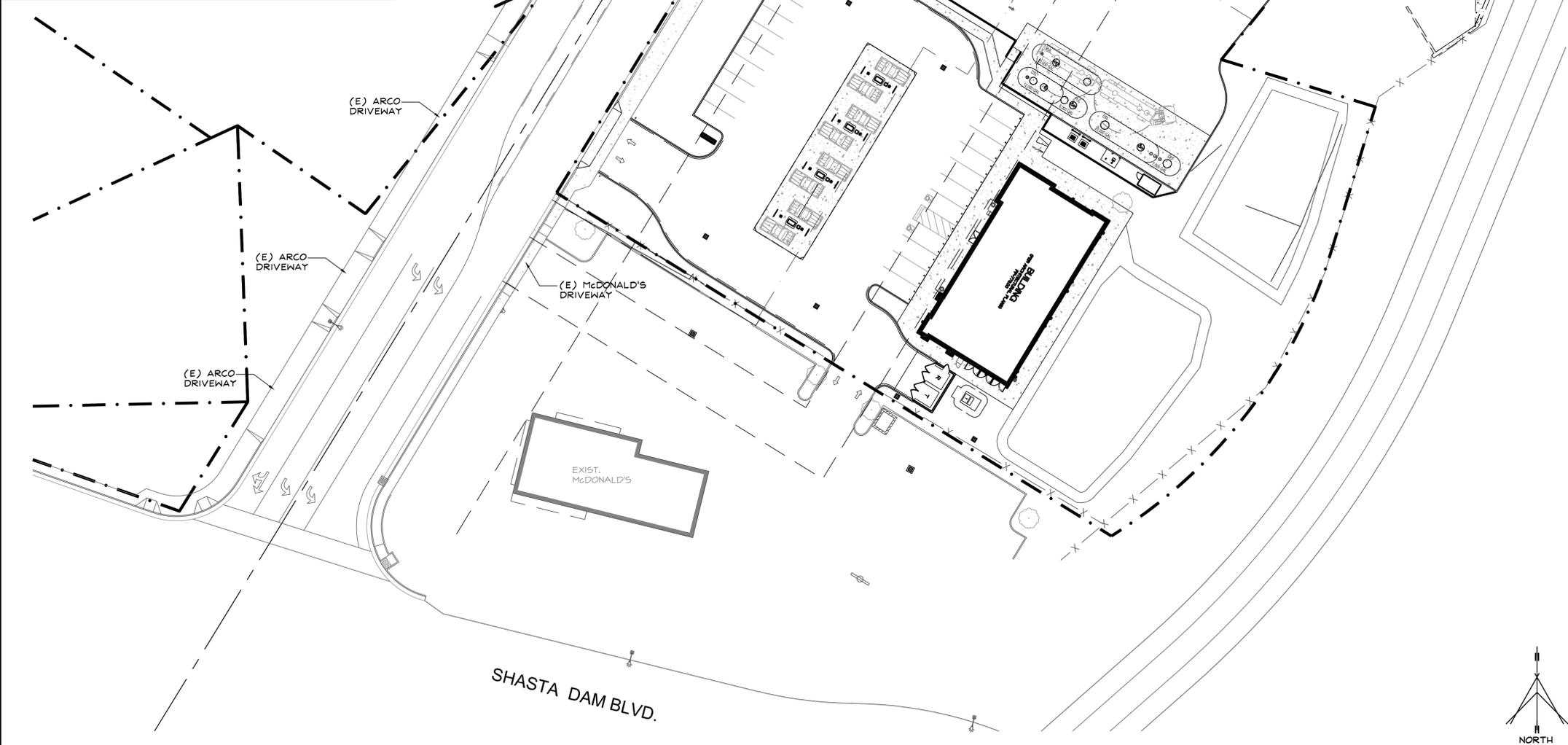
Attachment A: Cascade Boulevard Ultimate Buildout



VICINITY MAP SCALE: N.T.S. 17

Key	Dimension Element	Standard	1055666
A	Center of bollard to center of dispenser	62'	68'-3"
B	Center of dispenser to edge of front curb with tanks	47'	N/A
C	Center of dispenser to edge of front curb without tanks	39'	49'-9"
D	Edge of dispenser to side curb with tanks	54'	N/A
E	Edge of dispenser to side curb without tanks	46'	41'-6"
F	Drive aisle width between the face of dispensers (in stacked position)	34'	N/A
G	Centerline dispenser spacing (in stacked position)	27'	N/A
H	Drive aisle width between the face of dispensers (in starting gate position)	25'	25'-0"
I	Sidewalk width	8'	11'-10"
J	Dimensions of typical parking spots	9'x20'	9'x20'
*K	Dimensions of ADA parking spots	11'x20'	9'x20'
*L	Dimension of ADA aisle	5'	8'-0"
M	Ingress and egress dimension	40'	30'-0"
N	Drive aisle width	35'	35'-0" & 35'-9"
	MPDs	6 MIN.	4
	Parking with restaurant	40	N/A
	Parking without restaurant	25	20
	Building prototype	select option	93x50 GEN1 (CMU)

7-ELEVEN SITE STANDARDS 18



PROPOSED SITE PLAN SCALE: 1"=30'-0" 8

- (E-01) EXIST. CONC. CURB, SIDEWALK, & GUTTER TO REMAIN.
- (E-02) EXIST. PROPERTY LINE TO REMAIN.
- (E-03) EXIST. CONC. DRIVE APPROACH TO REMAIN.
- (E-04) EXIST. FIRE HYDRANT TO REMAIN.
- (02-01) (N) PARKING LOT STRIPING, PER CITY STANDARDS.
- (02-02) (N) DIRECTIONAL ARROWS, PER CITY STANDARDS.
- (02-03) (N) TRASH ENCLOSURE, PER CITY STANDARDS.
- (02-04) (N) 6" DIA. CONC. FILLED PIPE BOLLARD.
- (02-05) (N) "UNAUTHORIZED VEHICLE" SIGN.
- (02-06) (N) 1-LOOP BIKE RACK, "ULINE #H-2892", TYP. OF 2.
- (02-07) (N) BIKE LOCKER - AMERICAN BICYCLE SECURITY COMPANY "BIKE-SHELL MODEL 301P".
- (02-08) PAINT CURB RED w/ WHITE "NO PARKING FIRE LANE" LETTERS @ MAX. 25' APART (SHOWN DASHED).
- (02-09) (N) 30" STATE STANDARD "STOP" SIGN, SIGN SHALL BE MOUNTED ON 2" GALV. POST w/ THE BOTTOM OF SIGN 7'-0" ABOVE FINISH GROUND.
- (02-70) (N) AC PAVING.
- (02-71) (N) CONC. PAVING.
- (02-72) (N) CONC. SIDEWALK, SEE CIVIL DRAWINGS.
- (02-73) (N) 40'-0" WIDE CONC. DRIVE APPROACH, SEE CIVIL DRAWINGS.
- (02-90) (N) LANDSCAPING, SEE LANDSCAPE DRAWINGS.
- (03-01) (N) CMU RETAINING WALL.
- (10-01) PROPOSED MONUMENT SIGN, UNDER SEPARATE REVIEW & SUBMITTAL.
- (12-01) (N) AIR & WATER UNIT.
- (12-02) (N) AIR SEPARATOR TANK & VENT (HORIZ. ASSEMBLY).
- (13-01) UNDERGROUND FUEL TANKS, UNDER SEPARATE REVIEW & PERMIT.
- (13-02) FUEL ISLAND, UNDER SEPARATE REVIEW & PERMIT.
- (13-03) DEISEL FUEL ISLAND, UNDER SEPARATE REVIEW & PERMIT.
- (15-01) (N) GAS METER, SEE PLUMBING DRAWINGS.
- (16-01) (N) ELECTRICAL MAIN PANEL w/IN BUILDING, SEE ELECTRICAL DRAWINGS.
- (16-02) ELECTRICAL CONDUIT STUBS TO FUEL CANOPY, SEE ELECTRICAL DRAWINGS.
- (16-03) WATER/ELECTRICAL CONDUIT STUBS TO AIR & WATER UNIT, SEE PLUMBING & ELECTRICAL DRAWINGS.
- (16-04) (N) TRANSFORMER ON CONC. PAD.
- (16-05) (N) STREET LIGHT, FINAL LOCATION TO BE DETERMINED BY SHASTA POWER.

KEYNOTES 2

ADDRESS:
1661 CASCADE BLVD.
SHASTA LAKE, CALIFORNIA 96019

SITE:
APN #: 007-390-031, 007-390-036, 007-390-038, 007-390-034
AREA: 3.07 ACRES (133,923 S.F.)
ZONING: C-2 (COMMUNITY COMMERCIAL)
EXIST. LAND USE: V - VACANT PARCEL
GENERAL PLAN: COMMERCIAL

BUILDING:
BUILDING AREA: 4,761 S.F. (4350 CST, WOOD FRAMED)
CAR FUEL ISLAND (28'x121): 3,308 S.F.
TRUCK FUEL ISLAND (30'x118): 3,540 S.F.

LOT COVERAGE:
PERVIOUS AREA: 47,512 S.F. (35.40%)
IMPERVIOUS AREA: 81,650 S.F. (60.91%)
BUILDING AREA: 4,761 S.F. (3.55%)

PROJECT DESCRIPTION:
NEW CONSTRUCTION OF A GROUND-UP 7-ELEVEN CONVENIENCE STORE, WITH 4 CONVENTIONAL MPD'S, & 4 COMMERCIAL FUELING PUMPS.

PARKING:
PROVIDED: 20 PARKING STALLS
** (1 VAN ACCESSIBLE & 1 STANDARD ACCESSIBLE STALL)
REQUIRED: 14 PARKING STALLS
(1 SPACE PER 350 S.F. OF GROSS FLOOR AREA)

BICYCLE PARKING:
PROVIDED: 2 SHORT-TERM RACK, & 1 LONG-TERM LOCKER

UTILITIES:
ELECTRICAL: CITY OF SHASTA LAKE
GAS: PG&E
WATER: CITY OF SHASTA LAKE
STORM DRAIN: CITY OF SHASTA LAKE
SEWER: CITY OF SHASTA LAKE

ADJACENT PROPERTIES:
NORTH: EXIST. SHASTA DAM MOTEL (C-2 ZONE)
SOUTH: EXIST. McDONALD'S (C-2 ZONE)
EAST: EXIST. I-5 FREEWAY
WEST: EXIST. ARCO GAS STATION (CPD ZONE)

SETBACKS:
FRONT: 45'-0" (EXIST. UTILITY EASEMENT)
SIDE: NONE
REAR: 10'-0" (AGAINST FREEWAY RIGHT-OF-WAY)

PROPOSED BUILDING
7-ELEVEN, INC.
1661 CASCADE BLVD.
SHASTA LAKE, CALIFORNIA 96019
PROPOSED SITE PLAN

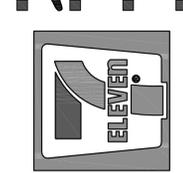
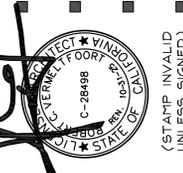
ISSUE DATE: 1-19-24
REV. DATE:
PROJECT NO.: 23002.03
DRAWN BY: NL
SHEET:
A100

DATE	REVISION

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Vermelfoort Architects, Inc.
Architecture and Planning
8525 North Cedar Avenue
Suite 106
Fresno, California 93720
Office: 559.432.6744
Email: rcv@vaifresno.com



PROPOSED BUILDING
7-ELEVEN, INC.
1661 CASCADE BLVD.
SHASTA LAKE, CALIFORNIA 96019
PROPOSED SITE PLAN

ISSUE DATE: 1-19-24
REV. DATE:
PROJECT NO.: 23002.03
DRAWN BY: NL
SHEET:
A100

Attachment B: Modified Resolution

RESOLUTION NUMBER PC 2025-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHASTA LAKE
APPROVING USE PERMIT NUMBER 23-03 FILED BY VAI,
TO ESTABLISH A 7-ELEVEN FUELING STATION AT 1661 CASCADE BLVD,
ASSESSOR'S PARCELS 007-390-031, 036, 038, AND 039**

WHEREAS, the Planning Commission of the City of Shasta Lake considered Use Permit application number 23-03 filed by VAI for the property identified as Assessor's Parcel Numbers 007-390-031, 036, 038, AND 039, 1661 CASCADE BLVD, in accordance with Chapters 17.90, and 17.94 of the City of Shasta Lake Municipal Code; and,

WHEREAS, City Staff used the following information for review: Planning Application (8-17-21), Exterior Elevations (1-19-2025), Preliminary Grading & Drainage Plan (5-15-2025), Preliminary Utility Plan (5-15-2025), Preliminary Storm Drain Analysis (5-19-2025), Preliminary No-Rise Memo (5-15-2025) Traffic Analysis (6-2-2024) Photometric Plan (5-19-2025), Preliminary Landscape Plan (5-16-2025), Preliminary Tree Removal and Replacement Plan (5-16-2025), Final Initial Study/MND (May 2025); and,

WHEREAS, the Interim Zoning Ordinance Schedule 3.05.C-1 allows a Gas Station of this size to be established in this district if a use permit is approved by the Planning Commission permitting such activity; and,

WHEREAS, the Planning Commission reviewed the staff recommendation for adoption of the initial study/mitigated negative declaration; and,

WHEREAS, the proposal was noticed in the Shasta Lake Bulletin and notices were given to surrounding property owners as required by the City of Shasta Lake Municipal Code; and

WHEREAS, on June 5, 2025, the Planning Commission held a duly noticed public hearing to obtain testimony and consider the proposed use.

NOW, THEREFORE, the City of Shasta Lake Planning Commission:

A. Makes the following findings:

1. State Planning and Zoning Act

The Use Permit's approval is consistent with both the General Plan and Zoning Ordinance, as required by the State Planning and Zoning Act.

As conditioned and modified, the proposed project and use are consistent with the purposes, intent, and policies of the Shasta Lake General Plan and Zoning Code. The Interim Zoning Code designates this property as Commercial (C) and Designated Floodplain (F-1), and by the General Plan as Commercial, with a Natural Resources overlay. The Interim Zoning Code allows the Planning Commission to grant the use of the property for a Gas Station of this size with the approval of a Use Permit, subject to the required findings.

2. **California Environmental Quality Act (Public Resources Code)**

The City as lead agency under the California Environmental Quality Act (CEQA) has prepared a Mitigated Negative Declaration (MND) and supporting Initial Study for the project. It has provided public notice in compliance with Title 14, Chapter 3, Sections 15072 and 15073 of the California Code of Regulations. The Planning Commission adopts a MND pursuant to Section 15070 et seq. of the California Code of Regulations, Title 14, Chapter 3 (California Environmental Quality Act Guidelines).

Notice of the availability of the Mitigated Negative Declaration/Initial Study was provided for public and agency review as required by law. The notice of availability was also posted with the State Office of Planning and Research CEQA Clearinghouse. The MND/Initial Study, comments received on the MND, and specific responses to relevant comments are provided in the attachments to the IS/MND.

Therefore, the Planning Commission;

- a. Adopts the IS/MND and Mitigation, Monitoring, and Reporting Program for the 7-Eleven project; and,
- b. Declares the initial study did not identify any significant effects on the environment which would result from the proposed project, as it is consistent with the Land Use Element of the General Plan, and the Final Environmental Impact Report prepared for adoption of the General Plan

3. **Adopts the following findings pursuant to SLMC Chapter 12.36 Tree Conservation:**

- a. The condition of the trees, with respect to disease, form, general health, damage, public nuisance, danger of falling, proximity to existing structures, interference with utility services, good forestry practices, or damage to existing sidewalks and driveways, warrants their removal.
- b. Preserving all trees unreasonably restricts the economic potential of the property upon which the trees are situated. Allowable development of the property will require the removal of specific trees to facilitate reasonable use and access. All removed trees will be mitigated through replacement plantings and/or payment of required mitigation in-lieu fees.
- c. The set-aside area is particularly suitable for the planting and/or natural regeneration of replacement trees required to be planted by the developer.
- d. Trees proposed for removal will interfere with utility services or streets and highways either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of

the tree(s). To the degree reasonably possible the project design as been modified to preserve protected trees.

- e. Construction proposed within the dripline of any tree will not cause harm or damage to such tree, and any construction on the property can be accomplished without endangering the health of the remaining trees on the subject property. Construction activity will be appropriately monitored, and onsite fencing and other measures will be used to protect trees not subject to removal.
- f. Tree removal will not result in soil erosion through the diversion or increased flow of surface waters that cannot be satisfactorily mitigated. Appropriate mitigation and treatment requirements are part of the conditions of project approval.
- g. Tree removal will not result in the degradation of any scenic resource and will not substantially degrade the existing visual character or quality of the site or its surroundings.

B. Approves Use Permit 23-03 for the following listed uses. The Development Services Director may approve minor modifications. Any substantial revisions will require either an amendment to this permit or a new use permit.

1. The project description contained within the associated application and staff report, subject to those modifications required by the Planning Commission, will constitute the use that is allowed by this Use Permit:

Construction and operation of a 7-Eleven convenience store with a vehicle fueling station, including a four-dispenser passenger vehicle gas island and associated site improvements on approximately 3.07 acres.

The project, as approved, will include:

- A 4,761 square-foot convenience store (with Type 20 alcohol license - beer and wine).
- A gasoline fuel island for passenger vehicles.
- Installation of three underground fuel storage tanks.
- Landscaping, stormwater detention basins, and circulation improvements.

C. The use is subject to the following conditions of approval, which shall be satisfied prior to commencement of the use unless otherwise noted. The Applicant shall remain in compliance with all conditions of approval throughout the life of the use.

1. The requirements of the California Buildings Standards Code, the California Fire Code, and the Shasta Lake Municipal Code are to be met with all projects. The requirements of all governmental agencies having jurisdiction, including obtaining any other permits related to the construction or use of the property that are not governed by this approval, shall be met. The permittee is responsible for contacting the offices of the Shasta Lake Development Services Department, Shasta County Environmental Health, and the Shasta Lake Fire Protection District before commencement of construction or use on the site to verify compliance with this condition.

2. If at any time the Development Services Director or his/her designee finds that one or more grounds exist for revocation of the Use Permit, revocation proceedings may be initiated in accordance with applicable provisions of the Shasta Lake Municipal Code.
3. The director or his/her designee shall have the authority to approve necessary modifications to the site layout and circulation pattern to facilitate the approval.

PLANNING

4. In accordance with the Shasta Lake Municipal Code, the entitlement authorized by this permit shall automatically expire 2 years from the date of approval in the case of use permits or other discretionary entitlements without further notice or action by the City, unless any of the following occurs:
 - A building permit has been issued and substantial construction has occurred as determined by the Development Services Director or designee.
 - The use of the property authorized explicitly by the entitlement or permit has been actively and substantially commenced as determined by the Development Services Director or designee.
 - Approval of the entitlement or permit has been extended by the approving authority. An extension of time may be granted if the permittee shows reasonable cause for the extension. Reasonable cause exists if the permittee shows that circumstances beyond their control have prevented them from taking sufficient action to effectuate the permit or other approval.
5. A city business license shall be obtained and maintained by the applicant. Abandonment of the related commercial cannabis permit(s) shall constitute grounds for revocation of this use permit pursuant to Municipal Code Section 05.05.140(C).
6. All mitigation measures established pursuant to the requirements of the California Environmental Quality Act for a project shall, by reference herein, also be considered conditions of this approval and any related approvals, permits, or entitlements issued by the City of Shasta Lake.
7. Prior to issuance of a grading or building permit, architectural and site plans shall be reviewed and approved by the Development Services Director or his/her designee to ensure compliance with Shasta Lake Municipal Code Chapter 17.84 *General Development Standards*, including Section 17.84.005 *Design and Architectural Objectives*.
8. All trash enclosures shall be located and constructed in accordance with the provisions of Shasta Lake Municipal Code and the design criteria as established in Section 17.84.005 of the Shasta Lake Municipal Code. Trash and recycling enclosure(s) shall be provided as depicted on the approved site plan unless modified by the approving authority.

9. All parcels shall be consolidated to accommodate the project on a single parcel
10. The locations of the driveway(s) serving the passenger fueling area will be adjusted to prevent conflicts with the McDonald's entrance on Cascade Boulevard. A minimum of 40 feet of separation between the project entrance(s) and the McDonald's entrance, or an alternative method approved by the City Engineer, will be implemented to achieve this objective.
11. Queuing of vehicles may not extend beyond the property boundaries. Upon written notice from the city of unacceptable vehicle queuing from the site into Cascade Blvd., as it may exist today or in the future, the operator shall, within 30 days of such notice, make any and all modifications to the site or business operations determined by the city as necessary to prevent such queuing.
12. All final plans shall conform to the requirements of this approval as described in the project staff report and resolution.
13. The project shall provide a minimum of two short-term bicycle racks and one long-term locker
14. On-site wayfinding signs will be installed as indicated in the staff report and supporting information.
15. Mirrored windows are prohibited.

ENGINEERING

Streets & Traffic

16. Prior to Grading and Encroachment permit approval, the applicant shall update and provide recommendation of Level of Service (LOS) and Vehicle Miles Traveled (VMT) for the final proposed development using the latest Institute of Transportation Engineers (ITE) Trip Generation Manual and Office of Planning and Research (OPR) to the satisfaction of the City.
17. Public streets shall be designed in accordance with the City of Shasta Lake Construction Standards (COSLCS). Applicant shall construct typical sections of Cascade Blvd.
 - Construction for the eastern ½ section of Cascade Blvd along the project frontage per the City of Shasta Lake Construction Standard (COSLCS) 112.40 (84' R/W, 64' curb face to curb face).
 - Vertical curb, gutter, and sidewalk (width to match adjacent existing sidewalk, not less than 5' minimum) along the project frontage in accordance with COSLCS 131.10. Sidewalk north of the middle driveway may be omitted. Existing curb, gutter & sidewalk on the south portion of the property shall be replaced per COSLCS.
 - Placement of all necessary signage and pavement delineation per the MUTCD, LOS analysis, and to the satisfaction of the City Engineer.

18. The Cascade Blvd. over Moody Creek Bridge is expected to be removed and replaced in 2026. The vertical profile (of the new bridge) will be raised approximately 3 feet with the conforms extending approximately 155'± south on Cascade Blvd. The applicant will work with the City and the City's bridge consultant to determine the final layout of the horizontal and vertical frontage improvements and staging to be consistent with the new profile of the future bridge.
19. The Commercial Center Safe Routes to School project is expected to be constructed in 2026. The project will be across Cascade Blvd. from the 7-Eleven site. Coordination with the City and the City's Consultant of striping, layout & lining up of access driveways may be necessary.
20. The applicant shall install streetlights per COSL Electrical Standards. Location to be determined by the City Engineer.
21. Applicant or Contractor shall obtain an encroachment permit from the City prior to any work being performed in the public right-of-way.

Wastewater

22. The owner shall grant the City an access easement in the northwest corner of the development for the City to access the sewer lift station. The size of the easement will be determined by the City Engineer.

Stormwater

23. The owner, applicant, or developer shall prepare and submit a floodplain development application to the city for approval, including pre and post grading topographic analysis.
24. Prior to issuance of a grading permit, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) and secure a Construction General Permit from the Regional Water Quality Control Board.
25. Prior to improvement-plan approval, the developer must obtain approval for management of stormwater peak flows in accordance with the Shasta Lake Municipal Code, City Council Policy and the specifications of the City Engineer. Such measures must address impacts from the 10-, 25-, and 100-year-storm events. Projects must address peak flows to maintain predevelopment levels at all locations downstream of the project. A drainage report must be prepared to the format outlined by the Engineering Division, stamped and signed by a qualified engineer, and provided to the Engineering Division with submittal of project improvement plans. (Standard Condition)
26. Storm-drain facilities must be designed consistent with the requirements of City Construction Standards, the City of Shasta Lake Storm Water Management Plan, and the City of Shasta Lake Phase II NPDES Permit issued by the California Regional Water Quality Control Board. Project design must incorporate Best Management Practices (BMPs) to minimize stormwater pollution, both during construction and over the project's life. Should the maintenance costs of the long-

term pollution-control measures within the public right of way or easements exceed typical storm-drain-management costs, such costs must be borne by the project by participation in a landscape maintenance district, establishment of an escrow account, or by other City accepted financing mechanism.

27. Developer shall prepare a "No-Rise" Certification report per the FEMA Guidelines.

Water Utility

28. Water facilities shall be constructed according to COSLCS. Potable water and irrigation shall have separate services and meters.
29. The existing waterline adjacent to the project is a 4" line. The applicant shall prepare an engineer's report with modeling showing that the existing water line is adequate to provide water for fire, potable, and landscape irrigation.

STANDARD CONDITIONS

30. All trash enclosures shall be located and constructed in accordance with the provisions of Shasta Lake Municipal Code and the design criteria as established in Section 17.84.005 of the Shasta Lake Municipal Code. Trash and recycling enclosure(s) shall be provided as depicted on the approved site plan unless modified by the approving authority.
31. Vegetation slash resulting from land clearing and grading activity shall not be burned onsite and shall be disposed of in a lawful method (such as chipping). Permittee shall dispose of any vegetation slash cleared for construction and/or land development purposes prior to the filing of the Parcel/Final map OR issuance of a Certificate of Occupancy as applicable. All brush piles shall be abated or removed prior to commencement of the next fire season.
32. All existing landscaped areas, and/or landscape areas shown on the approved landscape plans shall be properly and continuously maintained. Maintenance includes providing an operational, automatic irrigation system where needed; weeding; replacing dead and missing plant materials; mowing lawns; pruning; and other maintenance measures as required to keep all planted areas neat, healthy, and attractive.
33. This project is subject to, and shall comply with, all applicable provisions of the Shasta Lake Municipal Code including SLMC Chapter 15.10 "Water Efficient Landscaping". The required Landscape Documentation Package shall accompany the building permit application
34. All new signage shall comply with all applicable provisions of the Shasta Lake Municipal Code, including Section 17.84.060.
35. The permittee shall note that pursuant to Chapter 13.08 of the Shasta Lake Municipal Code, City development impact fees are required to be paid prior to final inspection for new construction, building enlargement, or other improvement.

These fees are structured to mitigate the project's fair share of cumulative impacts to the City's transportation, fire protection district, water, wastewater, and parks infrastructure systems. The improvements are based on those improvements necessary to accommodate new development under the City's General Plan. The Permittee/applicant is hereby notified that he/she has the right to protest/appeal the imposition of any of these fees or fee amounts. Any protest/appeal shall comply with the provisions of Government Code Section 66020(a) and Section 13.08.070.E.11, as applicable.

36. In accordance with the requirements of the Shasta Lake Municipal Code, ground- and roof-mounted mechanical equipment shall not be visible from a public street or other public area or residential property. Screening of such equipment shall be accomplished using parapet walls on the building, roof wells, screen walls or other measures approved by the City that are architecturally compatible with the building. Exhibits or other information necessary to determine compliance with this requirement shall be submitted with the building permit application.
37. In accordance with Chapter 17.84.050, Lighting, of the Shasta Lake Municipal Code, any new building-mounted or freestanding exterior lighting shall be designed, located, directed, and shielded in such a manner to prevent objectionable light at, and glare across, property lines. A lighting detail/photometric plan demonstrating how this requirement is being satisfied shall be submitted with the building permit application when required by the Director.
38. The Permittee shall implement the following Standard Mitigation Measures (SMMs) from the City's Air Quality Element during any activity involving ground disturbance, grading, or clearing. Temporary modifications to these requirements during construction are at the sole discretion of the City:
 - a. Suspend all grading operations when winds, as instantaneous gusts exceed 20 miles per hour or as directed by the Shasta County Air Quality Management District (AQMD).
 - b. Water active construction sites at least twice daily, or as needed to control fugitive dust as directed by the Public Works Department or Building Department if on-site.
 - c. Apply non-toxic soil stabilizers according to the manufacturer's specifications to all graded areas that will be inactive for 10 days or more.
 - d. When construction activity occurs during wet weather, install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip. Prior to the issuance of any clearing or grading permits, locations of wheel washers shall be identified and approved by the City.
 - e. If visible soil materials are carried onto adjacent paved roads, sweep streets at the end of the day.
 - f. Cover trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet of freeboard (minimum vertical distance between the top of

the load and the top of the trailer), in accordance with the requirements of California Vehicle Code Section 23114.

- g. Re-establish ground cover on the construction site through seeding and watering prior to final occupancy.

- 39. During construction, the Permittee shall comply with the following noise threshold periods established for construction activities.:
 - a. Monday through Friday: 7:00 A.M. – 7:00 P.M.
 - b. Saturday: 8:00 A.M. – 5:00 P.M.
 - c. Sunday: No construction activities allowed.

Construction activities shall not occur outside of the following time limits unless approved by the City pursuant to documented special circumstances. Special circumstances include the need to complete construction along public roadways or within public utility easements to ensure continued services or public safety. The City must approve such exceptions prior to the commencement of the work.

- 40. If during the course of construction or pre-construction activities on the site any archeological, historical, or paleontological resources are uncovered, discovered, or otherwise detected or observed, all earthwork and /or construction within one hundred feet (100') of these materials shall be stopped immediately, the City shall be notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, in consultation with other affected parties such as local Native American groups, shall conduct a review of the materials. Site work and construction in the area shall not occur until the archaeologist has had an opportunity to evaluate the significance of the find and outline appropriate mitigation measures deemed necessary to provide protection of the materials and/or the site.
- 41. Should any human remains be found during project construction, construction within 100 feet of the discovery shall stop immediately, and the discovery shall be immediately reported to the County Coroner. Construction shall not proceed until the County Coroner has determined that such construction will not further impact human remains.
- 42. Prior to issuance of a Certificate of Occupancy tree planting is required for per the tree removal and replacement plan.
- 43. Prior to the issuance of grading permits or commencement of any land clearing work necessary to install improvements, the Permittee shall provide to the City a final count of protected trees to be removed. Tree removal shall be based on the approved tree removal and replacement plan.
- 44. A plan checking and inspection fee deposit is required at the time project improvement plans or final maps are submitted for review. The fee(s) shall be based on the City's most recently adopted fee schedule.
- 45. Following the completion of public improvements OR issuance of a Certificate of Occupancy, the Development Services Director, or designee, will determine the

cost of improvement and map plan checking and City inspection services, and will advise the permittee thereof. If the amount exceeds the amount deposited with the City, the permittee shall pay the balance due to the City prior to issuance of the Certificate of Occupancy. If the actual cost is less than the estimate, the City will refund the overpayment to the permittee.

46. Prior to the beginning of any clearing, grading, or site improvement activities, improvement plans for grading, drainage, utilities, and other required improvements shall be approved by the City of Shasta Lake. These plans shall be in substantial conformance with Shasta Lake Municipal Code (SLMC) Title 15.08 and/or 16.16. Modifications to this requirement are at the sole discretion of the City.
47. Prior to any land clearing or grading work, the Permittee shall obtain a Grading Permit from the Development Services Department and submit a grading, drainage and erosion control plan, prepared by a licensed civil engineer or other licensed professional as authorized by the California Business and Professions Code, for approval by the City in accordance with Shasta Lake Municipal Code Chapter 15 and Appendix Chapter 33 of the adopted California Building Code. Modifications to this requirement are at the sole discretion of the City.
48. All public improvements proposed by the Applicant or required through project conditions of approval shall be completed in compliance with the time schedule set forth in the conditions of approval; if no time schedule is provided, then the improvements shall be completed no later than prior to approval for building occupancy, or commencement of the use, as applicable. The Permittee may request a public improvement agreement in order to schedule the timing of completion of required public improvements. As a condition of any such agreement, the City shall require the Permittee to guarantee the completion of construction of said improvements and the performance of the improvements for one year from the date of filing of the final map, commencement of the use or building occupancy, by furnishing a financial guarantee or performance bond. Acceptance of the form of such security is at the sole discretion of the City.
49. An encroachment permit is required for any work being performed in the public right-of-way or within City easements. The encroachment permit shall be obtained prior to the commencement of any work.
50. The Permittee is responsible for all costs associated with the relocation or modification of existing utility facilities or structures necessitated by the construction of the project or of improvements required as a condition of approval of this project, including reimbursement of any costs to City of Shasta Lake Electric Utility for work performed to support the project.
51. Electric-supply facilities shall be furnished and installed in accordance with the City's Service Policy in effect at the time the Permittee's plan is approved by the City.
52. Record improvement plans reflecting the as-constructed improvements with the Engineer's Declaration shall be submitted in conformance with Shasta Lake Municipal Code requirements for all projects, except where the requirement is

waived by the City Engineer. Record plans shall state that they are RECORD and shall be submitted in both hardcopy and digital formats, with hardcopy drawings submitted at full size on 24" x 36" Mylar. Digital drawings shall be submitted in both AutoCAD (.dwg) format and Portable Document Format (.pdf). The plans shall also be provided in a City GIS compatible electronic format and indicate the location of all public and private utilities within the boundaries of the project.

53. Prior to issuance of building permits or final approval of improvement plans, drainage plans shall be submitted to the City Engineer for review and approval. Required storm drainage facilities shall be sized and installed in accordance with the improvement plans as approved by the City Engineer, and in accordance with the construction standards of the Public Works Department.
54. All development sites shall be graded, or alternative measures implemented, to ensure that no post-construction increases in site drainage crosses property lines. All post-construction development drainage shall be directed to a city street or other facility via City Engineer approved stormwater conveyance. Modifications to this requirement are at the sole discretion of the City.
55. Prior to improvement-plan approval, the Permittee shall prepare a Drainage Study in accordance with the Shasta Lake Municipal Code, City Council Policy and the requirements of the City Engineer. The Drainage Study shall address impacts from the 10-, 25-, and 100-year-storm events. Projects shall address peak flows to maintain predevelopment levels at all locations where drainage flows exit the project. The Drainage Study shall be stamped and signed by a registered Civil Engineer and provided to the City at the time of submittal of project improvement plans.
56. Storm-drain facilities shall be designed in accordance with the requirements of City Construction Standards and good design practice. Project design shall incorporate Best Management Practices (BMPs) to prevent the pollution of stormwater, both during construction and over the life of the project. Should the maintenance costs of the long-term pollution-control measures within the public right of way or easements exceed typical storm-drain-management costs, such costs shall be borne by the project through participation in a landscape maintenance district, establishment of an escrow account, or by other City-accepted financing mechanisms.
57. Projects that include ground disturbance on one (1) or more acres shall comply with the State Water Quality Control Board's Construction General Permit requirements. Copies of the required "Notice of Intent" (NOI) and "Storm Water Pollution Prevention Plan" (SWPPP) shall be submitted to the City Engineer prior to commencement of any site work. The SWPPP shall utilize the California Storm Water Best Management Practices Handbook for Construction Activities, the COSLCS, and other generally accepted engineering practices for sediment and erosion control.
58. The Permittee shall dedicate necessary easement and right-of-way along the property frontages of all public street(s) to the City of Shasta Lake for road and/or utility purposes. A minimum 5-foot-wide public-utility easement is also to be provided on the property adjacent to all public-road rights-of-way. All required

right-of-way and/or easements shall be dedicated to the City of Shasta Lake, and shall be recorded prior to issuance of any building permits for the project site.

59. Sewer lines, waterlines, electric-service facilities; drainage facilities; necessary electric- and public-service easements, and street dedications as applicable to the project, are to be provided in accordance with the Shasta Lake Municipal Code, and as specified by the City Engineer.
60. The permittee shall extend sewer and water lines, electric substructures and conduits, and other City utilities necessary to serve the property and too provide logical extensions of service through the property boundaries to adjacent properties as required by the City.
61. All utilities within the project, including, but not limited to, electric, cable television, and phone, shall be installed underground.
62. Extensions of any gas facilities will require utility easements or right-of-way to PG&E. The project Permittee shall be responsible for satisfactory clearing of all vegetation in the route that is approved for use by PG&E.
63. Per State law, the Permittee shall contact Underground Service Alert (USA) a minimum of two working days before the commencement of any permitted clearing, grading, digging, or excavation.
64. All construction work shall conform to the City of Shasta Lake Construction Standards (COSLCS).
65. No private building, fences, structures or other permanent improvement are allowed within public utility easements.
66. The California Green Building Code Section 5.304.2 requires a separate water meter and water service for irrigation of landscape areas when a commercial project includes more than 1,000 square feet or irrigated landscape. All utility and landscape plans shall depict the proposed location of the water meter and identify the total area of landscape proposed with the project.
67. The Permittee is responsible for all costs associated with the relocation or modification of existing utility facilities or structures necessitated by the construction of the project or of improvements required as a condition of approval of this project, including reimbursement of any costs to City of Shasta Lake Electric Utility for work performed to support the project.
68. After the initial review of improvement plans by the City, the Permittee shall consult with the Electric Utility (SLEU) for preparation of an electric-service plan. A copy of the approved electric-service plan shall be incorporated into the final improvement plans.
69. Electric-supply facilities shall be furnished and installed in accordance with the City's Service Policy in effect at the time the Permittee's plan is approved by the City.

70. Pursuant to the Shasta Lake Municipal Code, streetlight(s) when required shall be installed at the owner's expense, with the location to be determined by the City upon submittal of improvement plans.
71. Eave lines of any proposed structure shall be located outside of the limits of any public utility easement on the project site.
72. No trees or shrubs exceeding a mature height of 15 feet are allowed within the limits of any electric utility easement.
73. The Permittee shall not reduce the vertical clearance between the conductors of the City of Shasta Lake's overhead transmission, distribution, or service lines and improved surfaces thereunder as set forth under General Order 95 of the Public Utilities Commission of the State of California.
74. The Permittee shall provide adequate protection for the City's electric overhead and underground transmission, distribution and service facilities (poles, towers, boxes, and other equipment) by installing protective barriers when determined necessary by the City.
75. The Permittee shall pay the cost for the rearrangement, relocation, alteration or removal of any City electric or other facilities that is caused by project improvements, whether inside or outside of the development area, when such work is necessary to serve the project as determined by the City.
76. The Permittee and all future electric utility users on the project site are subject to the requirements of the "Electric Service System Rules and Regulations" pursuant to Shasta Lake City Council Resolution 16-20, as may be amended and applicable to the project.
77. In accordance with the requirements of the Shasta Lake Municipal Code, ground- and roof-mounted mechanical equipment shall not be visible from a public street or other public area or residential property. Screening of such equipment shall be accomplished using parapet walls on the building, roof wells, screen walls or other measures approved by the City that are architecturally compatible with the building. Exhibits or other information necessary to determine compliance with this requirement shall be submitted with the building permit application.
78. The Permittee is responsible for all costs associated with the relocation or modification of existing utility facilities or structures necessitated by the construction of the project or of improvements required as a condition of approval of this project, including reimbursement of any costs to City of Shasta Lake Electric Utility for work performed to support the project.
79. The Developer shall install a Reduced Pressure Principal Assembly (RPPA) backflow prevention device prior to the commencement of use.
80. The RPPA shall be inspected by City Water Treatment staff after installation and annually thereafter.

81. The main electrical disconnect for the building/facility shall be maintained on the exterior of the building. All main panels and sub panels shall be clearly labeled as to the circuits they control and the location of the panel that they are controlled by. If space within the building is divided from the overall building then each separate "unit" shall have an independent main electrical shutoff provided on the exterior of the building in addition to the main electrical disconnect.
82. No extension cords, multi-outlet strips, multi-outlet adapters, or similar devices or cords shall be used to permanently power equipment. "Permanent" is defined as the regular use in a specific location without unplugging from a receptacle and storing the equipment when it is not in use. Underwriters Laboratory (UL) lists surge and spike protection may be used to protect sensitive equipment, provided the protection device is mounted to a fixed point and the cord is safely secured with approved devices out of the path of travel or other areas that may damage the cord.
83. Driveway within the development shall remain clear at all times. Overflow parking shall not prevent emergency vehicle access through the driveway or any access roadway, and excess vehicles or storage shall not present an extra hazard to this access driveway, structures, or vegetation.
84. A key safe shall be provided at a location pre-approved by the Shasta Lake Fire Protection District on the exterior of the building and shall be maintained with current keys as necessary to allow access to ALL areas of the building or any sub-units within the building. In addition to keys, this key safe may need to accommodate a binder or other documentation as to onsite hazards, with information to include hazard location, hazard response, and hazard mitigation measures on site and/or within the building and its systems. An application can be picked up at the Shasta Lake Fire Protection District offices at 4126 Ashby Court, Shasta Lake, CA 96019.
85. Portable fire extinguishers shall be posted per the currently adopted California Fire Code and any other applicable standards. All fire extinguishers shall have a current service tag dated within the last 12 months from a licensed fire extinguisher servicing company and shall be inspected monthly by site staff. The fire extinguishers shall be inspected and serviced according to current California Fire Code and CCR Title 19 requirements. Fire extinguisher shall be placed at a location near exits and any specific hazard as appropriate and this location shall be preapproved by the Shasta Lake Fire Protection District.
86. Any use of flammable or combustible liquids shall comply with the current California Fire Code. Only minimum quantities shall be kept on hand in an approved storage area.
87. No welding or cutting operations shall be conducted on site unless all applicable provisions of the current California Fire Code and applicable conditions of all other codes are met. Plans must be submitted and approved by the Shasta Lake Fire Protection District and the City of Shasta Lake prior to the start of work.
88. Storage and use of hazardous materials shall be in accordance with the current California Fire Code, CCR Title 19, and all other applicable federal, state, and

local laws. If indicated by the current California Fire Code or California Building Code, construction requirements for the applicable H occupancy may be required. Plans shall be submitted to S.L.F.P.D. for review and approval. Written approval by the S.L.F.P.D. shall be obtained by the business prior to the construction, storage, or use.

89. Structures and individual units within a multi-unit building shall be provided with street address markers that are located with respect to the nearest roadway so as to be clearly visible at all times. Address numbers and unit numbers (letters) shall be a minimum of four (4) inches in height, 3/8" stroke, reflectorized and shall contrast in color with the background (Black on White, White on Black, or similar sharp contrast in color; NO brass, gold, silver, chrome or other polished finishes). Unit numbers (letters) shall be clearly posted adjacent to or above the primary entrance door and rear access door to each individual unit within a multi-unit building. If sub units of this building occur the unit numbers shall be approved by the S.L.F.P.D. prior to assignment or use.
90. Rags, cloth, paper towels, or other items saturated with oil, solvent, or petroleum products or other flammable or combustible liquids or materials shall be kept in a metal can with a tight-fitting lid or cover.
91. Accumulations of wastepaper, combustible waste material, waste petroleum products, tires, or rubbish of any kind shall not be permitted to remain in the yard area, and all weeds, grass, and other combustible vegetation shall be removed from any storage area or the yard or parking area throughout the entire year. All vegetation shall be maintained in compliance with the vegetation maintenance s of the Shasta Lake Fire Protection District throughout the entire year.
92. The applicant will comply with PG&E requirements for the construction of gas facilities.

DULY PASSED AND ADOPTED this 17th day of July, 2025, by the following vote:

AYES:

NOES:

ABSENT:

DARLENE BROWN, Chair
Planning Commission,
City of Shasta Lake, State of California

ATTEST:

JESSACA LUGO, City Manager

Exhibit A: Mitigation Measures

Exhibit A: Mitigation Measures

Mitigation Monitoring and Reporting Plan

Introduction

The City of Shasta Lake (City) circulated a draft Initial Study / Mitigated Negative Declaration (IS/MND) for the proposed 7-Eleven Convenience Store Project (Proposed Project) for a minimum 30-day review period in accordance with CEQA Guidelines Section 15073. CEQA requires that a Lead Agency establish a program to report on and monitor measures adopted as part of the environmental review process to mitigate or avoid significant effects on the environment. This Mitigation Monitoring and Reporting Program (MMRP) is designed to ensure that the mitigation measures identified in the IS/MND for the Proposed Project (State Clearinghouse No. 2025040139) are fully implemented.

The MMRP, as presented in **Table 1**, describes the implementation and timing of mitigation responsibilities and standards, and verification of compliance for the mitigation measures identified in this environmental document. Monitoring responsibilities are maintained primarily by the City of Shasta Lake under this MMRP, as well as other applicable resource agencies. The implementation of all measures, once completed, would be reported (in writing) to the City, who would maintain mitigation monitoring records for the Proposed Project.

The components of the MMRP table are described below.

- **Mitigation Measure:** The mitigation measures are taken verbatim from the 2020 EIR. Mitigation measures are assigned the same number as in the EIR.
- **Implementation and Timing:** Identifies the timing for the implementation of each action.
- **Responsibility for Implementation:** Identifies the authority responsible for implementing the mitigation measure.
- **Responsibility for Monitoring:** Identifies the authority responsible for monitoring implementation of the mitigation measure.

Table 1: Mitigation Monitoring and Reporting Program

	Mitigation Measure	Implementation and Schedule	Responsible for Implementing	Responsibility for Monitoring
	Air Quality			
AQ-1	<p>The following measures shall be implemented to minimize short-term air quality impacts during construction. These measures shall be included in all grading and improvement plans and/or permits.</p> <ul style="list-style-type: none"> ▪ During all construction activities, all architectural coatings applied shall contain a low content of VOCs (i.e., 100 grams/liter) as required by the California Green Building Code or Shasta County AQMD, whichever is more restrictive. ▪ All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. ▪ All material excavated, stockpiled, or graded shall be sufficiently watered to prevent fugitive dust from leaving property boundaries and causing a public nuisance or a violation of ambient air quality standards. The timing and frequency of watering shall be determined by the City Engineer or Building Official. ▪ All unpaved areas (including unpaved roads) with vehicle traffic shall be watered periodically or have dust palliatives applied for stabilization of dust emissions. ▪ All on-site vehicles shall be limited to a speed of 15 miles per hour on unpaved roads. ▪ All land clearing, grading, earth-moving, or excavation activities on the project site shall be suspended if/when the City Engineer or Building Official determines that winds are causing excessive dust generation. ▪ All material transported off-site shall be either sufficiently watered or securely covered to prevent a public nuisance. ▪ Paved streets adjacent to construction areas shall be swept or washed at the end of the day to remove excessive accumulations of silt and/or mud resulting from activities on the work site. ▪ Prior to final occupancy, the applicant shall re-establish ground cover on the construction site through seeding and watering. 	Measure included in contract documents and incorporated during construction	Construction Contractor	City, Shasta County AQMD

Mitigation Measure	Implementation and Schedule	Responsible for Implementing	Responsibility for Monitoring
<ul style="list-style-type: none"> ▪ Off-road construction equipment and other diesel-fueled construction vehicles shall not be left idling for periods longer than 5 minutes when not in use. <p>Trees and other vegetation cleared to accommodate the proposed project shall not be burned onsite and shall be disposed of in another lawful manner (e.g., chipping or mulching), as approved by the City.</p>			
Biological Resources			
<p>BIO-1 A qualified biologist shall conduct a pre-construction survey across the Project Site for special-status animals, including but not limited to, Crotch’s bumblebee, special-status bats, foothill yellow-legged frog, western spadefoot, and northwestern pond turtle.</p> <ul style="list-style-type: none"> ▪ <u>For Special-Status Terrestrial and Aquatic Species:</u> Once confirmed that no special status species are present, the installation of animal exclusion fencing shall be installed by the construction crew to separate the construction area from the riparian habitat and channels outside the Grading Limits. The fencing shall be constructed out of plastic weed cloth or construction fabric, shall be keyed into the ground, and shall be supported by stakes and wire mesh, as needed. Fencing shall also be opaque, three feet in height, and installed with a smooth material such that it cannot be climbed. ▪ <u>For Special-Status Bats:</u> During the preconstruction survey, the qualified biologist shall clearly mark the snags and trees that have potential for roosting bats. Removal of marked trees shall occur using a two-step process to allow bats the opportunity to abandon the roost prior to removal. The two-step removal process is as follows: <ul style="list-style-type: none"> ○ Day 1: Remove small-diameter trees, brush, and non-habitat features of large trees (branches without cavities, crevices, or exfoliating bark) to create noise and vibration disturbance on the tree and to alter the air flow and temperature around the roost feature, thus encouraging bats to vacate roost features on their own. The tree shall then be left for 24 hours to allow the bats to move to another roost site. ○ Day 2: If bats may be in branches that can be removed from the tree and set aside, cut the branches off intact and set them upright against trees away from the Project area to allow any bats present to passively escape. Then, remove the remainder of the tree. 	Prior to construction	Qualified Biologist	City

Mitigation Measure	Implementation and Schedule	Responsible for Implementing	Responsibility for Monitoring
<ul style="list-style-type: none"> If any special-status species are detected, construction shall be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) shall be consulted, and project impacts and mitigation reassessed. 			
BIO-2 If construction activities would occur during the nesting season (typically February 1 through August 15), a pre-construction survey for the presence of special-status bird species or any nesting bird species shall be conducted by a qualified biologist within 500 feet of proposed construction areas. Nesting bird surveys shall be conducted no more than one week prior to the initiation of construction. If construction activities are delayed or suspended for more than one week after the pre-construction nesting bird survey, the site shall be resurveyed. If active nests are identified in these areas, CDFW and/or USFWS shall be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.	No more than one week prior to construction	Qualified Biologist	City, CDFW and/or USFWS as necessary
BIO-3 Prior to construction, a qualified biologist shall identify and delineate a setback of 10 feet from the edge of the riparian tree canopy along Moody Creek. The setback shall be demarcated with orange construction fence, silt fence, or other high-visibility means. No construction staging, materials storage, earth moving, vegetation removal, or other disturbance shall occur within the identified setback	Prior to and during construction	Qualified Biologist, Construction Contractor	City
BIO-4 For trees that cannot be preserved, a Tree Removal and Replacement Plan shall be prepared to identify trees for removal and preservation. Replacement trees or other mitigation shall be provided to compensate for the loss of a protected tree. Replacement trees shall be provided in accordance with the standards provided in Section 12.36.070. Alternatively, in-lieu fee contributions shall be paid as provided for in Section 12.36.075.	Measure included in contract documents and incorporated into design specifications	Project Applicant, Construction Contractor	City
Cultural Resources			
CUL-1 If archaeological resources are inadvertently discovered, all finds would be subject to CEQA guidelines 15064.5 and PRC 21083.2. Procedures for inadvertent discovery include the following:	As needed during construction	Construction Contractor, Qualified Archaeologist/ Paleontologist	City

Mitigation Measure	Implementation and Schedule	Responsible for Implementing	Responsibility for Monitoring
<ul style="list-style-type: none"> ▪ All work within 50-feet of the find shall be halted until the significance of the find can be evaluated in accordance with NRHP and CRHR criteria by an archaeologist or a paleontologist, if the find is of paleontological nature. ▪ If any find is determined to be significant, then representatives of the City of Shasta Lake shall meet with the archaeologist, or paleontologist, to determine the appropriate course of action. If necessary, a Treatment Plan shall be prepared by an archaeologist, or paleontologist, which outlines the recovery of the resource, analysis and reporting of the find. The Treatment Plan shall be submitted to the City of Shasta Lake for review and approval prior to resuming construction. ▪ All significant cultural or paleontological materials recovered shall be subject to scientific analysis, professional curation, and a report prepared by the professional archaeologist, or paleontologist, according to the current professional standards. 			
<p>CUL-2 If human remains are encountered during construction activities, the City of Shasta Lake shall comply with Section 15064.5 (e) (1) of the CEQA Guidelines and PRC Section 7050.5. All project-related ground disturbance within 100-feet of the find shall be halted until the county coroner has been notified. If the coroner determines that the remains are Native American, the coroner will notify the NAHC to identify the most likely descendants of the deceased Native Americans. Project-related ground disturbance in the vicinity of the find shall not resume until the process detailed in Section 15064.5 (e) has been completed.</p>	As needed during construction	City, County Coroner	City
Geology and Soils			
<p>GEO-1 If paleontological resources (fossils) are discovered during construction, all work within a 50-foot radius of the find shall be halted until a professional paleontologist can evaluate the significance of the find. If any find is determined to be significant by the paleontologist, the City shall meet with the paleontologist to determine the appropriate course of action. If necessary, a Treatment Plan prepared by a paleontologist outlining recovery of the resource, analysis, and reporting of the find shall be prepared. The Treatment Plan shall be reviewed and approved by the City prior to resuming construction.</p>	During construction	Construction Contractor, Qualified Paleontologist	City
Greenhouse Gas Emissions			

Mitigation Measure	Implementation and Schedule	Responsible for Implementing	Responsibility for Monitoring
<p>GHG-1 The following measures shall be required to reduce the greenhouse gas emissions of the project, to the extent that they are applicable to the proposed appliances to be installed within the convenience store:</p> <ul style="list-style-type: none"> ▪ In order to achieve compliance with off-street electric vehicle (EV) requirements in the most recently adopted version of CALGreen Tier 2, no fewer than four (4) EV capable spaces shall be installed. ▪ CAPCOA Measure E-2: Require Energy Efficient Appliances. Require installation of Energy Star Certified appliances that exceed the energy efficiency of conventional appliances. ▪ CAPCOA Measure E-3-B: Require Energy Efficient Commercial Packaged Boilers. Require commercial packaged boilers with a higher energy efficiency than what is required by regulation. 	Measure incorporated into design specifications	Project Applicant, Construction Contractor	City
Hazards and Hazardous Materials			
<p>HAZ-1 During construction, staging areas, welding areas, or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a fire break. Any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws.</p> <p>The following measures shall be implemented to reduce impacts from hazardous materials during construction:</p> <ul style="list-style-type: none"> ▪ Potentially hazardous materials, including fuels, shall be stored away from drainages and secondary containment shall be provided for all hazardous materials during construction. ▪ Vehicles and equipment used during construction shall be provided proper and timely maintenance to reduce the potential for mechanical breakdowns leading to spills. ▪ Maintenance and fueling shall be conducted in an area that meets the criteria set forth in the spill prevention plan. ▪ If contaminated soil and/or groundwater is encountered or if suspected contamination is encountered during project construction, work shall be 	Measure included in contract documents and incorporated into design specifications. Prior to and during construction.	Construction Contractor	City

Mitigation Measure	Implementation and Schedule	Responsible for Implementing	Responsibility for Monitoring
<p>halted in the area, and the type and extent of the contamination shall be identified. A qualified professional, in consultation with the U.S. Department of Agriculture Forest Service (USFS) and the USEPA shall then develop an appropriate method to remediate the contamination. If necessary, a remediation plan approved by the USEPA shall be prepared and implemented for the duration of construction of the proposed project.</p>			
<p>HAZ-2 Accidental Spill Prevention and Response Plan</p> <ul style="list-style-type: none"> ▪ An accidental spill prevention and response plan shall be developed which will include a list of all hazardous materials used and/or stored on the project site during construction activities; appropriate information about initial spill response, containment, and cleanup strategies; and a list of appropriate City contact information. The plan shall require containment equipment and sufficient supplies to combat spills of oil or hazardous substances shall be on site at all times during construction. 	<p>Measure included in contract documents and incorporated into design specifications.</p>	<p>Construction Contractor</p>	<p>City</p>
Hydrology and Water Quality			
<p>HYD-1 The following measures will be implemented to reduce impacts to water quality from operation:</p> <ul style="list-style-type: none"> ▪ All stormwater runoff from parking and vehicle circulation areas will be treated prior to entering the stormwater drainage system and detention basin via bioretention facilities or catch basins with rechargeable, media-filled cartridges that trap particulates and adsorb pollutants from stormwater runoff such as total suspended solids, hydrocarbons, nutrients, metals, and other common pollutants. ▪ The gas station shall be equipped with catchment basins of sufficient size to contain small spills. At a minimum, the basin shall be large enough to contain what may spill when the delivery hose is uncoupled from the fill pipe. Any spilled fuel shall be removed and disposed of immediately. ▪ The fueling station pad shall be graded to prevent runoff from flowing across the pad, or to a drain with an oil and water separator prior to connection to the sanitary system or a closed sump. This would isolate any fuel or oil contamination in the fueling station area from the stormwater system. 	<p>Measure included in contract documents and incorporated into design specifications</p>	<p>Project Applicant, Construction Contractor</p>	<p>City</p>

Attachment C: June 5th Staff Report and Resolution



CITY OF SHASTA LAKE

PLANNING COMMISSION MEETING
STAFF REPORT
June 5, 2025

Staff Assigned: Peter Bird, Senior Planner

Project:	7-Eleven
File:	UP 23-03
Assessor's Parcel #	007-390-031, 036, 038 and 039
Location:	1661 Cascade Boulevard
Applicants	VAI
Property Owner	Valley Real Estate, LLC.
Representatives	Mike Singelyn
Significant / Applicable Legal Authority	California Environmental Quality Act (Public Resources Code) Title 17 (Zoning) of the City of Shasta Lake Municipal Code (SLMC) Title 5 (Business Licenses and Regulations) SLMC California Code of Regulations Title 24 (Building Code) Alcoholic Beverage Control Act (ABC)
Environmental Determination:	Mitigated Negative Declaration per CEQA Guidelines §15074. -California Environmental Quality Act (see qualification in environmental analysis)

SUMMARY:

The applicant requests approval of Use Permit UP 23-03 to allow the construction and operation of a 7-Eleven convenience store and fueling station, including a four-dispenser passenger vehicle gas island, a three-dispenser diesel truck fueling island, and associated site improvements on approximately 3.07 acres.

The proposed project includes:

- A 4,761 square-foot convenience store (with Type 20 alcohol license - beer and wine).
- A gasoline fuel island for passenger vehicles.
- A diesel fuel island with truck circulation and truck parking.
- Installation of three underground fuel storage tanks.
- Landscaping, stormwater detention basins, and circulation improvements.

STAFF RECOMMENDATION:

Staff recommend that the Planning Commission adopt the attached Resolution (Attachment A), which includes approval of Use Permit UP 23-03, subject to the recommended conditions of approval. In conjunction with this action, staff also recommends the adoption of the Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program, in accordance with the California Environmental Quality Act (CEQA).

Based on the analysis provided and the conditions imposed, staff find that the proposed project is consistent with the goals, policies, and land use designations of the City's General Plan and complies with the applicable provisions of the Interim Zoning Ordinance. As conditioned, the project would not be detrimental to public health, safety, or welfare, and all potential environmental impacts have been appropriately mitigated through the measures identified in the Mitigated Negative Declaration.

RECOMMENDED MOTION:

Staff recommend the Commission make the following motion:

"I move the Planning Commission adopt the resolution approving Use Permit UP 23-03 and adopt the Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program prepared for the project, subject to the findings and conditions contained therein."

PROJECT DESCRIPTION:

VAI (applicant) proposes the construction of a 4,761 square-foot (SF) 7-Eleven convenience store, approximately 28 feet high with alcohol and tobacco sales, a 4-dispenser gas island, and a 2-lane diesel station island within the 3.07-acre project site. Demolition of the 1,800-SF vacant gas service station has been completed. Approximately 40 percent of the Project Site is covered with trees, eleven of which must be removed during site preparation.

There would be two proposed fueling areas. The car fuel island will consist of four standard Multi-Product Dispenser (MPD) fueling stations and measure 120 by 30 feet, totaling approximately 3,600 SF. It will be located on the southern portion of the site. The truck fuel island will consist of two diesel fueling stations and measure 53 by 45 feet, totaling 2,385 SF. The project includes the installation of two 20,000-gallon underground fuel tanks and one 27,000-gallon underground fuel tank.

The convenience store will operate seven days a week, 24 hours a day, and employ 10 employees. Typical shifts will have 2 to 3 employees. The applicant also requests approval for type 20 alcohol sales (beer and wine sales).

Attachment B shows that a mix of materials, including glass windows, metal, and wood siding material, would provide depth and visual interest to the project components. The primary façade of the convenience store will be west-facing towards the car fuel island.

The façade will include a double-entry doorway below an entry canopy, surrounded by window panels. There will be five security cameras on the convenience store: two on the west façade, two on the east façade, and one on the north façade. Garbage bins will be placed on the west side of the building with a recycling and trash enclosure along the southern edge of the Project Site, adjacent to the convenience store.

PROJECT SETTING:

The 3.07-acre Project Site is adjacent to Interstate 5 (I-5). The project site encompasses four Assessor’s Parcel Numbers (APNs): 007-390-031, 007-390-036, 007-390-038, and 007-390-039. Figure 1 shows the location of the project. The aerial photograph in Figure 2 shows that the site is undeveloped, except for the demolished gas station. Moody Creek flows along the northern and eastern Project Site boundaries before entering a culvert below I-5. The Moody Creek FEMA special flood hazard area occupies approximately 1.9 acres of the project site. Access to the site is currently provided through Cascade Boulevard.

GENERAL PLAN AND ZONING DESIGNATIONS FOR SURROUNDING USES

SURROUNDING PROPERTIES	GENERAL PLAN AND INTERIM ZONING	EXISTING USE
Subject Property	GP=C and Natural Resources Overlay Zone = C.	Vacant Commercial
North	GP=C Zone = C	Shasta Dam Motel
South	GP=C Zone = C	McDonalds
West	GP=SR Zone = C	Vacant Commercial
East	GP=N/A Zone = N/A	Interstate 5

LEGEND

GENERAL PLAN

C = Commercial

ZONING

C = Community Commercial with Design Review

ANALYSIS

Various standards within the SLMC, such as parking, landscaping, lighting, general design, grading, floodplain management, and tree conservation, apply to this project. Some of these regulations do not require detailed plans for approval of the use permit; however, project plans must be developed to a level that ensures compliance with the SLMC standards can be achieved at the time of construction. As the project progresses, final plans addressing applicable development standards for landscaping, signs, and public improvements will accompany the building permit.

During final plan review, analysis will be performed to ensure the plans substantially conform to this use permit approval and all applicable standards. If the applicant proposes a change to the project that the director does not consider minor, a use permit amendment will be required.

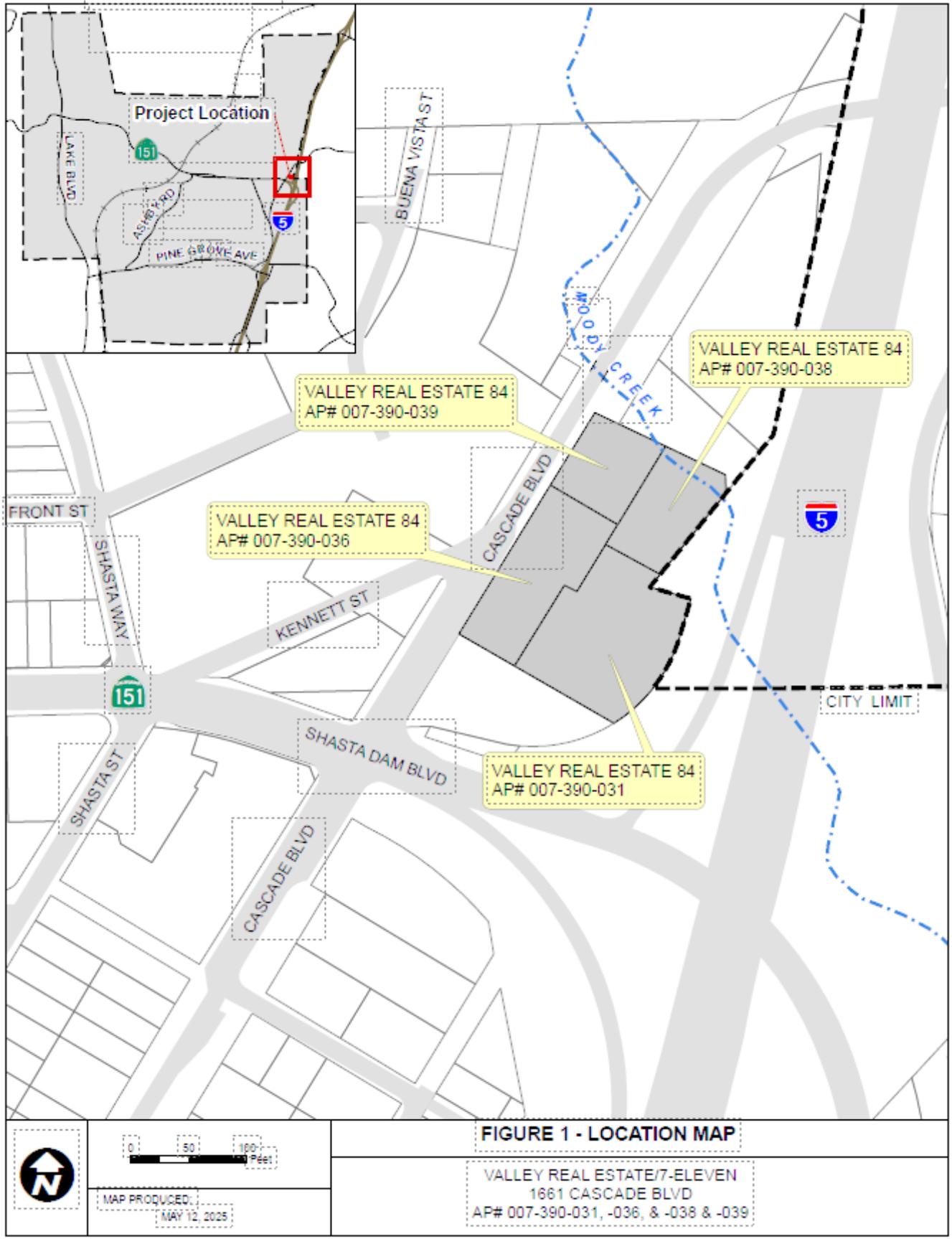


Figure 1



Figure 2 - Aerial



MAP PRODUCED:
MAY 12, 2025

VALLEY REAL ESTATE/7-ELEVEN
1661 CASCADE BLVD
AP# 007-390-031, -036, & -038 & -039

Figure 2

The following discussion addresses applicable development standards, the project design, and how the two interact. The Planning Commission should review these standards to support its determination regarding whether the required use permit findings can be made to approve the project.

Lighting

SLMC [Section 17.84.050](#) provides the following guidance for lighting:

“All lighting, exterior and interior, shall be designed and located so as to confine direct lighting to the premises. A light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted. No lighting shall be of the type or in a location such that constitutes a hazard to vehicular traffic, either on private property or on abutting streets.”

Lighting will be located around the exterior of the convenience store and throughout the parking and fueling areas. A preliminary photometric plan has been developed for the project and indicates no light intrusion into the riparian area and compliance at other property lines. A detailed review of the building permit application will ensure compliance with the plan.

The final lighting plan will be required to match the photometric plan, on-site lighting, and signage, consistent with SLMC Sections 17.84.050 and 17.84.060, respectively.

Signs

The convenience store will include three internally illuminated 7-Eleven signs on the western, northern, and southern building façades. Per condition of approval Six (6) and the associated staff report for Use Permit 96-05 (McDonald's), the planning commission approved the placement of a 125-foot-tall, multi user pole sign, to serve both properties, finding, *“the city is in support of having a free-standing sign that brings potential shoppers from the freeway into our area. We are concerned that several large free-standing signs will not be attractive at our entry way but a single sign with several users would be acceptable and would help to promote local business...staff is willing to support a "Community Sign" up to 125' in height in order to accommodate the intended users and to help attract customers to our City.”*

As a result of the use permit approval, McDonald's agreed to share the existing pole sign with the project area property owners. 7-Eleven will take advantage of this agreement.

Per SLMC Section 17.44.050, building signs will be limited to 144 square feet, while the pole sign may not exceed 300 square feet.

Onsite Parking and Circulation

As proposed, the site improvements will include 20 parking stalls for passenger vehicles, two of which will be van-accessible in compliance with applicable laws. Additionally, bicycle parking will include two short-term racks and one long-term locker.

Three proposed driveways located on Cascade Boulevard and one proposed driveway between the existing McDonald's parking lot to the south will provide access to the Project Site.

On Cascade Boulevard, the southernmost unrestricted driveway will give entry to the convenience store and the standard 4-dispenser gas island. The four fueling stations can service up to eight cars simultaneously, and there are 20 parking spaces, allowing for a maximum of 28 vehicles on site during peak times. The project is estimated to bring approximately 740 motor vehicles to the site daily.

On-street Circulation

Cascade Blvd. is a commercial collector serving the adjacent commercial properties and the future Mountain Gate Specific Plan development. Potential vehicle conflict may exist because of the proposed location of the 7/11 southern driveway and the immediately adjacent McDonald's driveway. The distance between these driveways is approximately 20 feet, and both would provide complete turning movements (right turns in and left turns out).

During peak hours, vehicle queuing from the McDonald's drive-through extends onto Cascade Blvd. As future traffic volumes increase on Cascade Blvd., the closely spaced driveways will likely increase turning and stacking conflicts. The recommended separation distance between commercial driveway entrances on a commercial collector street can vary depending on local land use patterns and specific roadway characteristics. While obtaining optimum driveway separation distance may not be possible given the existing development patterns, staff recommends reviewing the driveway location and a minimum distance of 40 feet between the two commercial driveways, if possible.

The other two driveways, designated exclusively for diesel fueling, will serve as entry and exit points, providing access to the 7-Eleven and the 2-lane diesel station island. Trucks can utilize the fueling island or follow a driveway route for entry and exit of the site at the future controlled intersection of Wonderland Blvd. and Cascade Blvd. The roundabout truck route incorporates an area that will be left open for tree preservation and stormwater infrastructure. A box culvert or buttress/slab 'bridge' is proposed under the northern section of the truck roundabout. This will act as an outlet for the interior drainage area. Additionally, two designated truck parking spaces are located in the site's northeast corner.

A break in pavement and a row of shrub plantings will delineate the boundary between vehicles accessing the standard fueling area and those entering the diesel fueling area. Directional arrows and parking lot striping, adhering to City standards, will be provided throughout the site to guide vehicle circulation, along with appropriate signage. A "Diesel Entry Only" sign will be placed at the entrance to the diesel fueling island from Cascade Boulevard, and two "Unauthorized Vehicles" signs will be placed at the southernmost driveway onto Cascade Boulevard and the driveway between the standard vehicle gas island and the existing McDonald's. A red curb with white "no parking fire lane" markings demarcates the northern boundary of the project site. Finally,

could not resolve these final circulation issues with the applicant before the public hearing.

If the commission approves the use permit, staff will continue coordinating with the development team to resolve this issue. When reviewing final site circulation designs, an emphasis will be placed on public safety, consistency with the CEQA findings and mitigations, CoSL standards, and use permit conditions of approval. Staff would consider modifications to the fueling island a minor modification to the approval (not requiring PC review), unless the change creates a new, unforeseen impact or conflict. If a resolution to the Cascade Boulevard conflict cannot be resolved through site design to the satisfaction of the city planning and engineering team, and consistent with this approval, the applicant may appeal the decision of staff to the planning commission.

Landscaping/Trees

Landscaping is proposed throughout the Project Site, including along the outer edges of the proposed pavement and in small islands within the parking areas, as shown in the preliminary landscape plans. In addition, an open area in the central portion of the Project Site would remain unpaved to preserve native trees and be enhanced with shrubs as part of the landscaping plan. A mixture of drought-tolerant and low-water-use trees and shrubs is proposed. Native trees such as California live oak (*Quercus agrifolia*) are included along the northern project boundary, adjacent to the Moody Creek riparian area. Chinese pistache (*Pistacia chinensis*) trees are proposed along Cascade Boulevard, and crepe myrtles (*Lagerstroemia indica*) are proposed within and adjacent to the parking area. Final species will be reviewed and modified as necessary.

SLMC Section 17.84.040A.4 requires “For commercial, industrial or multifamily residential uses, required yards adjoining public streets shall be landscaped to a depth of ten feet.” This proposal provides sufficient space for all required landscaping related to this code section. When a building permit is applied for, final landscape plans will be required to verify compliance with [SLMC Chapter 15.10 – Water Efficient Landscaping](#).

The project site includes several mature trees, some of which will be removed to accommodate the proposed development. In accordance with SLMC §12.36.050, the applicant has submitted a tree removal plan identifying the trees to be removed and proposing mitigation measures, including the planting of replacement trees at a ratio of 3:1. The proposed landscaping plan incorporates drought-tolerant species and native trees, contributing to the urban forest and aligning with the goals of the Tree Conservation Ordinance. The replacement plan indicates 11 trees will be removed, and 33 will be planted.

According to SLMC Section 12.36.100 and 070, this site must have two trees for every 1,000 square feet of floor area for commercial purposes, as well as two trees for every 20 parking spaces. With a commercial building of 4,761sf, a parking area of 20 spaces, 12 trees are required to meet the planting standard. These planting requirements will be met per the preliminary landscape, tree removal, and replacement plans (Attachment B).

ABC

The proposed project requires approval for type 20 alcohol sales, including beer and wine, which would be issued by the Department of Alcoholic Beverage Control (ABC). ABC's decision is informed by factors such as the concentration of licenses and proximity to sensitive uses.

Concentration

ABC releases the Census Tract Authorizations (CTA) report to help evaluate license distribution. This report outlines the quantity of alcoholic beverage licenses granted per census tract throughout the state and is utilized by ABC to establish the number of licenses assigned in each census tract relative to these county-wide population ratios:

On-Sale Licenses: One license per 2,000 residents.

Off-Sale Licenses: One license per 2,500 residents

The 7-Eleven project is located within census tract 117.03, which is generally bounded to the south by Shasta Dam Boulevard and is between Shasta Park Drive and I-5. According to the CTA ratios, this census tract could support five off-sale licenses (type 20) without being overconcentrated. Using the ABC data and after reviewing the mapped information, it was determined that approval of this license would exceed the ABC ratio by one license.

An area is considered overconcentrated when the number of existing licenses in a census tract exceeds the authorized number based on population ratios. In such cases, new license applications may be denied unless the applicant can demonstrate that the issuance of the license would serve public convenience or necessity. In this case, issuing the type 20 license would be convenient for the public and compatible with surrounding uses, and staff do not believe overconcentration is a significant issue for this project.

Separation from Sensitive Uses

According to CA Business and Professions Code 23789 a and b, ABC is authorized to refuse the issuance of any retail license for premises near churches and hospitals, or within 600 feet of schools, public playgrounds, or nonprofit youth facilities. In addition to this provision, and according to California Code of Regulations, Title 4, § 61.4, the ABC may refuse to issue a license if a premises is within 100 feet of a residence.

If the location of a new license is within these separation distances, ABC may issue the permit if the applicant establishes that the business operation would not interfere with the individuals' "quiet enjoyment" of their property.

The 7-Eleven location complies with the required separation distances. The nearest residence is located approximately 700 feet northwest of the site, and the closest school is approximately 950 feet northwest.

Infrastructure Improvements

Requirements for on-site and off-site infrastructure improvements are associated with all new development. Public improvements required for this project include the construction of curb, gutter, and sidewalk along the southern half of the property line adjacent to Cascade Boulevard. The remaining portion will be improved with only a curb and gutter. The applicant is also responsible for constructing the eastern half section of Cascade Boulevard along their frontage.

All on-site improvements will be finalized during the grading and building permit submittal. Improvements will comply with all applicable standards, mitigation measures, and conditions of approval. Proposed improvements are represented on the preliminary grading and utility plans and include items such as stormwater infrastructure, paving, and landscaping.

Grading

SLMC Chapter 15.08—Grading, Erosion, and Hillside Development regulates grading within the City of Shasta Lake. This ordinance must be reviewed, and a grading permit must be approved for the project.

The applicant submitted a preliminary grading plan demonstrating that the proposed grading will not adversely affect neighboring properties or natural drainage patterns. Erosion control measures, such as silt fencing and sediment basins, are included to prevent off-site sedimentation during construction. Additionally, the project site is not located on a designated hillside area as defined in SLMC §15.08.020; therefore, the hillside development standards are not applicable.

Due to the gentle slopes of the Project Site, limited grading is required to accommodate the project. The overall approach of the grading plan is to work within the natural grade on the site where feasible and avoid adding fill into the 100-year floodplain. The grading limits affect approximately 2.24 acres of the site. In the central portion of the site is an area that will not be paved and is intended to preserve trees. A portion of this area will be graded to facilitate stormwater drainage to the north towards Moody Creek. Stormwater will sheet flow through the open area and pass through either large box culverts or a buttress and slab 'bridge' that will allow sheet flow to pass below the proposed asphalt and into Moody Creek. There will be approximately 4,765 cubic yards (CY) of cut and 4,560 CY of fill; the excess 205 CY will be hauled off-site. This information is critical to the floodplain determination and will be verified throughout each project phase.

The initial grading plans reveal several inconsistencies, including grading that affects protected trees, potentially incorrect cut/fill details, and grading limits that intrude on Caltrans-owned property. These preliminary plans offer enough information to facilitate the project's conditional approval. City staff will evaluate the final grading and construction documents upon the applicant's submission of the grading permit application, ensuring compliance with all relevant standards, mitigation measures, and approval conditions.

Drainage/Hydrology

The proposed development will increase the amount of impervious surface and potential stormwater runoff. The project will accommodate stormwater runoff from the property to minimize the potential for flooding.

Two detention basins are proposed to capture, treat, and disperse stormwater runoff from the Project Site. The tributary drainage areas roughly follow the delineation of the diesel truck area in the north and the convenience store and vehicle fueling area to the south. These areas will drain to two detention basins at the eastern property boundary. Sheet flow from the vegetated open space area in the central portion of the site will flow directly north through a box culvert into Moody Creek. The storage capacity required for capturing the runoff from a 100-year storm event was calculated to be 5,512 cubic feet. The ponds will have an available storage capacity of approximately 38,272 cubic feet. Planting small trees and shrubs along the edges of the detention ponds will provide visual interest and additional filtration benefits. The detention ponds are sized to accommodate 100-year storm flow volume and the treatment standards for the 2-year, 24-hour storm event.

City staff has reviewed the developer's preliminary drainage and hydrology report and determined that sufficient information has been provided to ensure the project can be constructed in compliance with applicable standards as conditioned by this approval.

Floodplain

Development of the project site is also regulated under the City of Shasta Lake Floodplain Management Ordinance (SLMC Chapter 15.04), which requires that development within the floodplain avoid increasing flood elevations and meet construction and drainage standards designed to minimize flood risk.

The project site is adjacent to Moody Creek, a defined drainage corridor that flows along the northern and eastern boundaries of the 3.07-acre site before entering a culvert beneath Interstate 5. According to the FEMA Flood Insurance Rate Maps (FIRM) referenced in the IS/MND (Appendix C), a portion of the site is situated within the 100-year floodplain associated with Moody Creek. (see Figure 4) The regulatory flood hazard area intersects the northern and northeastern portions of the site, with the remainder lying outside designated special flood hazard zones.

The applicant has submitted preliminary floodplain development information demonstrating that the project will not result in a net increase in flood levels during the base flood discharge. The project design includes stormwater detention basins sized to accommodate a 100-year storm event, ensuring that post-development runoff does not exceed pre-development conditions. The project will result in a net export of soil material from within the floodplain, and all structures will be constructed in compliance with the elevation and floodproofing requirements specified in SLMC §15.04.140.

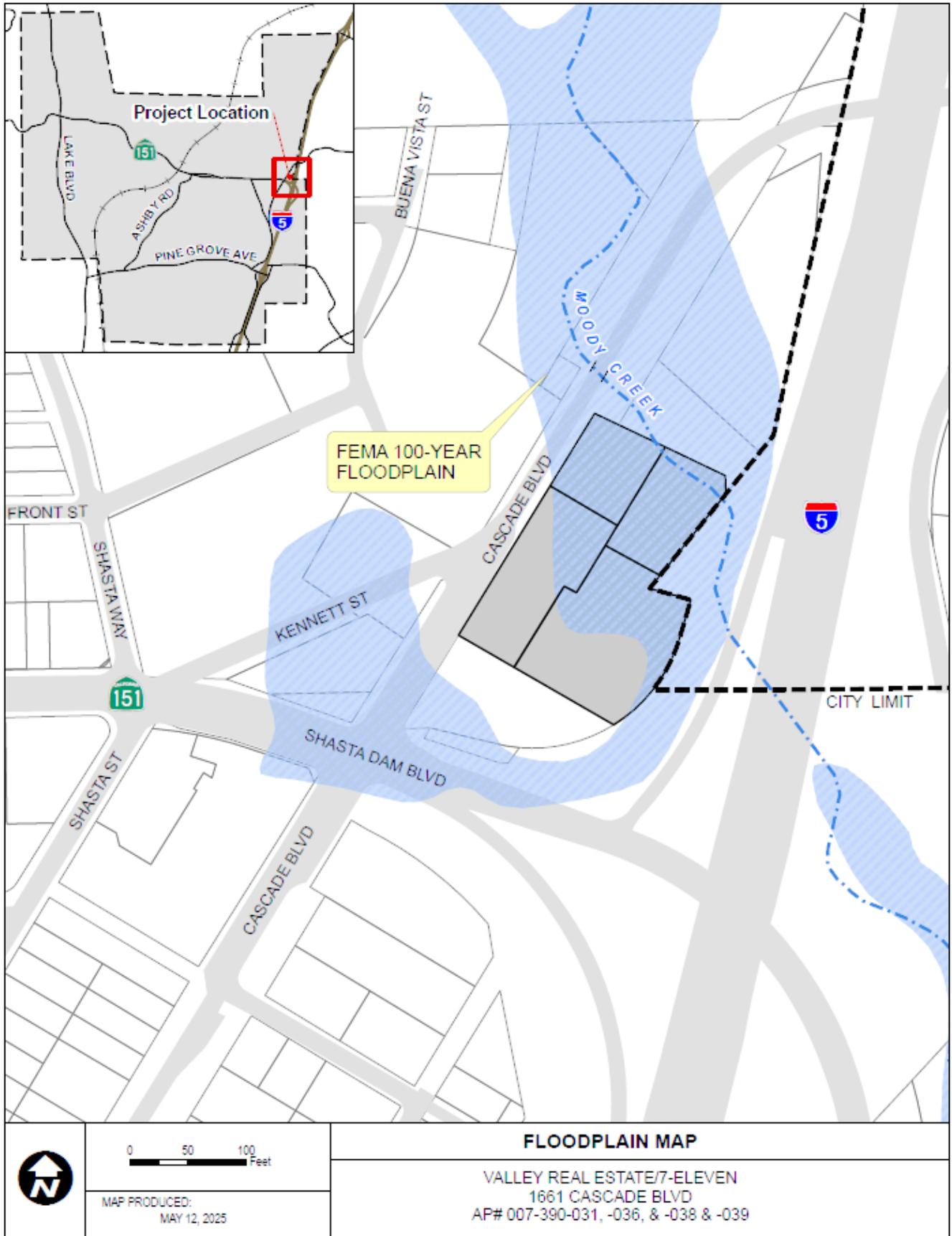


Figure 4

The project has been designed to avoid adverse impacts to the floodplain by minimizing grading and ensuring no net increase in fill within the 100-year flood hazard area. Key features include:

Floodplain Avoidance and Grading Design

- The total grading area encompasses 2.24 acres of the 3.07-acre parcel.
- There will be a net export of 205 cubic yards of earth material from the floodplain zone to avoid elevation increases or displacement of flood storage volume.

Open Space and Sheet Flow Protection

- A large central vegetated area is preserved as undeveloped open space to allow sheet flow and retain native vegetation.
- The area includes a subsurface box culvert or slab-bridge structure allowing unimpeded stormwater flow beneath a truck circulation route and into Moody Creek.
- The bridge/culvert design allows for unchannelized drainage consistent with natural overland flow paths, avoiding the creation of barriers or ponding.

Stormwater Detention Infrastructure

- Two stormwater detention basins are proposed to manage runoff from both the northern (diesel fueling area) and southern (convenience store and vehicle fueling area) zones.
- The detention basins:
 - Capture and treat runoff from impervious surfaces.
 - Are sized for a 100-year storm event.
 - Meet MS4 Post-Construction Standards for the 2-year, 24-hour event.
 - Discharge to Moody Creek through energy-dissipating outlets.

Based on the IS/MND's Section 4.10 (Hydrology and Water Quality) and Appendix C (Floodplain Analysis), the project's potential impacts to floodplain function were evaluated as follows:

Impact Area	Analysis and Conclusion
Base Flood Elevation	No increase in base flood elevation is expected; net grading impact reduces fill within the floodplain.
Flood Storage Volume	Preserved open space and exported fill result in no loss of flood storage volume.
Hydraulic Conveyance	Stormwater features and sheet flow culverts ensure natural flood conveyance is preserved.
Runoff Rates/Peak Flow	Post-development runoff rates will not exceed pre-development rates due to detention basin design.
Flood Risk	The project does not expose people or structures to a significant flood hazard. The infrastructure complies with SLMC § 15.04.140 requirements for protection from flood damage.

Regulatory Compliance

Pursuant to the City's Floodplain Management Ordinance (SLMC § 15.04.120–15.04.140):

- The project meets the definition of “development,” requiring a floodplain development permit (SLMC § 15.04.030).
- The grading and stormwater plans avoid encroachments that would increase base flood elevation.
- New construction is located outside the floodplain or adequately elevated and floodproofed per SLMC § 15.04.140(B).
- Open space and detention areas provide effective mitigation against localized flooding impacts.

The proposed 7-Eleven project is compliant with CEQA and SLMC floodplain regulations. Through conscientious site planning, open space preservation, and engineered stormwater management, the project avoids adverse modification of the 100-year floodplain, does not increase flood risk to adjacent properties, preserves Moody Creek's natural drainage characteristics, and implements best practices for hydrologic safety and low-impact development.

To ensure the final plans are consistent with the intention of this use permit approval, the city will require a peer review of the floodplain determination based on the final construction plans and supporting information.

General Plan Consistency

The proposed Project is consistent with the City's General Plan by supporting the adopted goals, objectives, policies and implementation measures including but not limited to the following:

- a. POLICY-LU-3.10 Work to protect important natural resource areas and the scenic beauty of mountains and rolling hills around the City as the community develops. For new development located along existing creeks and streams, incorporate bank naturalizing approaches for channeled sections as a means of creek and stream restoration where appropriate.
- b. IMPLEMENTATION-CIR-4.4 The City will require development projects to construct all needed on- and off-site street improvements at the time of property development...
- c. POLICY-CON-3.3 Use riparian and wetland buffers (non-development setbacks) to preserve existing riparian vegetation through the environmental review process and require minimum setbacks. Specific setbacks and widths should be determined on a case by case basis with input from resource agencies, including the California Department of Fish and Wildlife.
- d. POLICY-CON-3.4 Continue protecting and managing urban forests in the City to enhance beautification and conservation efforts to the greatest extent possible, in particular by: - Maintaining existing City trees with regular scheduled service. - Planting new trees to replace ones that were removed and extending tree canopies where possible. - Requiring tree plantings in new developments on streets and in parking areas. - Working with

commercial parking lot owners to enhance tree canopies. - Using volunteer groups and property owners to enhance tree canopies.

Environmental Clearance

California Environmental Quality Act (Public Resources Code):

The City as lead agency under the California Environmental Quality Act (CEQA) has prepared a Mitigated Negative Declaration (MND) and supporting Initial Study for the project. It has provided public notice in compliance with Title 14, Chapter 3, Sections 15072 and 15073 of the California Code of Regulations. The Planning Commission adopts a MND pursuant to Section 15070 et seq. of the California Code of Regulations, Title 14, Chapter 3 (California Environmental Quality Act Guidelines).

Notice of the availability of the Mitigated Negative Declaration/Initial Study was provided for public and agency review as required by law. The notice of availability was also posted with the State Office of Planning and Research CEQA Clearinghouse. The MND/Initial Study, comments received on the MND, and specific responses to relevant comments, are provided in the attachments to the IS/MND.

Public Hearing Notice/Comments/Correspondence Received:

The project was noticed as required by state law for the June 5th Planning Commission hearing. No comments were received. The attached resolution incorporates conditions that require compliance with permitting and other standards of City departments and outside agencies.

The project was publicly noticed per CEQA and State Planning and Zoning Law. Responsible and Trustee agencies, City departments, and the public have reviewed the project and provided comments. Responses to any public or agency comments submitted to the Development Services Department have been addressed in the project where appropriate.

Planning Commission Options

The Planning Commission has several options concerning the applicant's request at this time:

- 1. Approve the Use Permit.** The Planning Commission may take action to approve the use permit by adopting the attached Resolution of Approval, as presented or as amended by the Planning Commission.
- 2. Continue action in order to obtain additional information or make significant changes to the resolution.** The Planning Commission may desire additional

information or require further investigations. The Commission has the option to continue the matter to a certain future date in order to accomplish these efforts.

- 3. Deny the Use Permit.** The Planning Commission may determine, after hearing testimony during the public hearing and based on the information in the record, that the required findings for approval cannot be made, and choose to deny the use permit. A denial must be based on specific findings that the proposed use would be detrimental to the public health, safety, and welfare. This will require that the item be returned to the Planning Commission following modification of the resolution and the findings in the resolution to reflect the Commission decision.

Enclosed:

Attachment A: Planning Commission Resolution and attachments

Attachment B: Plans (Landscape, Site Plan, Preliminary Grading, Tree Preservation, Photometric)

Staff Report Attachment A

RESOLUTION NUMBER PC 2025-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHASTA LAKE
APPROVING USE PERMIT NUMBER 23-03 FILED BY VAI,
TO ESTABLISH A 7-ELEVEN FUELING STATION AT 1661 CASCADE BLVD,
ASSESSOR'S PARCELS 007-390-031, 036, 038, AND 039**

WHEREAS, the Planning Commission of the City of Shasta Lake considered Use Permit application number 23-03 filed by VAI for the property identified as Assessor's Parcel Numbers 007-390-031, 036, 038, AND 039, 1661 CASCADE BLVD, in accordance with Chapters 17.90, and 17.94 of the City of Shasta Lake Municipal Code; and,

WHEREAS, City Staff used the following information for review: Planning Application (8-17-21), Exterior Elevations (1-19-2025), Preliminary Grading & Drainage Plan (5-15-2025), Preliminary Utility Plan (5-15-2025), Preliminary Storm Drain Analysis (5-19-2025), Preliminary No-Rise Memo (5-15-2025) Traffic Analysis (6-2-2024) Photometric Plan (5-19-2025), Preliminary Landscape Plan (5-16-2025), Preliminary Tree Removal and Replacement Plan (5-16-2025), Final Initial Study/MND (May 2025); and,

WHEREAS, the Interim Zoning Ordinance Schedule 3.05.C-1 allows a Gas Station of this size to be established in this district if a use permit is approved by the Planning Commission permitting such activity; and,

WHEREAS, the Planning Commission reviewed the staff recommendation for adoption of the initial study/mitigated negative declaration; and,

WHEREAS, the proposal was noticed in the Shasta Lake Bulletin and notices were given to surrounding property owners as required by the City of Shasta Lake Municipal Code; and

WHEREAS, on June 5, 2025, the Planning Commission held a duly noticed public hearing to obtain testimony and consider the proposed use.

NOW, THEREFORE, the City of Shasta Lake Planning Commission:

A. Makes the following findings:

1. State Planning and Zoning Act

The Use Permit's approval is consistent with both the General Plan and Zoning Ordinance, as required by the State Planning and Zoning Act.

As conditioned, the use is consistent with the purposes, intent, and provisions of the Shasta Lake General Plan and Zoning Code. The Interim Zoning Code designates this property as Commercial (C), and by the General Plan as Commercial, with a Natural Resources overlay. The Interim Zoning Code allows the Planning Commission to grant the use of the property for a Gas Station of this size with the approval of a Use Permit, subject to the required findings.

2. **California Environmental Quality Act (Public Resources Code)**

The City as lead agency under the California Environmental Quality Act (CEQA) has prepared a Mitigated Negative Declaration (MND) and supporting Initial Study for the project. It has provided public notice in compliance with Title 14, Chapter 3, Sections 15072 and 15073 of the California Code of Regulations. The Planning Commission adopts a MND pursuant to Section 15070 et seq. of the California Code of Regulations, Title 14, Chapter 3 (California Environmental Quality Act Guidelines).

Notice of the availability of the Mitigated Negative Declaration/Initial Study was provided for public and agency review as required by law. The notice of availability was also posted with the State Office of Planning and Research CEQA Clearinghouse. The MND/Initial Study, comments received on the MND, and specific responses to relevant comments are provided in the attachments to the IS/MND.

Therefore, the Planning Commission;

- a. Adopts the IS/MND and Mitigation, Monitoring, and Reporting Program for the 7-Eleven project; and,
- b. Declares the initial study did not identify any significant effects on the environment which would result from the proposed project, as it is consistent with the Land Use Element of the General Plan, and the Final Environmental Impact Report prepared for adoption of the General Plan

3. **Adopts the following findings pursuant to SLMC Chapter 12.36 Tree Conservation:**

- a. The condition of the trees, with respect to disease, form, general health, damage, public nuisance, danger of falling, proximity to existing structures, interference with utility services, good forestry practices, or damage to existing sidewalks and driveways, warrants their removal.
- b. The preservation of all trees unreasonably restricts the economic potential of the property upon which the trees are situated.
- c. The set-aside area is particularly suitable for the planting and/or natural regeneration of replacement trees required to be planted by the developer.
- d. Trees proposed for removal interfere with utility services or streets and highways either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s).
- e. Construction proposed within the drip line of any tree will not cause harm or damage to such tree and any construction on the property can be accomplished without endangering the health of the remaining trees on the subject property.

- f. Tree removal as proposed will not result in soil erosion through the diversion or increased flow of surface waters that cannot be satisfactorily mitigated.
- g. Tree removal will not result in the degradation of any scenic resource and will not substantially degrade the existing visual character or quality of the site or its surroundings.

B. Approves Use Permit 23-03 for the following listed uses. The Development Services Director may approve minor modifications. Any substantial revisions will require either an amendment to this permit or a new use permit.

1. The project description contained within the associated application and staff report will constitute the use that is allowed by this Use Permit:

Construction and operation of a 7-Eleven convenience store and fueling station, including a four-dispenser passenger vehicle gas island, a three-dispenser diesel truck fueling island, and associated site improvements on approximately 3.07 acres.

The proposed project includes:

- A 4,761 square-foot convenience store (with Type 20 alcohol license - beer and wine).
- A gasoline fuel island for passenger vehicles.
- A diesel fuel island with truck circulation and truck parking.
- Installation of three underground fuel storage tanks.
- Landscaping, stormwater detention basins, and circulation improvements.

C. The use is subject to the following conditions of approval, which shall be satisfied prior to commencement of the use unless otherwise noted. The Applicant shall remain in compliance with all conditions of approval throughout the life of the use.

1. The requirements of the California Buildings Standards Code, the California Fire Code, and the Shasta Lake Municipal Code are to be met with all projects. The requirements of all governmental agencies having jurisdiction, including obtaining any other permits related to the construction or use of the property that are not governed by this approval, shall be met. The permittee is responsible for contacting the offices of the Shasta Lake Development Services Department, Shasta County Environmental Health, and the Shasta Lake Fire Protection District before commencement of construction or use on the site to verify compliance with this condition.
2. If at any time the Development Services Director or his/her designee finds that one or more grounds exist for revocation of the Use Permit, revocation proceedings may be initiated in accordance with applicable provisions of the Shasta Lake Municipal Code.

PLANNING

3. In accordance with the Shasta Lake Municipal Code, the entitlement authorized by this permit shall automatically expire 2 years from the date of approval in the

case of use permits or other discretionary entitlement without further notice or action by the City, unless any of the following occurs:

- A building permit has been issued and substantial construction has occurred as determined by the Development Services Director or designee.
 - The use of the property specifically authorized by the entitlement or permit has been actively and substantially commenced as determined by the Development Services Director or designee.
 - Approval of the entitlement or permit has been extended by the approving authority. An extension of time may be granted if the permittee shows reasonable cause for the extension. Reasonable cause exists if the permittee shows that circumstances beyond their control have prevented them from taking sufficient action to effectuate the permit or other approval.
4. A city business license shall be obtained and maintained by the applicant. Abandonment of the related commercial cannabis permit(s) shall constitute grounds for revocation of this use permit pursuant to Municipal Code Section 05.05.140(C).
 5. All mitigation measures which are established pursuant to the requirements of the California Environmental Quality Act for a project shall, by reference herein, also be considered conditions of this approval and any related approvals, permits, or entitlements issued by the City of Shasta Lake.
 6. Prior to issuance of a grading or building permit, architectural and site plans shall be reviewed and approved by the Development Services Director or his/her designee to ensure compliance with Shasta Lake Municipal Code Chapter 17.84 *General Development Standards*, including Section 17.84.005 *Design and Architectural Objectives*.
 7. All trash enclosures shall be located and constructed in accordance with the provisions of Shasta Lake Municipal Code and the design criteria as established in Section 17.84.005 of the Shasta Lake Municipal Code. Trash and recycling enclosure(s) shall be provided as depicted on the approved site plan unless modified by the approving authority.
 8. All parcels shall be consolidated to accommodate the project on a single parcel
 9. The locations of the driveway(s) serving the passenger fueling area will be adjusted to prevent conflicts with the McDonald's entrance on Cascade Boulevard. A minimum of 40 feet of separation between the project entrance(s) and the McDonald's entrance, or an alternative method approved by the City Engineer, will be implemented to achieve this objective.
 10. Queuing of vehicles may not extend beyond the property boundaries.
 11. The diesel fueling area shall be modified to accommodate onsite vehicle queuing, to the satisfaction of the City Engineer.

12. All final plans shall conform to the requirements of this approval as described in the project staff report and resolution.
13. The project shall provide a minimum of two short-term bicycle racks and one long-term locker
14. On-site wayfinding signs will be installed as indicated in the staff report and supporting information.

ENGINEERING

Streets & Traffic

15. Prior to Grading and Encroachment permit approval, the applicant shall update and provide recommendation of Level of Service (LOS) and Vehicle Miles Traveled (VMT) for the final proposed development using the latest Institute of Transportation Engineers (ITE) Trip Generation Manual and Office of Planning and Research (OPR) to the satisfaction of the City.
16. Public streets shall be designed in accordance with the City of Shasta Lake Construction Standards (COSLCS). Applicant shall construct typical sections of Cascade Blvd.
 - Construction for the eastern ½ section of Cascade Blvd along the project frontage per the City of Shasta Lake Construction Standard (COSLCS) 112.40 (84' R/W, 64' curb face to curb face).
 - Vertical curb, gutter, and sidewalk (width to match adjacent existing sidewalk, not less than 5' minimum) along the project frontage in accordance with COSLCS 131.10. Sidewalk north of the middle driveway may be omitted. Existing curb, gutter & sidewalk on the south portion of the property shall be replaced per COSLCS.
 - Placement of all necessary signage and pavement delineation per the MUTCD, LOS analysis, and to the satisfaction of the City Engineer.
17. The Cascade Blvd. over Moody Creek Bridge is expected to be removed and replaced in 2026. The vertical profile (of the new bridge) will be raised approximately 3 feet with the conforms extending approximately 155'± south on Cascade Blvd. The applicant will work with the City and the City's bridge consultant to determine the final layout of the horizontal and vertical frontage improvements and staging to be consistent with the new profile of the future bridge.
18. The Commercial Center Safe Routes to School project is expected to be constructed in 2026. The project will be across Cascade Blvd. from the 7-Eleven site. Coordination with the City and the City's Consultant of striping, layout & lining up of access driveways may be necessary.
19. The applicant shall install streetlights per COSL Electrical Standards. Location to

be determined by the City Engineer.

20. Applicant or Contractor shall obtain an encroachment permit from the City prior to any work being performed in the public right-of-way.

Wastewater

21. The owner shall grant the City an access easement in the northwest corner of the development for the City to access the sewer lift station. The size of the easement will be determined by the City Engineer.

Stormwater

22. The owner, applicant, or developer shall prepare and submit a floodplain development application to the city for approval.
23. Prior to issuance of a grading permit, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) and secure a Construction General Permit from the Regional Water Quality Control Board.
24. Prior to improvement-plan approval, the developer must obtain approval for management of stormwater peak flows in accordance with the Shasta Lake Municipal Code, City Council Policy and the specifications of the City Engineer. Such measures must address impacts from the 10-, 25-, and 100-year-storm events. Projects must address peak flows to maintain predevelopment levels at all locations downstream of the project. A drainage report must be prepared to the format outlined by the Engineering Division, stamped and signed by a qualified engineer, and provided to the Engineering Division with submittal of project improvement plans. (Standard Condition)
25. Storm-drain facilities must be designed consistent with the requirements of City Construction Standards, the City of Shasta Lake Storm Water Management Plan, and the City of Shasta Lake Phase II NPDES Permit issued by the California Regional Water Quality Control Board. Project design must incorporate Best Management Practices (BMPs) to minimize stormwater pollution, both during construction and over the project's life. Should the maintenance costs of the long-term pollution-control measures within the public right of way or easements exceed typical storm-drain-management costs, such costs must be borne by the project by participation in a landscape maintenance district, establishment of an escrow account, or by other City accepted financing mechanism.
26. Developer shall prepare a "No-Rise" Certification report per the FEMA Guidelines.

Water Utility

27. Water facilities shall be constructed according to COSLCS. Potable water and irrigation shall have separate services and meters.

28. The existing waterline adjacent to the project is a 4" line. The applicant shall prepare an engineer's report with modeling showing that the existing water line is adequate to provide water for fire, potable, and landscape irrigation.

STANDARD CONDITIONS

29. All trash enclosures shall be located and constructed in accordance with the provisions of Shasta Lake Municipal Code and the design criteria as established in Section 17.84.005 of the Shasta Lake Municipal Code. Trash and recycling enclosure(s) shall be provided as depicted on the approved site plan unless modified by the approving authority.
30. Vegetation slash resulting from land clearing and grading activity shall not be burned onsite and shall be disposed of in a lawful method (such as chipping). Permittee shall dispose of any vegetation slash cleared for construction and/or land development purposes prior to the filing of the Parcel/Final map OR issuance of a Certificate of Occupancy as applicable. All brush piles shall be abated or removed prior to commencement of the next fire season.
31. All existing landscaped areas, and/or landscape areas shown on the approved landscape plans shall be properly and continuously maintained. Maintenance includes providing an operational, automatic irrigation system where needed; weeding; replacing dead and missing plant materials; mowing lawns; pruning; and other maintenance measures as required to keep all planted areas neat, healthy, and attractive.
32. This project is subject to, and shall comply with, all applicable provisions of the Shasta Lake Municipal Code including SLMC Chapter 15.10 "Water Efficient Landscaping". The required Landscape Documentation Package shall accompany the building permit application
33. All new freestanding and building-mounted signage shall comply with all applicable provisions of the Shasta Lake Municipal Code, including Section 17.84.060.
34. The permittee shall note that pursuant to Chapter 13.08 of the Shasta Lake Municipal Code, City development impact fees are required to be paid prior to final inspection for new construction, building enlargement, or other improvement. These fees are structured to mitigate the project's fair share of cumulative impacts to the City's transportation, fire protection district, water, wastewater, and parks infrastructure systems. The improvements are based on those improvements necessary to accommodate new development under the City's General Plan. The Permittee/applicant is hereby notified that he/she has the right to protest/appeal the imposition of any of these fees or fee amounts. Any protest/appeal shall comply with the provisions of Government Code Section 66020(a) and Section 13.08.070.E.11, as applicable.
35. In accordance with the requirements of the Shasta Lake Municipal Code, ground- and roof-mounted mechanical equipment shall not be visible from a public street or other public area or residential property. Screening of such equipment shall be

accomplished using parapet walls on the building, roof wells, screen walls or other measures approved by the City that are architecturally compatible with the building. Exhibits or other information necessary to determine compliance with this requirement shall be submitted with the building permit application.

36. In accordance with Chapter 17.84.050, Lighting, of the Shasta Lake Municipal Code, any new building-mounted or freestanding exterior lighting shall be designed, located, directed, and shielded in such a manner to prevent objectionable light at, and glare across, property lines. A lighting detail/photometric plan demonstrating how this requirement is being satisfied shall be submitted with the building permit application when required by the Director.
37. The Permittee shall implement the following Standard Mitigation Measures (SMMs) from the City's Air Quality Element during any activity involving ground disturbance, grading, or clearing. Temporary modifications to these requirements during construction are at the sole discretion of the City:
 - a. Suspend all grading operations when winds, as instantaneous gusts exceed 20 miles per hour or as directed by the Shasta County Air Quality Management District (AQMD).
 - b. Water active construction sites at least twice daily, or as needed to control fugitive dust as directed by the Public Works Department or Building Department if on-site.
 - c. Apply non-toxic soil stabilizers according to the manufacturer's specifications to all graded areas that will be inactive for 10 days or more.
 - d. When construction activity occurs during wet weather, install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip. Prior to the issuance of any clearing or grading permits, locations of wheel washers shall be identified and approved by the City.
 - e. If visible soil materials are carried onto adjacent paved roads, sweep streets at the end of the day.
 - f. Cover trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet of freeboard (minimum vertical distance between the top of the load and the top of the trailer), in accordance with the requirements of California Vehicle Code Section 23114.
 - g. Re-establish ground cover on the construction site through seeding and watering prior to final occupancy.
38. During construction, the Permittee shall comply with the following noise threshold periods established for construction activities.:
 - a. Monday through Friday: 7:00 A.M. – 7:00 P.M.

- b. Saturday: 8:00 A.M. – 5:00 P.M.
- c. Sunday: No construction activities allowed.

Construction activities shall not occur outside of the following time limits unless approved by the City pursuant to documented special circumstances. Special circumstances include the need to complete construction along public roadways or within public utility easements to ensure continued services or public safety. The City must approve such exceptions prior to the commencement of the work.

- 39. If during the course of construction or pre-construction activities on the site any archeological, historical, or paleontological resources are uncovered, discovered, or otherwise detected or observed, all earthwork and /or construction within one hundred feet (100') of these materials shall be stopped immediately, the City shall be notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, in consultation with other affected parties such as local Native American groups, shall conduct a review of the materials. Site work and construction in the area shall not occur until the archaeologist has had an opportunity to evaluate the significance of the find and outline appropriate mitigation measures deemed necessary to provide protection of the materials and/or the site.
- 40. Should any human remains be found during project construction, construction within 100 feet of the discovery shall stop immediately, and the discovery shall be immediately reported to the County Coroner. Construction shall not proceed until the County Coroner has determined that such construction will not further impact human remains.
- 41. Prior to issuance of a Certificate of Occupancy tree planting is required for per the tree removal and replacement plan.
- 42. Prior to the issuance of grading permits or commencement of any land clearing work necessary to install improvements, the Permittee shall provide to the City a final count of protected trees to be removed. Tree removal shall be based on the approved tree removal and replacement plan.
- 43. A plan checking and inspection fee deposit is required at the time project improvement plans or final maps are submitted for review. The fee(s) shall be based on the City's most recently adopted fee schedule.
- 44. Following the completion of public improvements OR issuance of a Certificate of Occupancy, the Development Services Director, or designee, will determine the cost of improvement and map plan checking and City inspection services, and will advise the permittee thereof. If the amount exceeds the amount deposited with the City, the permittee shall pay the balance due to the City prior to issuance of the Certificate of Occupancy. If the actual cost is less than the estimate, the City will refund the overpayment to the permittee.
- 45. Prior to the beginning of any clearing, grading, or site improvement activities, improvement plans for grading, drainage, utilities, and other required improvements shall be approved by the City of Shasta Lake. These plans shall be in substantial conformance with Shasta Lake Municipal Code (SLMC) Title

15.08 and/or 16.16. Modifications to this requirement are at the sole discretion of the City.

46. Prior to any land clearing or grading work, the Permittee shall obtain a Grading Permit from the Development Services Department and submit a grading, drainage and erosion control plan, prepared by a licensed civil engineer or other licensed professional as authorized by the California Business and Professions Code, for approval by the City in accordance with Shasta Lake Municipal Code Chapter 15 and Appendix Chapter 33 of the adopted California Building Code. Modifications to this requirement are at the sole discretion of the City.
47. All public improvements proposed by the Applicant or required through project conditions of approval shall be completed in compliance with the time schedule set forth in the conditions of approval; if no time schedule is provided, then the improvements shall be completed no later than prior to approval for building occupancy, or commencement of the use, as applicable. The Permittee may request a public improvement agreement in order to schedule the timing of completion of required public improvements. As a condition of any such agreement, the City shall require the Permittee to guarantee the completion of construction of said improvements and the performance of the improvements for one year from the date of filing of the final map, commencement of the use or building occupancy, by furnishing a financial guarantee or performance bond. Acceptance of the form of such security is at the sole discretion of the City.
48. An encroachment permit is required for any work being performed in the public right-of-way or within City easements. The encroachment permit shall be obtained prior to the commencement of any work.
49. The Permittee is responsible for all costs associated with the relocation or modification of existing utility facilities or structures necessitated by the construction of the project or of improvements required as a condition of approval of this project, including reimbursement of any costs to City of Shasta Lake Electric Utility for work performed to support the project.
50. Electric-supply facilities shall be furnished and installed in accordance with the City's Service Policy in effect at the time the Permittee's plan is approved by the City.
51. Record improvement plans reflecting the as-constructed improvements with the Engineer's Declaration shall be submitted in conformance with Shasta Lake Municipal Code requirements for all projects, except where the requirement is waived by the City Engineer. Record plans shall state that they are RECORD and shall be submitted in both hardcopy and digital formats, with hardcopy drawings submitted at full size on 24" x 36" Mylar. Digital drawings shall be submitted in both AutoCAD (.dwg) format and Portable Document Format (.pdf). The plans shall also be provided in a City GIS compatible electronic format and indicate the location of all public and private utilities within the boundaries of the project.
52. Prior to issuance of building permits or final approval of improvement plans, drainage plans shall be submitted to the City Engineer for review and approval. Required storm drainage facilities shall be sized and installed in accordance with

the improvement plans as approved by the City Engineer, and in accordance with the construction standards of the Public Works Department.

53. All development sites shall be graded, or alternative measures implemented, to ensure that no post-construction increases in site drainage crosses property lines. All post-construction development drainage shall be directed to a city street or other facility via City Engineer approved stormwater conveyance. Modifications to this requirement are at the sole discretion of the City.
54. Prior to improvement-plan approval, the Permittee shall prepare a Drainage Study in accordance with the Shasta Lake Municipal Code, City Council Policy and the requirements of the City Engineer. The Drainage Study shall address impacts from the 10-, 25-, and 100-year-storm events. Projects shall address peak flows to maintain predevelopment levels at all locations where drainage flows exit the project. The Drainage Study shall be stamped and signed by a registered Civil Engineer and provided to the City at the time of submittal of project improvement plans.
55. Storm-drain facilities shall be designed in accordance with the requirements of City Construction Standards and good design practice. Project design shall incorporate Best Management Practices (BMPs) to prevent the pollution of stormwater, both during construction and over the life of the project. Should the maintenance costs of the long-term pollution-control measures within the public right of way or easements exceed typical storm-drain-management costs, such costs shall be borne by the project through participation in a landscape maintenance district, establishment of an escrow account, or by other City-accepted financing mechanisms.
56. Projects that include ground disturbance on one (1) or more acres shall comply with the State Water Quality Control Board's Construction General Permit requirements. Copies of the required "Notice of Intent" (NOI) and "Storm Water Pollution Prevention Plan" (SWPPP) shall be submitted to the City Engineer prior to commencement of any site work. The SWPPP shall utilize the California Storm Water Best Management Practices Handbook for Construction Activities, the COSLCS, and other generally accepted engineering practices for sediment and erosion control.
57. The Permittee shall dedicate necessary easement and right-of-way along the property frontages of all public street(s) to the City of Shasta Lake for road and/or utility purposes. A minimum 5-foot-wide public-utility easement is also to be provided on the property adjacent to all public-road rights-of-way. All required right-of-way and/or easements shall be dedicated to the City of Shasta Lake, and shall be recorded prior to issuance of any building permits for the project site.
58. Sewer lines, waterlines, electric-service facilities; drainage facilities; necessary electric- and public-service easements, and street dedications as applicable to the project, are to be provided in accordance with the Shasta Lake Municipal Code, and as specified by the City Engineer.
59. The permittee shall extend sewer and water lines, electric substructures and conduits, and other City utilities necessary to serve the property and too provide

logical extensions of service through the property boundaries to adjacent properties as required by the City.

60. All utilities within the project, including, but not limited to, electric, cable television, and phone, shall be installed underground.
61. Extensions of any gas facilities will require utility easements or right-of-way to PG&E. The project Permittee shall be responsible for satisfactory clearing of all vegetation in the route that is approved for use by PG&E.
62. Per State law, the Permittee shall contact Underground Service Alert (USA) a minimum of two working days before the commencement of any permitted clearing, grading, digging, or excavation.
63. All construction work shall conform to the City of Shasta Lake Construction Standards (COSLCS).
64. No private building, fences, structures or other permanent improvement are allowed within public utility easements.
65. The California Green Building Code Section 5.304.2 requires a separate water meter and water service for irrigation of landscape areas when a commercial project includes more than 1,000 square feet of irrigated landscape. All utility and landscape plans shall depict the proposed location of the water meter and identify the total area of landscape proposed with the project.
66. The Permittee is responsible for all costs associated with the relocation or modification of existing utility facilities or structures necessitated by the construction of the project or of improvements required as a condition of approval of this project, including reimbursement of any costs to City of Shasta Lake Electric Utility for work performed to support the project.
67. After the initial review of improvement plans by the City, the Permittee shall consult with the Electric Utility (SLEU) for preparation of an electric-service plan. A copy of the approved electric-service plan shall be incorporated into the final improvement plans.
68. Electric-supply facilities shall be furnished and installed in accordance with the City's Service Policy in effect at the time the Permittee's plan is approved by the City.
69. Pursuant to the Shasta Lake Municipal Code, streetlight(s) when required shall be installed at the owner's expense, with the location to be determined by the City upon submittal of improvement plans.
70. Eave lines of any proposed structure shall be located outside of the limits of any public utility easement on the project site.
71. No trees or shrubs exceeding a mature height of 15 feet are allowed within the limits of any electric utility easement.

72. The Permittee shall not reduce the vertical clearance between the conductors of the City of Shasta Lake's overhead transmission, distribution, or service lines and improved surfaces thereunder as set forth under General Order 95 of the Public Utilities Commission of the State of California.
73. The Permittee shall provide adequate protection for the City's electric overhead and underground transmission, distribution and service facilities (poles, towers, boxes, and other equipment) by installing protective barriers when determined necessary by the City.
74. The Permittee shall pay the cost for the rearrangement, relocation, alteration or removal of any City electric or other facilities that is caused by project improvements, whether inside or outside of the development area, when such work is necessary to serve the project as determined by the City.
75. The Permittee and all future electric utility users on the project site are subject to the requirements of the "Electric Service System Rules and Regulations" pursuant to Shasta Lake City Council Resolution 16-20, as may be amended and applicable to the project.
76. In accordance with the requirements of the Shasta Lake Municipal Code, ground- and roof-mounted mechanical equipment shall not be visible from a public street or other public area or residential property. Screening of such equipment shall be accomplished using parapet walls on the building, roof wells, screen walls or other measures approved by the City that are architecturally compatible with the building. Exhibits or other information necessary to determine compliance with this requirement shall be submitted with the building permit application.
77. The Permittee is responsible for all costs associated with the relocation or modification of existing utility facilities or structures necessitated by the construction of the project or of improvements required as a condition of approval of this project, including reimbursement of any costs to City of Shasta Lake Electric Utility for work performed to support the project.
78. The Developer shall install a Reduced Pressure Principal Assembly (RPPA) backflow prevention device prior to the commencement of use.
79. The RPPA shall be inspected by City Water Treatment staff after installation and annually thereafter.

Fire District

80. The main electrical disconnect for the building/facility shall be maintained on the exterior of the building. All main panels and sub panels shall be clearly labeled as to the circuits they control and the location of the panel that they are controlled by. If space within the building is divided from the overall building then each separate "unit" shall have an independent main electrical shutoff provided on the exterior of the building in addition to the main electrical disconnect.
81. No extension cords, multi-outlet strips, multi-outlet adapters, or similar devices or cords shall be used to permanently power equipment. "Permanent" is defined as the regular use in a specific location without unplugging from a receptacle and

storing the equipment when it is not in use. Underwriters Laboratory (UL) lists surge and spike protection may be used to protect sensitive equipment, provided the protection device is mounted to a fixed point and the cord is safely secured with approved devices out of the path of travel or other areas that may damage the cord.

82. Driveway within the development shall remain clear at all times. Overflow parking shall not prevent emergency vehicle access through the driveway or any access roadway, and excess vehicles or storage shall not present an extra hazard to this access driveway, structures, or vegetation.
83. A key safe shall be provided at a location pre-approved by the Shasta Lake Fire Protection District on the exterior of the building and shall be maintained with current keys as necessary to allow access to ALL areas of the building or any sub-units within the building. In addition to keys, this key safe may need to accommodate a binder or other documentation as to onsite hazards, with information to include hazard location, hazard response, and hazard mitigation measures on site and/or within the building and its systems. An application can be picked up at the Shasta Lake Fire Protection District offices at 4126 Ashby Court, Shasta Lake, CA 96019.
84. Portable fire extinguishers shall be posted per the currently adopted California Fire Code and any other applicable standards. All fire extinguishers shall have a current service tag dated within the last 12 months from a licensed fire extinguisher servicing company and shall be inspected monthly by site staff. The fire extinguishers shall be inspected and serviced according to current California Fire Code and CCR Title 19 requirements. Fire extinguisher shall be placed at a location near exits and any specific hazard as appropriate and this location shall be preapproved by the Shasta Lake Fire Protection District.
85. Any use of flammable or combustible liquids shall comply with the current California Fire Code. Only minimum quantities shall be kept on hand in an approved storage area.
86. No welding or cutting operations shall be conducted on site unless all applicable provisions of the current California Fire Code and applicable conditions of all other codes are met. Plans must be submitted and approved by the Shasta Lake Fire Protection District and the City of Shasta Lake prior to the start of work.
87. Storage and use of hazardous materials shall be in accordance with the current California Fire Code, CCR Title 19, and all other applicable federal, state, and local laws. If indicated by the current California Fire Code or California Building Code, construction requirements for the applicable H occupancy may be required. Plans shall be submitted to S.L.F.P.D. for review and approval. Written approval by the S.L.F.P.D. shall be obtained by the business prior to the construction, storage, or use.
88. Structures and individual units within a multi-unit building shall be provided with street address markers that are located with respect to the nearest roadway so as to be clearly visible at all times. Address numbers and unit numbers (letters) shall be a minimum of four (4) inches in height, 3/8" stroke, reflectorized and shall

contrast in color with the background (Black on White, White on Black, or similar sharp contrast in color; NO brass, gold, silver, chrome or other polished finishes). Unit numbers (letters) shall be clearly posted adjacent to or above the primary entrance door and rear access door to each individual unit within a multi-unit building. If sub units of this building occur the unit numbers shall be approved by the S.L.F.P.D. prior to assignment or use.

89. Rags, cloth, paper towels, or other items saturated with oil, solvent, or petroleum products or other flammable or combustible liquids or materials shall be kept in a metal can with a tight-fitting lid or cover.
90. Accumulations of wastepaper, combustible waste material, waste petroleum products, tires, or rubbish of any kind shall not be permitted to remain in the yard area, and all weeds, grass, and other combustible vegetation shall be removed from any storage area or the yard or parking area throughout the entire year. All vegetation shall be maintained in compliance with the vegetation maintenance s of the Shasta Lake Fire Protection District throughout the entire year.
91. The applicant will comply with PG&E requirements for the construction of gas facilities.

DULY PASSED AND ADOPTED this 5^h day of June, 2025 by the following vote:

AYES:

NOES:

ABSENT:

DARLENE BROWN, Chair

Planning Commission,
City of Shasta Lake, State of California

ATTEST:

JESSACA LUGO, City Manager

Exhibit A: Mitigation Measures

Exhibit A: Mitigation Measures

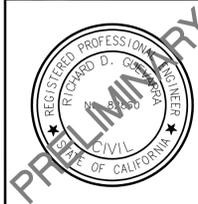
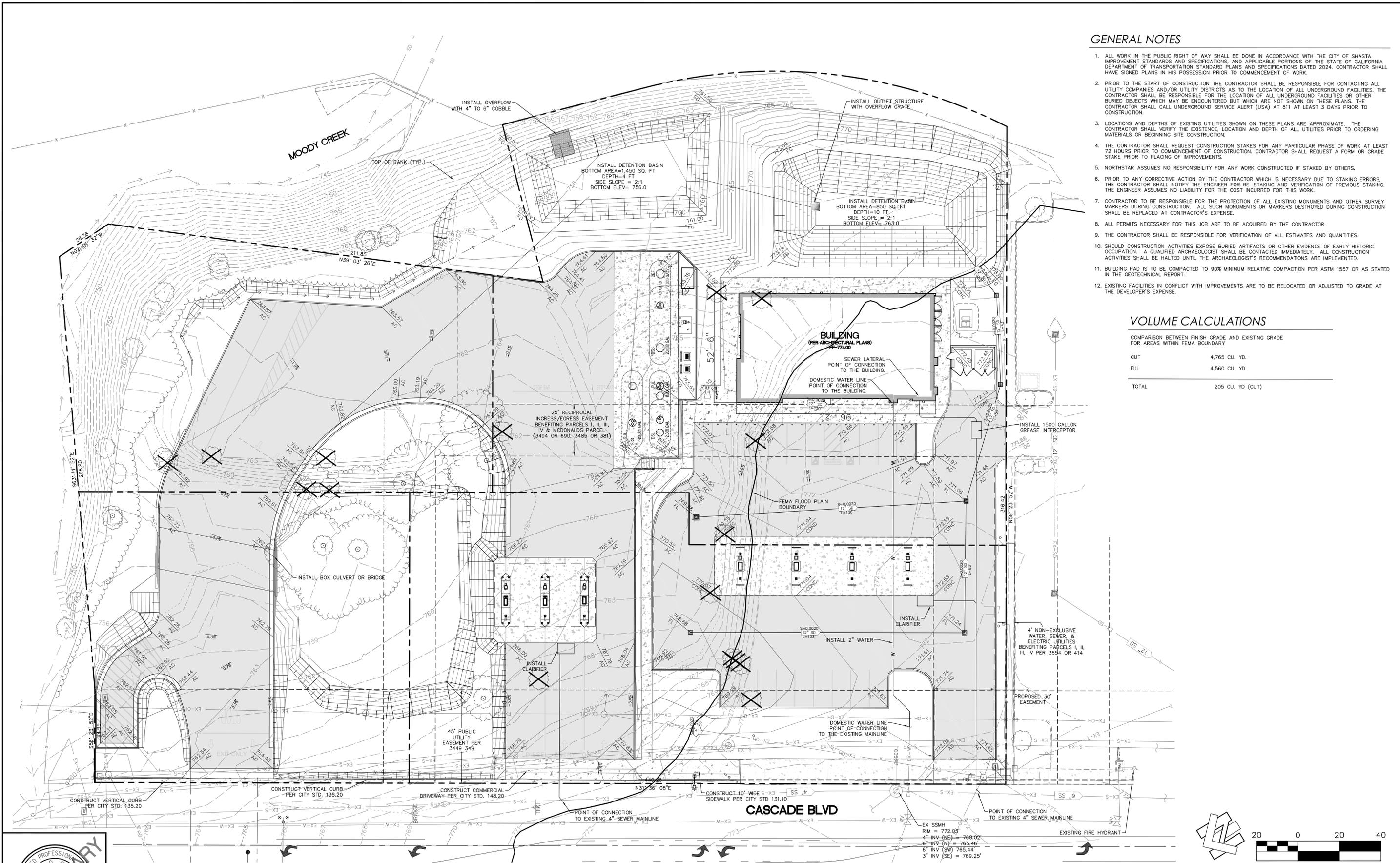
Staff Report Attachment B

GENERAL NOTES

- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SHASTA IMPROVEMENT STANDARDS AND SPECIFICATIONS, AND APPLICABLE PORTIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND SPECIFICATIONS DATED 2024. CONTRACTOR SHALL HAVE SIGNED PLANS IN HIS POSSESSION PRIOR TO COMMENCEMENT OF WORK.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND/OR UTILITY DISTRICTS AS TO THE LOCATION OF ALL UNDERGROUND FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UNDERGROUND FACILITIES OR OTHER BURIED OBJECTS WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA) AT 811 AT LEAST 3 DAYS PRIOR TO CONSTRUCTION.
- LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING SITE CONSTRUCTION.
- THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKES FOR ANY PARTICULAR PHASE OF WORK AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL REQUEST A FORM OR GRADE STAKE PRIOR TO PLACING OF IMPROVEMENTS.
- NORTHSTAR ASSUMES NO RESPONSIBILITY FOR ANY WORK CONSTRUCTED IF STAKED BY OTHERS.
- PRIOR TO ANY CORRECTIVE ACTION BY THE CONTRACTOR WHICH IS NECESSARY DUE TO STAKING ERRORS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR RE-STAKING AND VERIFICATION OF PREVIOUS STAKING. THE ENGINEER ASSUMES NO LIABILITY FOR THE COST INCURRED FOR THIS WORK.
- CONTRACTOR TO BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- ALL PERMITS NECESSARY FOR THIS JOB ARE TO BE ACQUIRED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL ESTIMATES AND QUANTITIES.
- SHOULD CONSTRUCTION ACTIVITIES EXPOSE BURIED ARTIFACTS OR OTHER EVIDENCE OF EARLY HISTORIC OCCUPATION, A QUALIFIED ARCHAEOLOGIST SHALL BE CONTACTED IMMEDIATELY. ALL CONSTRUCTION ACTIVITIES SHALL BE HALTED UNTIL THE ARCHAEOLOGIST'S RECOMMENDATIONS ARE IMPLEMENTED.
- BUILDING PAD IS TO BE COMPACTED TO 90% MINIMUM RELATIVE COMPACTION PER ASTM 1557 OR AS STATED IN THE GEOTECHNICAL REPORT.
- EXISTING FACILITIES IN CONFLICT WITH IMPROVEMENTS ARE TO BE RELOCATED OR ADJUSTED TO GRADE AT THE DEVELOPER'S EXPENSE.

VOLUME CALCULATIONS

COMPARISON BETWEEN FINISH GRADE AND EXISTING GRADE FOR AREAS WITHIN FEMA BOUNDARY	
CUT	4,765 CU. YD.
FILL	4,560 CU. YD.
TOTAL	205 CU. YD. (CUT)



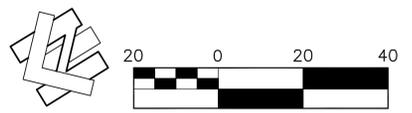
Designed:	Revision	Date	By
RDG			
Drawn By:			
CPH			
Approved:			
Date:			
5/15/2025			

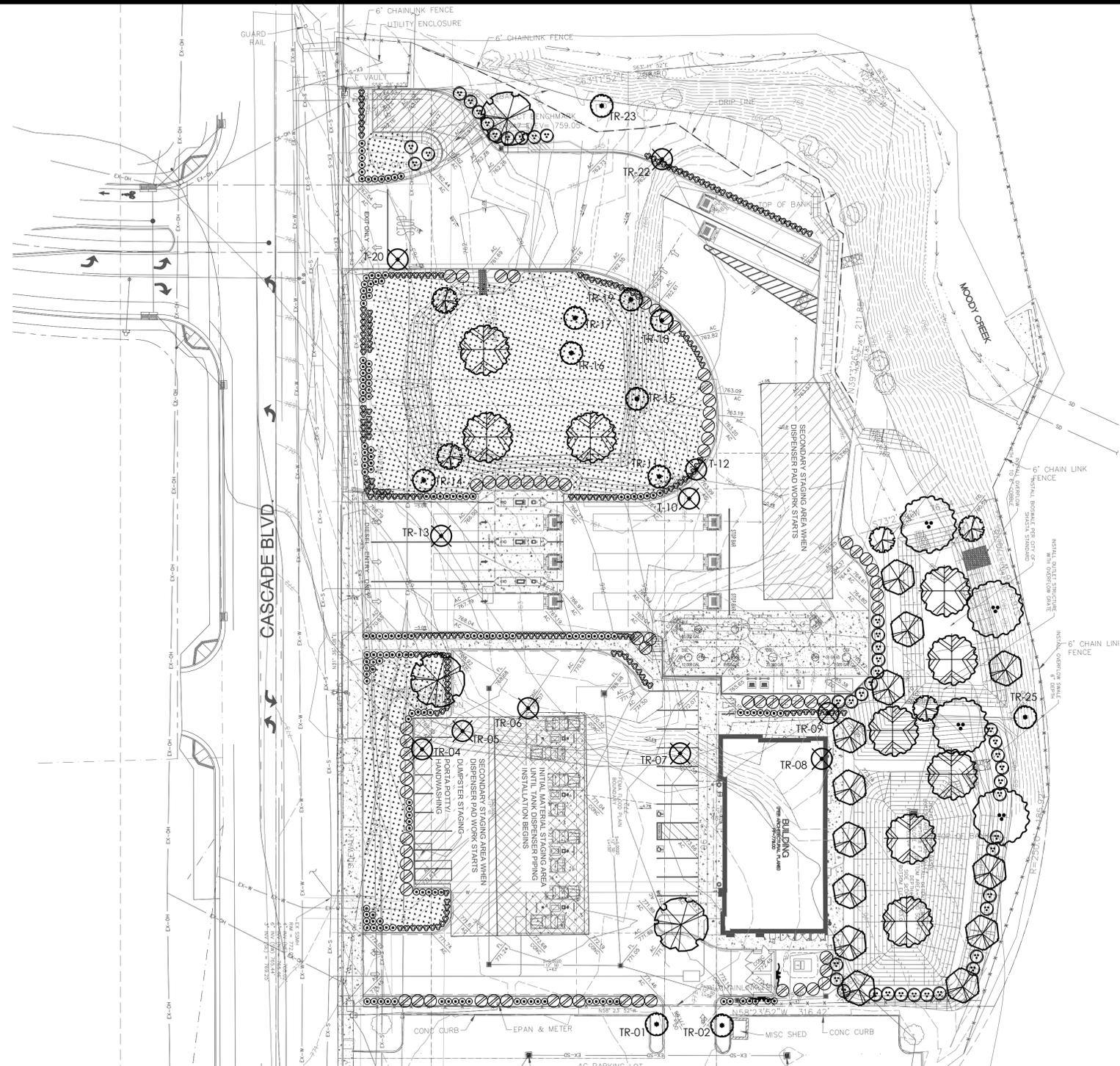
NORTHSTAR
 111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
 PHONE: (530) 893-1600 www.northstareng.com

VERMELTFOORT ARCHITECTS, INC.
 1661 CASCADE BLVD.
 SHASTA LAKE, CALIFORNIA

PRELIMINARY GRADING AND DRAINAGE PLAN
7-ELEVEN GAS STATION

APN Number 007-390-031,036,038,039	Job Number 24-047	Scale 1" = 20' Horz. N/A Vert.	Sheet 1 of 1
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PLANTING LEGEND

SHRUBS AND GROUNDCOVERS

Symbol	Botanical / Common Name	Container	Water Use/ Kc	Height Width
☐	LAVANDOLA STOECHESSES Spanish Lavender	1 gallon	Low 0.2	2-3' 2-3'
○	MUHLENBERGIA RIGENS Deergrass	1 gallon	Low 0.2	3-4' 2-3'
⊙	OLEA EUROPAEA 'MONTRA' Little Ollie Dwarf Olive	5 gallon	Low 0.2	6' 6'
⊗	RHAPHIOLEPIS UMBELLATA 'MINOR' Dwarf Yedda Hawthorne	5 gallon	Low 0.2	5-8' 5-8'
⊕	FICUS REPENS Creeping Fig	5 gallon	Mod. 0.5	10-15' 3-6'
⊘	MYOPORUM P. 'PUTAH CREEK' Creeping Myoporum	1 gallon	Low 0.2	1' 5-10'

TREE LEGEND

Symbol	Botanical / Common Name	Container	Water Use/ Kc	Qty	Height Width
⊗	CERCIS OCCIDENTALIS Western Redbud	24" Box	Low 0.2	13	25' 10-20'
⊙	KOELREUTERIA PANICULATA Goldenrain Tree	24" Box	Low 0.2	9	40' 25-40'
⊕	LAGERSTROEMIA INDICA 'NATCHEZ' Natchez Crape Myrtle	24" Box	Low 0.2	3	20' 20'
⊙	QUERCUS AGRIFOLIA California Live Oak	24" Box	V. Low 0.2	4	40-60' 40-50'
⊕	SAMBUCUS MEXICANA Blue Elderberry	15-gal	Low 0.2	5	20' 10-20'
⊗	EXISTING INVENTORIED PROTECTED TREE - refer to Tree Inventory Table				
⊙	PROTECT IN PLACE - REFER TO TREE PROTECTION GUIDELINES IN PROVIDED SPECIFICATIONS, SEE SHEETS LS1-8.				
⊕	EXISTING TREE - Not inventoried / not protected				
⊗	EXISTING TREE TO BE REMOVED - refer to Tree Inventory Table				
			TOTAL PROTECTED TREE REMOVALS: 11	TOTAL REQUIRED REPLACEMENTS (3:1): 33	
			TOTAL PROVIDED REPLACEMENTS (3:1): 34		

PRELIMINARY WATER USE CALCULATIONS

Reference Eto (Sta 224) **54.05** Conservation Factor **0.45**
 Maximum Allowable Water Allocation Equation:
 MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF)xSLA)] (non-residential)
244,841 MAWA

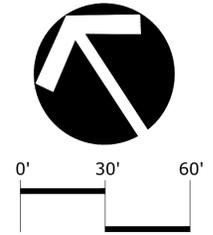
Eto	0.62	ETAF	LA	1-ETAF	SLA	MAWA
54.05	0.62	0.55	13024	0.45	318	244,841

Estimated Total Water Use Equation:
 ETWU = Eto x 0.62 x ETAF x LA **128,169 ETWU**

HYDROZONE MATRIX

ZONE	HYDROZONE BASIS	S.F.	%TOTAL	PLANT TYPE	PLANT FACTOR	IRRIGATION EFFICIENCY	Eto	0.62	ETAF	LA	ETWU	IRRIGATION METHOD
LW SHRUBS		10852	83%	LOW	0.20	0.81	54.05	0.62	0.25	10852	89,792.93	Dripline
LW-MW SHRUBS		1644	13%	MODERATE	0.50	0.81	54.05	0.62	0.62	1644	34,007.46	Dripline
LW TREES		528	4%	LOW	0.20	0.81	54.05	0.62	0.25	528	4,368.84	Dripline
							ETWU				128,169	
							Total Landscape				13,024	

Note: Landscape to be installed with low-volume drip irrigation and automatic, weather sensing irrigation controller.



DATE	REVISION

Ecosystem
Urban LES
 LandscapeDynamics.net
Landscape Dynamics
 URBAN | ECOSYSTEM | SOLUTIONS
 Landscape Architecture - Consulting
 Water Management - Certified Arboriculture
 Inland Empire | Los Angeles | Eugene
 (951) 264-4899

DESIGN PROJECT MANAGER
 Sara Zaki
 Certified Arborist #PM-8608A
 sarazaki@landscape-dynamics.net
 (951) 264-8195



Preliminary Landscape Plan



PROPOSED BUILDING
7-ELEVEN, INC.
 1661 CASCADE BLVD.
 SHASTA LAKE, CALIFORNIA 96019

ISSUE DATE:	05-16-2025
REV. DATE:	
PROJECT NO.:	0714
DRAWN BY:	SZ
SHEET:	1 of 1

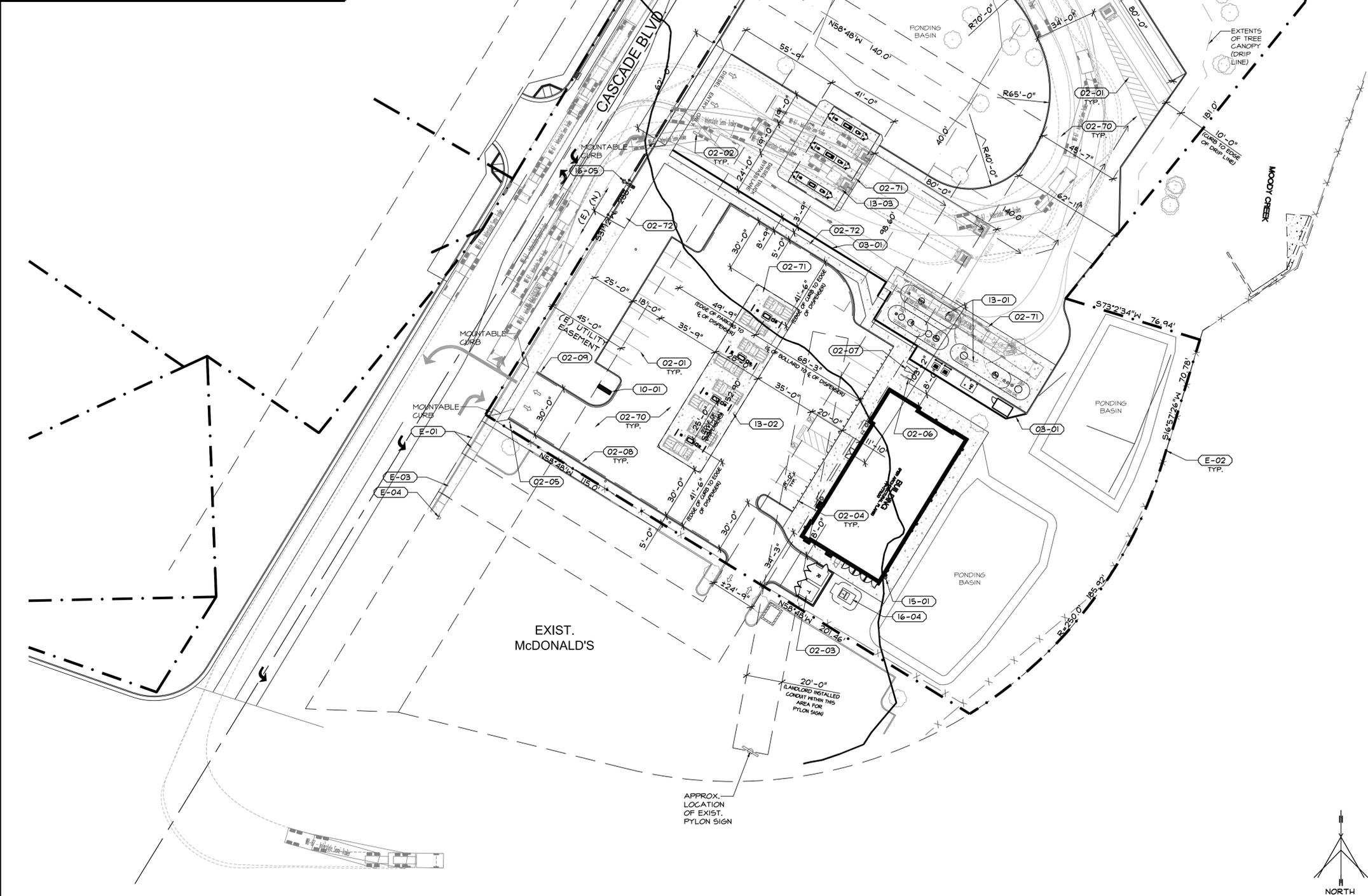
DIGALERT
 DIAL TOLL FREE
 1-800-227-2600
 AT LEAST THREE DAYS
 BEFORE YOU DIG
 UNDERGROUND SERVICE ALERT
 SOUTHERN CALIFORNIA

PLOT DATE: 5/16/2025 3:04 PM



VICINITY MAP

SCALE: N.T.S. 17



PROPOSED SITE PLAN

SCALE: 1"=30'-0" 8

- (E-01) EXIST. CONC. CURB, SIDEWALK, & GUTTER TO REMAIN.
- (E-02) EXIST. PROPERTY LINE TO REMAIN.
- (E-03) EXIST. CONC. DRIVE APPROACH TO REMAIN.
- (E-04) EXIST. FIRE HYDRANT TO REMAIN.
- (02-01) (N) PARKING LOT STRIPING, PER CITY STANDARDS.
- (02-02) (N) DIRECTIONAL ARROWS, PER CITY STANDARDS.
- (02-03) (N) TRASH ENCLOSURE, PER CITY STANDARDS.
- (02-04) (N) 6" DIA. CONC. FILLED PIPE BOLLARD.
- (02-05) (N) "UNAUTHORIZED VEHICLE" SIGN.
- (02-06) (N) 1-LOOP BIKE RACK, "ULINE #H-2892", TYP. OF 2.
- (02-07) (N) BIKE LOCKER - AMERICAN BICYCLE SECURITY COMPANY "BIKE-SHELL MODEL 301P".
- (02-08) PAINT CURB RED w/ WHITE "NO PARKING FIRE LANE" LETTERS @ MAX. 25' APART (SHOWN DASHED).
- (02-09) (N) 30" STATE STANDARD "STOP" SIGN, SIGN SHALL BE MOUNTED ON 2" GALV. POST w/ THE BOTTOM OF SIGN 7'-0" ABOVE FINISH GROUND.
- (02-70) (N) AC PAVING.
- (02-71) (N) CONC. PAVING.
- (02-72) (N) CONC. SIDEWALK, SEE CIVIL DRAWINGS.
- (02-73) (N) 40'-0" WIDE CONC. DRIVE APPROACH, SEE CIVIL DRAWINGS.
- (02-90) (N) LANDSCAPING, SEE LANDSCAPE DRAWINGS.
- (03-01) (N) CMU RETAINING WALL.
- (10-01) PROPOSED MONUMENT SIGN, UNDER SEPARATE REVIEW & SUBMITTAL.
- (12-01) (N) AIR & WATER UNIT.
- (12-02) (N) AIR SEPARATOR TANK & VENT (HORIZ. ASSEMBLY).
- (13-01) UNDERGROUND FUEL TANKS, UNDER SEPARATE REVIEW & PERMIT.
- (13-02) FUEL ISLAND, UNDER SEPARATE REVIEW & PERMIT.
- (13-03) DIESEL FUEL ISLAND, UNDER SEPARATE REVIEW & PERMIT.
- (15-01) (N) GAS METER, SEE PLUMBING DRAWINGS.
- (16-01) (N) ELECTRICAL MAIN PANEL w/IN BUILDING, SEE ELECTRICAL DRAWINGS.
- (16-02) ELECTRICAL CONDUIT STUBS TO FUEL CANOPY, SEE ELECTRICAL DRAWINGS.
- (16-03) WATER/ELECTRICAL CONDUIT STUBS TO AIR & WATER UNIT, SEE PLUMBING & ELECTRICAL DRAWINGS.
- (16-04) (N) TRANSFORMER ON CONC. PAD.
- (16-05) (N) STREET LIGHT, FINAL LOCATION TO BE DETERMINED BY SHASTA POWER.

KEYNOTES 2

ADDRESS:
1661 CASCADE BLVD.
SHASTA LAKE, CALIFORNIA 96019

SITE:
APN #: 007-390-031, 007-390-036, 007-390-038, 007-390-034
AREA: 3.07 ACRES (133,923 S.F.)
ZONING: C-2 (COMMUNITY COMMERCIAL)
EXIST. LAND USE: V - VACANT PARCEL
GENERAL PLAN: COMMERCIAL

BUILDING:
BUILDING AREA: 4,761 S.F. (4350 CST, WOOD FRAMED)
CAR FUEL ISLAND (28'x121'): 3,308 S.F.
TRUCK FUEL ISLAND (30'x118'): 3,540 S.F.

LOT COVERAGE:
PERVIOUS AREA: 47,512 S.F. (35.40%)
IMPERVIOUS AREA: 81,650 S.F. (60.91%)
BUILDING AREA: 4,761 S.F. (3.55%)

PROJECT DESCRIPTION:
NEW CONSTRUCTION OF A GROUND-UP 7-ELEVEN CONVENIENCE STORE, WITH 4 CONVENTIONAL MPD'S, & 4 COMMERCIAL FUELING PUMPS.

PARKING:
PROVIDED: 17 PARKING STALLS
** (1 VAN ACCESSIBLE & 1 STANDARD ACCESSIBLE STALL)
REQUIRED: 14 PARKING STALLS
(1 SPACE PER 350 S.F. OF GROSS FLOOR AREA)

BICYCLE PARKING:
PROVIDED: 2 SHORT-TERM RACK, & 1 LONG-TERM LOCKER

UTILITIES:
ELECTRICAL: CITY OF SHASTA LAKE
GAS: PG&E
WATER: CITY OF SHASTA LAKE
STORM DRAIN: CITY OF SHASTA LAKE
SEWER: CITY OF SHASTA LAKE

ADJACENT PROPERTIES:
NORTH: EXIST. SHASTA DAM MOTEL (C-2 ZONE)
SOUTH: EXIST. McDONALD'S (C-2 ZONE)
EAST: EXIST. I-5 FREEWAY
WEST: EXIST. ARCO GAS STATION (CPD ZONE)

SETBACKS:
FRONT: 45'-0" (EXIST. UTILITY EASEMENT)
SIDE: NONE
REAR: 10'-0" (AGAINST FREEWAY RIGHT-OF-WAY)

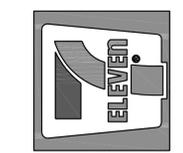
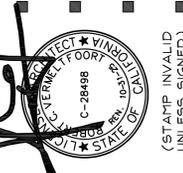
SITE INFORMATION 4

DATE	REVISION

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Vermelfoot Architects, Inc.
Architecture and Planning
8525 North Cedar Avenue
Suite 106
Fresno, California 93720
Office: 559.432.6744
Email: rcv@vaifresno.com



PROPOSED BUILDING
7-ELEVEN, INC.
1661 CASCADE BLVD.
SHASTA LAKE, CALIFORNIA 96019
PROPOSED SITE PLAN

ISSUE DATE:	1-19-24
REV. DATE:	
PROJECT NO.:	23002.03
DRAWN BY:	NL
SHEET:	A100

TREE INVENTORY TABLE

Excerpt from Acorn Environmental Arborist Report dated August 16, 2025

Stands of Trees

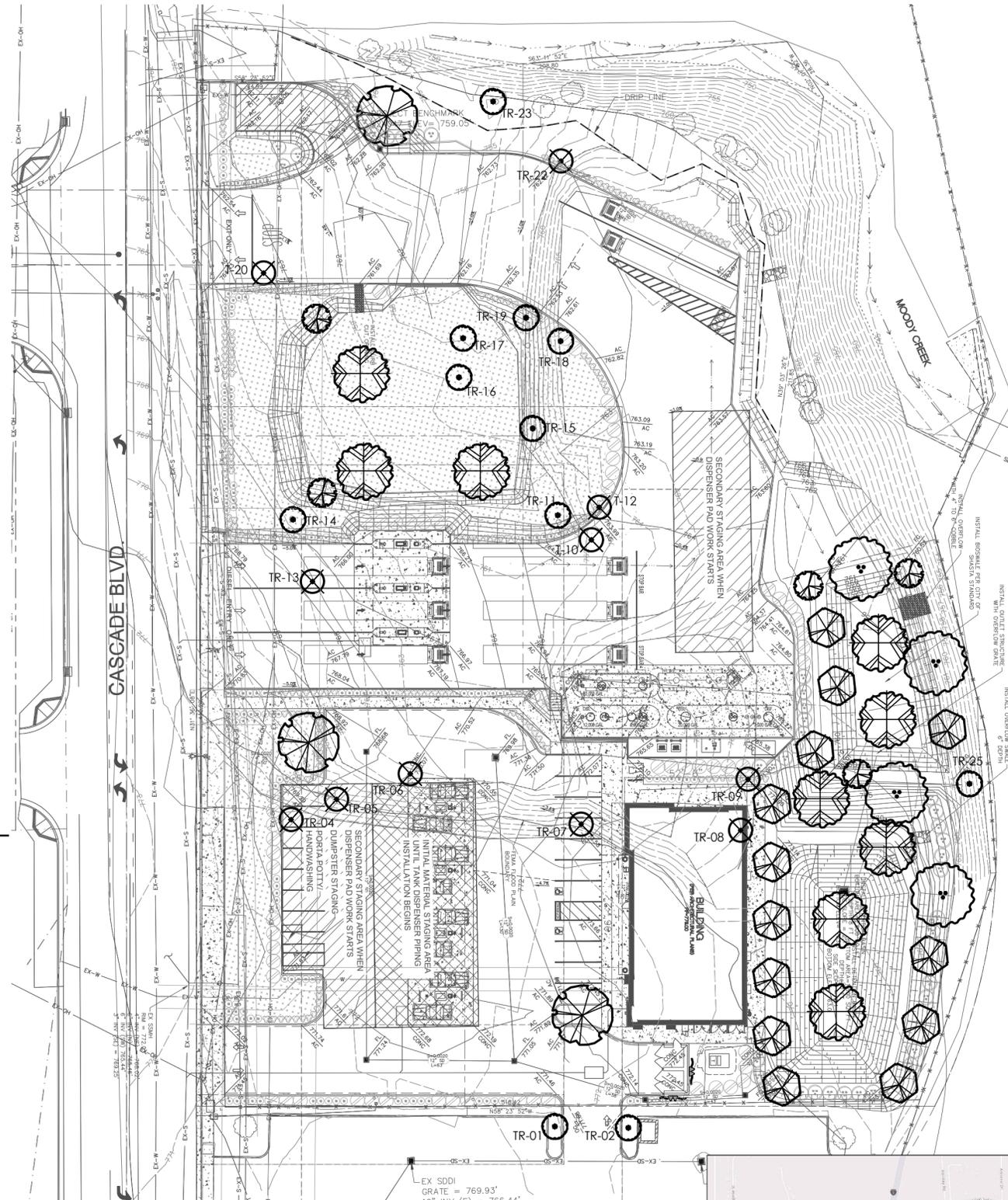
Tree stands were also mapped according to the Ordinance (see Exhibit). A tree stand was defined as a group of at least two trees whose canopies touch; the stand was mapped by digitizing the outer edge (drip line) of the contiguous canopies.

Table 1: Inventory of Protected Trees

Tag #	Common Name	Scientific Name	DBH (inches)	Condition/Health; Comments
1*	Sweetgum	<i>Liquidambar styraciflua</i>	10.5	Good; may be offsite PROTECT
2*	Sweetgum	<i>Liquidambar styraciflua</i>	12.0	Good; may be offsite PROTECT
4	Siberian elm	<i>Ulmus pumila</i>	18.0	Good REMOVE
5	Interior live oak	<i>Quercus wislizeni</i>	7.1, 9.7	Fair to poor; multi-stemmed severely trimmed for powerline clearance REMOVE
6	Siberian elm	<i>Ulmus pumila</i>	12.9	Good REMOVE
7	Blue oak	<i>Quercus douglasii</i>	9.7, 6.5, 4.2, 2.2	Fair; multi-stemmed REMOVE
8	Fremont cottonwood	<i>Populus fremontii</i>	9, 8, 7, 4, 14.0	Good; multi-stemmed REMOVE
9	Valley oak	<i>Quercus lobata</i>	11.3, 12.0	Good; multi-stemmed REMOVE
10	Interior live oak	<i>Quercus wislizeni</i>	14.1	Good REMOVE
11	Interior live oak	<i>Quercus wislizeni</i>	15.1, 10.3	Good; multi-stemmed PROTECT
12	Blue oak	<i>Quercus douglasii</i>	16.9	Good REMOVE
13	Blue oak	<i>Quercus douglasii</i>	18.8	Good REMOVE
14	Blue oak	<i>Quercus douglasii</i>	15.2	Good PROTECT
15	Interior live oak	<i>Quercus wislizeni</i>	10.0, 13.0, 14.0, 10.0	Good; multi-stemmed PROTECT
16	Interior live oak	<i>Quercus wislizeni</i>	22.5	Good PROTECT
17	Interior live oak	<i>Quercus wislizeni</i>	18.5, 23.1	Good; multi-stemmed PROTECT
18	Fremont cottonwood	<i>Populus fremontii</i>	19.5	Fair PROTECT
19	Fremont cottonwood	<i>Populus fremontii</i>	10.3, 7.8	Good PROTECT
20	Blue oak	<i>Quercus douglasii</i>	12.1	Fair REMOVE
22	Fremont cottonwood	<i>Populus fremontii</i>	24.9	Fair - poor REMOVE
23	Valley oak	<i>Quercus lobata</i>	12.5	Fair PROTECT
25	Valley oak	<i>Quercus lobata</i>	11.9	Good PROTECT

TREE LEGEND

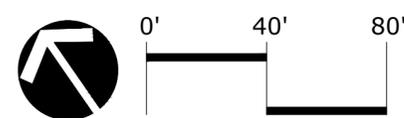
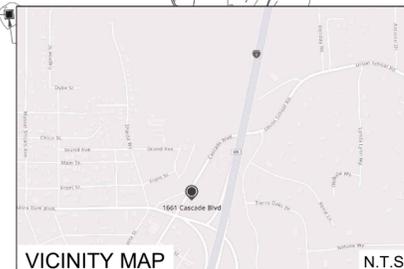
Symbol	Botanical / Common Name	Container	Water Use/ Kc	Qty	Height Width
	CERCIS OCCIDENTALIS Western Redbud	24" Box	Low 0.2	13	25' 10-20'
	KOELREUTERIA PANICULATA Goldenrain Tree	24" Box	Low 0.2	9	40' 25-40'
	LAGERSTROEMIA INDICA 'NATCHEZ' Natchez Crape Myrtle	24" Box	Low 0.2	3	20' 20'
	QUERCUS AGRIFOLIA California Live Oak	24" Box	V. Low 0.2	4	40-60' 40-50'
	SAMBUCUS MEXICANA Blue Elderberry	15-gal	Low 0.2	5	20' 10-20'
TR-11	EXISTING INVENTORIED PROTECTED TREE - refer to Tree Inventory Table PROTECT IN PLACE - REFER TO TREE PROTECTION GUIDELINES IN PROVIDED SPECIFICATIONS, SEE SHEETS LS1-8.				
	EXISTING TREE - Not inventoried / not protected				
TR-12	EXISTING TREE TO BE REMOVED - refer to Tree Inventory Table				
	TOTAL PROTECTED TREE REMOVALS: 11 TOTAL REQUIRED REPLACEMENTS (3:1): 33 TOTAL PROVIDED REPLACEMENTS (3:1): 34				
	NEW PROPOSED PLANT MATERIAL - SEE PRELIMINARY LANDSCAPE PLAN				



PLANTING SHALL OCCUR AFTER COMPLETION OF ALL GRADING AND INSTALLATION OF ALL UTILITIES AND IRRIGATION.

REFER TO THE PRELIMINARY LANDSCAPE PLAN FOR NEW LANDSCAPE MATERIAL. LANDSCAPE TO BE INSTALLED WITH LOW-VOLUME DRIP IRRIGATION AND AUTOMATIC, WEATHER SENSING IRRIGATION CONTROLLER.

LANDSCAPE INSTALLATION SHALL CONFORM TO COMPLETE LANDSCAPE SPECIFICATIONS AVAILABLE FROM LANDSCAPE ARCHITECT, SEE SHEETS LS1-8. IF COMPLETE SPECIFICATIONS HAVE NOT BEEN PROVIDED WITH THIS PLANSET, THE CONTRACTOR SHALL CONTACT LANDSCAPE DYNAMICS.



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Landscape Dynamics
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 Landscape Architecture - Consulting
 Water Management - Certified Arboriculture
 Inland Empire | Los Angeles | Eugene
 (951) 264-4839
 DESIGN PROJECT MANAGER
 Sara Zoll
 Certified Arborist #PM-9608A
 sarazoll@landscape-dynamics.net
 (951) 264-8195

Tree Removal and Replacement Plan
 1661 Cascade Blvd, Shasta Lake, CA 96019

LICENSED LANDSCAPE ARCHITECT
 Gregory Paul Zoll
 5204
 April 30, 2026
 Removal Date
 May 15, 2025
 Date
 STATE OF CALIFORNIA

ISSUE DATE:	05-16-2025
REV. DATE:	
PROJECT NO.:	0714
DRAWN BY:	SZ
SHEET:	1 of 1

PLOT DATE: 5/16/2025 3:05 PM