



## Notice of City Council Public Hearing

### Certification of Final Environmental Impact Report and Approval of Proposed Mountain Gate at Shasta Area Plan Project

**NOTICE IS HEREBY GIVEN** that a public hearing will be held by the Shasta Lake City Council to obtain public input regarding certification of the Final Environmental Impact Report (FEIR) for the proposed Mountain Gate at Shasta Area Plan project and approval of the discretionary approvals described herein (Project). The public hearing will be held at **6:00 PM on Tuesday, December 15, 2015**, at the Shasta Lake City Council Chambers: 4488 Red Bluff Street, Shasta Lake, California

**Planning Commission Recommendation:** On October 15, 2015, the Planning Commission conducted a public hearing on the FEIR and Project; and on November 19, 2015, adopted a Resolution recommending that the Shasta Lake City Council certify the FEIR and approve the Project.

**Applicant:** Mountain Gate Meadows, LLC

**Project Location:** The subject property is located in the northeast section of the City of Shasta Lake, generally south of the Mountain Gate/I-5 interchange; north of the Shasta Dam Blvd./I-5 interchange on the west side of I-5.

**Project Description:** The proposed Mountain Gate at Shasta Area Plan is a mixed-use development on a 590-acre property and would include approximately 1,604 housing units, 195,584 square feet of commercial uses/professional offices, and 236 acres of open space, parks and trails.

#### Proposed City Council Actions:

1. Adoption of a Resolution **certifying the FEIR** is complete and in compliance with the California Environmental Quality Act (CEQA); and adopting the **Findings of Fact, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program**.
2. Adoption of Resolution approving a **General Plan Amendment** changing the land use designation for approximately 141 acres of the project area to Mixed Use (MU); and amending the General Plan road alignment (Plan Line Amendment) for the extension of Wonderland Boulevard to connect to Cascade Boulevard rather than Shasta Way; and approving the Area Plan and Design Guidelines.
3. First reading of an Ordinance approving a **Rezone** of the entire 590-acre project site from Planned Development - Specific Plan (Peri Project) to Planned Development (PD) to reflect the Mountain Gate at Shasta Area Plan.
4. Adoption of a Resolution approving a **Tentative Map** for the creation of 21 parcels.
5. First reading of an Ordinance approving a **Development Agreement** between the Applicant and the City establishing development rights and obligations for a period of 25 years.

Copies of project-related documents are on file and available for review Monday-Friday, 7:00 AM – 4:00 PM (closed from Noon-1:00 PM) in the City of Shasta Lake Planning Division, 1650 Stanton Drive, Shasta Lake, California 96019. **Copies of all documents may be viewed on the City's website at [www.cityofshastalake.org](http://www.cityofshastalake.org)**

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**ALL HEARINGS ARE OFFICIALLY SET FOR 6:00 P.M.** and will be conducted as soon thereafter as the business of the Council will allow. All interested parties may either submit written comments prior to the hearing, or appear and present oral testimony. Pursuant to Government Code §65009 (b)(2), a legal challenge in court to a land use action taken by the City, including action taken for the items specified in this notice, may be limited to only those issues raised at the public hearings described in this notice, or in written correspondence delivered to the City at or prior to the public hearing.