

RESOLUTION NUMBER CC 15-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHASTA LAKE
APPROVING TENTATIVE SUBDIVISION MAP SD 11-01, ESTABLISHING
TWENTY-ONE (21) PARCELS FOR FINANCING AND CONVEYANCE PURPOSES
FOR THE MOUNTAIN GATE AT SHASTA AREA PLAN PROJECT**

WHEREAS, the City of Shasta Lake (City) received an application for General Plan Amendment GPA 11-01 (land use map designation change, Area Plan and Design Guidelines, and Plan Line Amendment); Rezone Z 11-02 (Zone Map amendment and Planned Development Zone); Tentative Subdivision Map SD 11-01; and a Development Agreement, filed by Mountain Gate Meadows, LLC, for the Mountain Gate at Shasta Area Plan project (Project); and

WHEREAS, all of the discretionary applications are related but approved under separate resolutions or ordinances; and

WHEREAS, the subject property is identified as Assessor's Parcel Numbers 007-400-037, -052, -053, -054; 307-210-028, -031, -032, -033, -034, -035, -036, -037; 307-220-001, -002, -003, -004; 307-240-001; 307-380-001, -002, -003, located generally in the northeast section of the City of Shasta Lake, generally south of the Mountain Gate/I-5 interchange and north of the Shasta Dam Boulevard/I-5 interchange on the west side of I-5; and

WHEREAS, on December 15, 2015, City Council conducted a duly noticed public hearing, considered the Planning Commission's recommendation and adopted Resolution CC 15-_____ 1) certifying that the Environmental Impact Report (EIR) (SCH 2012-042010) for the Project was completed in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code, State of California, §§21000 *et seq.*) and the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §15000 *et seq.*); 2) adopting the Mitigation Monitoring and Reporting Program; and 3) adopting Findings of Fact and a Statement of Overriding Considerations for the Project.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Shasta Lake hereby:

- A. Finds and determines the above recitals are true and correct and have served as the basis, in part, for the actions set forth herein; and
- B. Finds and determines, because City Council approved Resolution CC 15-_____ certifying the Environmental Impact Report (EIR) (SCH 2012-042010) and adopting Findings of Fact and a Statement of Overriding Considerations, which analyzed the approvals contemplated by this Resolution, the approval of actions included in this Resolution complies with the California Environmental Quality Act (CEQA) (Public Resources Code §§21000 *et seq.*) and the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §15000 *et seq.*); and
- C. Adopts the following findings pursuant to California Government Code §§66473.5 and 66474 (Subdivision Map Act):
 - 1. **Tentative Subdivision Map SD 11-01 is consistent with the Shasta Lake General Plan and Mountain Gate at Shasta Area Plan as adopted by City Council Resolution CC 15-_____ (General Plan Amendment CC 11-01).**

The Tentative Subdivision Map includes subdivision of the property into 21 large lots, which is considered an interim phase of the project. The large-lot parcels, ranging in

size from 4.5 to 181.5 acres, will be further subdivided consistent with the General Plan and Area Plan. To ensure consistency, the City requires that the General Plan Amendment (land use map designation change; Plan Line Amendment for the southerly extension of Wonderland Boulevard; Area Plan and Design Guidelines; and rezone to amend the Zone Map and adopt the Planned Development Zone District be adopted prior to the filing of any final map.

- 2. The design and improvements of the proposed subdivision are consistent with the Shasta Lake General Plan and Mountain Gate at Shasta Area Plan as adopted by City Council Resolution CC 15-_____ (General Plan Amendment CC 11-01).**

The Tentative Subdivision Map includes subdivision of the property into 21 large lots, but does not allow for development without further entitlements (e.g., additional tentative subdivision maps or other discretionary approvals). Future discretionary applications will be reviewed to ensure consistency with the General Plan; and Area Plan and Design Guidelines.

- 3. The site is physically suitable for the proposed development.**

The Environmental Impact Report (SCH 2012-042010) (EIR) considered geology/topography, sensitive biological habitats, hydrology and other factors to determine the suitability of various areas of the site for development. The EIR includes Mitigation Measures; and the Area Plan includes design guidelines to protect biological habitats and other sensitive areas through avoidance and mitigation.

A Mitigation Monitoring and Reporting Program (MMRP) was adopted to ensure the effective implementation of the mitigation measures imposed by the City for the project. In addition, the MMRP provides a means of identifying corrective actions, if necessary, before irreversible environmental damage occurs.

- 4. The site is physically suitable for the proposed density of development.**

The Tentative Subdivision Map is consistent with the development envisioned by the Mountain Gate at Shasta Area Plan and Planned Development Zone District. Higher densities are situated within the project site in areas where fewer impacts to the environment would occur.

- 5. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The EIR concludes the project, through avoidance and mitigation, is not likely to substantially and avoidably injure fish or wildlife or their habitat. The MMRP ensures the effective implementation of the mitigation measures and provides a means of identifying corrective actions, if necessary, before irreversible environmental damage occurs.

- 6. The design of the subdivision and improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.**

There are no easements of record acquired by the public at large or easements established by judgment of a court within the project boundaries; therefore, the project

would not conflict with any such easement. Access and use easements will be identified at the time of submittal of future tentative subdivision map applications or other discretionary permits.

7. The EIR concludes the project will have significant and unavoidable impacts in the areas of transportation/circulation, air quality, noise, and utilities/service systems (water supply), which has the potential to result in impacts to public health. Although mitigation measures have been adopted, these environmental effects cannot be reduced through those mitigation measures to a less than significant level.

A Statement of Overriding Considerations was adopted (Resolution CC 15-_____) finding that these unavoidable impacts are overridden by the project's benefits as set forth in the Statement of Overriding Considerations.

- D. After hearing testimony, considering all evidence submitted into the administrative record, and engaging in due deliberation of the matters presented, City Council hereby approves Tentative Subdivision Map SD 11-01 for the Mountain Gate at Shasta Area Plan project, attached as **Exhibit A** to this Resolution, subject to the following Conditions of Approval:

Note: Additional conditions will be imposed on subsequent small-lot tentative maps based on site-specific development proposals.

1. Tentative Subdivision Map SD 11-01 grants the approval to subdivide 590 acres into 21 lots for financing, land conveyance, and pre-development purposes only and does not convey any rights to develop/establish any of the allowable uses identified in SLMC Chapter 17.63 (Mountain Gate at Shasta Area Plan Planned Development) or to complete any small lot building pad grading within any of the subareas that is required to accommodate such uses.
2. No applications for building permits shall be accepted for the parcel or parcels created by this map until approval of subsequent small-lot tentative maps or other discretionary land use permits.
3. All mitigation measures included in the Mitigation Monitoring and Reporting Program (MMRP) adopted by City Council Resolution CC 15-_____ shall be implemented as applicable.
4. Any existing property line that must be deleted or relocated to create the approved subdivision shall be clearly delineated and noted on the final map or shall be processed through a separate Property Line Adjustment (PLA) application. If processed under a separate application, the PLA documents shall be recorded prior to recordation of the final map.
5. Prior to issuance of a grading permit for backbone infrastructure/roadway improvements, the Developer shall enter into an Agreement with the City and post security in the amount of 150% of the cost of completion of the work. Upon completion of the improvements, the Developer shall enter into a Maintenance Agreement with the City and shall post security in the amount of 10% of the engineer's estimate of the improvements to guarantee the work for a period of one year.

6. At the time of submittal of improvement plans, the Developer shall pay a deposit and sign a Full Cost Recovery Agreement for plan review. The amount of the deposit shall be the amount established by City Council.
7. Prior to approval of improvement plans, the Developer shall pay a deposit and sign a Full Cost Recovery Agreement for improvement inspections. The amount of the deposit shall be the amount established by City Council.
8. Improvement plans for all grading, roads, drainage, utilities, and other public improvements, shall be prepared and sealed by a registered civil engineer, and shall be submitted to and approved by the City Engineer, and other concerned agencies as necessary, prior to issuance of a grading permit.
9. Improvement plans for backbone infrastructure/roadway improvements shall include a Phased Grading Plan separating grading activities into smaller, more manageable areas. The Plan shall be approved prior to issuance of a grading permit for each phase as applicable. The Phased Grading Plan shall include identification of the area to be graded in each phase, with no more than 25 acres of active soil disturbance allowed at any time; cost for completion of each phase, including measures required pursuant to the Storm Water Pollution and Prevention Plan (SWPPP) and the City's MS4 Permit; and a timeline for completion of each phase. No grading outside the limits necessary to install public infrastructure and roadways shall be allowed.
10. The engineered final grading plan, improvement plans, and specifications shall be reviewed and approved by the project geotechnical engineer prior to submittal of the improvement plans to the City to ensure recommendations contained in the final Geotechnical Study have been properly interpreted and implemented during design.
11. Prior to issuance of a grading permit, the engineered final grading plan for the subdivision shall be reviewed and approved by an arborist or other qualified professional, as determined by the Development Services Director, to evaluate and recommend measures necessary to minimize impacts to trees remaining on the property during grading activities.
12. Final improvement plans shall provide locations for centralized mail-delivery units. The locations shall be reviewed and approved by the U.S. Postal Service and the Public Works Department. Mail-delivery units shall be installed prior to occupancy of the first residential unit.
13. Final improvement plans shall provide locations for public transit stops. The locations shall be reviewed and approved by the Redding Area Bus Authority (RABA) and City Engineer. All transit stops shall include a covered shelter to protect riders from the elements. Transit shelters shall be constructed in conformance with the Area Plan Design Guidelines.
14. Final improvement plans shall provide locations for school bus stops. The locations shall be reviewed and approved by the Gateway Unified School District and the City Engineer. All transit stops shall include a covered shelter to protect riders from the elements. Transit shelters shall be constructed in conformance with the Area Plan Design Guidelines.

15. Shasta Mosquito and Vector Control District shall review the detailed site grading, drainage, and improvement plans, when available, for comment and signature.
16. A vegetation management/fire-fuel reduction plan (Plan) shall be prepared and submitted for approval by the Shasta Lake Fire Protection District and Development Services Director in conjunction with subdivision improvement plans. The Plan shall address the entire subdivision site and as necessary, adjacent open space areas, and shall be prepared by a registered professional forester or other qualified professional. The objectives of the plan shall be to reduce fire fuel loads to establish an adequate fire-safety buffer between residential development and the adjacent open space areas prior to acceptance of improvements. All required fuel reduction work shall be completed as prescribed by the approved Plan.
17. The Developer shall obtain an encroachment permit from the Public Works Department for the construction of new improvements that connect to established public facilities located within existing public right-of-way. All requirements of the encroachment permit shall be followed and completed as prescribed.
18. Sanitary sewer, water, electric, natural gas, and cable television distribution lines and associated utility facilities, and infrastructure required to accommodate automated meter reading by the City, shall be installed to provide service for each subdivision unit and to allow for future extensions beyond the development as needed. These utilities shall be installed in accordance with the Shasta Lake Construction Standards and testing standards of the Public Works Department or other operating entity, and applicable fire flow safety standards. All required utilities shall be inspected and approved by the City or other operating entity prior to backfilling trench(s).
19. Fire hydrants shall be installed with the type and location of each to be pre-approved by the Shasta Lake Fire Protection District. All required hydrants should be in service prior to the acceptance of any improvements by the City and should be consistent with standards set forth by the City.
20. The Developer shall install all street signs (with the City approved road name), traffic delineation devices, warning and regulatory signs, guardrail, barricades, and other similar devices where required by the City Engineer. Signing shall be in conformance with Shasta Lake Construction Standards and the current State of California Uniform Sign Chart. Installation of traffic devices shall be subject to review and modification after construction. The Public Works Department will, at the Developer's request and expense, install the signs.
21. The Developer shall not reduce the vertical clearance between the conductors of any of the City's overhead transmission, distribution, or service lines and the ground of improved surfaces thereunder as set forth under General Order 95 of the Public Utilities Commission of the State of California.
22. The Developer shall provide adequate protection of the City's overhead and underground, transmission, distribution and service facilities (e.g., poles, towers, boxes, equipment, etc.) from vehicular damage by means of installing protective barriers, as determined by the Public Works and Electric Departments, prior to acceptance of the improvements by the City, or at such time deemed necessary to protect the public health and safety.

23. The Developer shall pay the cost for rearrangement, relocation, or removal of any City electric facilities or other public utilities caused by subdivision construction e.g., grading, street improvements, installation of curbs, gutters, sidewalks, water and sewer installations, etc.), whether inside or outside of the subject property where such work is a condition of or necessary to serve the development.
24. All required utilities shall be installed underground in accordance with the Shasta Lake Construction Standards.
25. Where underground utilities are located within required rights-of-way or under paved areas, such facilities shall be placed, or conduits installed to allow for future installation, prior to placing pavement or concrete. These installations shall be inspected and approved by the City prior to placing the pavement or concrete.
26. A minimum of two working days before the initial commencement of any permitted grading, digging, or mass land clearing work, Underground Service Alert (USA) and the Public Works Department shall be notified. This will allow sufficient lead-time to ensure that the locations are identified of all existing public underground utilities that could be affected, and arrangements can be confirmed for all necessary inspections
27. All site earthwork activities (e.g., site preparation, placement of engineered fill and trench backfill, construction of slab and pavement subgrades, etc.) shall be monitored by the geotechnical engineer as recommended in the final geotechnical report. All geotechnical inspections shall be arranged by the Developer at the Developer's expense. Detailed written inspection reports shall be provided to the City prior to acceptance of improvements or as otherwise requested by the City.
28. Brush, trees or other vegetation cleared for construction and/or land development purposes shall be removed or otherwise disposed of in a lawful manner prior to acceptance of improvements.
29. The Developer, at Developer's expense, shall be responsible for acquiring all necessary easements for off-site infrastructure improvements.
30. Open Space easements shall be recorded at the Developer's expense to identify non-disturbance areas as reviewed and approved by the Development Services Director. A Note shall be placed on the Final Map to notify future property owners of development restrictions in these areas.
31. Required public utility easements for main utility lines (water, sewer, electric, etc.) shall not be fenced or otherwise barricaded in a manner that hinders access for utility installation, operation, maintenance, inspection and/or improvement. No building or structures shall be allowed within any public utility easement.
32. No trees or shrubs exceeding a mature height of 15 feet shall be allowed within the limits of any electric easement.
33. The Developer shall provide unrestricted ingress and egress to the property to the City of Shasta Lake for the purposes of installation, removal, maintenance, operation, inspection or any other required use of its public utility facilities.

34. Prior to improvement acceptance or certification of completion, the project engineer shall submit to the City written certification that all site grading, drainage improvements and erosion control measures are completed in compliance with approved plans.
 35. Ownership of all new public utility or roadway facilities and related rights-of-way and easements shall be dedicated to the City prior to the acceptance of improvements by the City.
 36. The project engineer shall provide as-built plans, a certificate of completion, and, if necessary, operations and maintenance manuals, to the Public Works Department, and any other public agencies or utilities responsible for the constructed improvements prior to acceptance of the improvements by the City,
- E. **Effective Date:** Pursuant to Shasta Lake Municipal Code §16.08.130, the effective date of this Resolution is the effective date of City Council Ordinance CC 16-_____ (Rezone Z 11-02).

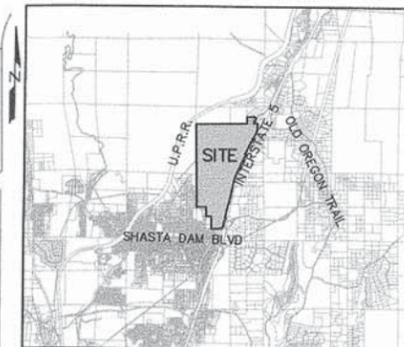
DULY PASSED AND ADOPTED this 15th day of December 2015 by the following vote:

AYES:
NOES:
ABSENT:

LORI CHAPMAN-SIFERS, Mayor

ATTEST:

TONI M. COATES, CMC, City Clerk



VICINITY MAP
N.T.S.

CLIENT/OWNER:
MOUNTAIN GATE MEADOWS, LLC.
5241 ARNOLD AVE
MCLELLAN, CA 95652

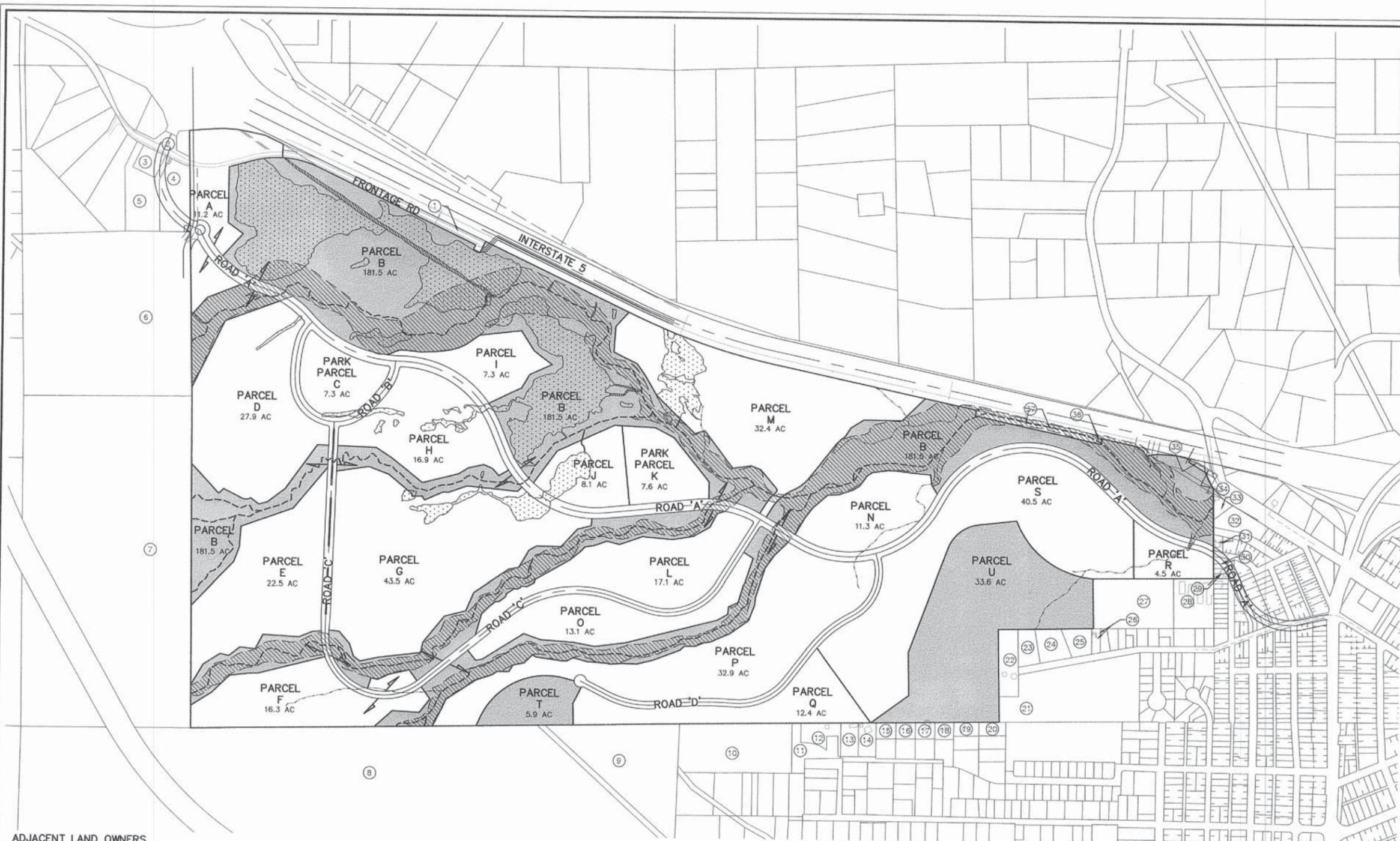
ENGINEER:
SHARRAH DUNLAP SAWYER, INC.
6590 LOCKHEED DRIVE
REDDING, CA 96002

SITE DATA
APN: 007-400-037, 052, 053, 054;
307-210-028, 031, 032, 033, 034, 035,
036, 037; 307-220-001, 002, 003, 004;
307-240-001; 307-380-001, 002, 003
EXISTING USE: VACANT
PROPOSED USE: 21 LOT SUBDIVISION
GENERAL PLAN: MIXED USE (MU)
SUBURBAN RESIDENTIAL (SR)
URBAN RESIDENTIAL HIGH (URH)
ZONING: C-2-DR, PD-SP,
R4 MULTI-FAMILY RESIDENTIAL
SITE AREA: 590.0 AC
AREA IN FLOOD PLAIN: 73.7 AC
AREA IN 20-30% SLOPES: 35.5 AC
AREA IN 30% SLOPES: 17.6 AC
(ALL FLOODPLAIN AND STEEP SLOPE
ARE WITHIN PROPOSED OPEN SPACE)

AREA IN RIGHT OF WAY: 36.2 AC
AREA IN OPEN SPACE: 221.0 AC
ELECTRICITY: SHASTA LAKE CITY
WATER: SHASTA LAKE CITY
SEWER: SHASTA LAKE CITY
TELEPHONE: ATT

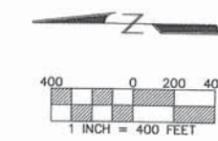
LEGEND

- OPEN SPACE
- FLOODPLAIN
- SEASONAL WETLAND
- WET SWALE
- INTERMITTENT STREAM
- EPHEMERAL STREAM



ADJACENT LAND OWNERS

- | | | | | | | |
|--|---|---|--|---|--|--|
| 1 APN 307-210-007
SHASTA LAKE CITY OF
PO BOX 777
SHASTA LAKE CITY CA 96019 | 7 APN 307-200-007
MINNESOTA MINING & MFG CO | 13 APN 005-620-001
HUCKABAY THOMAS F &
GRAHAM SHARON K
801 EUGENE ST
SHASTA LAKE CA 96019 | 19 APN 005-620-038
JERRY J & LORI K JOHNSON
1923 MONTANA
SHASTA LAKE CA 96019 | 23 APN 007-520-005
SBA STRUCTURES INC
5900 BROKEN SOUND PKWY
BOCA RATON FL 33487 | 29 APN 007-400-003
GATEWAY UNIFIED SCHOOL
DISTRICT
4411 MOUNTAIN LAKES BLVD
REDDING CA 96003 | 35 APN 007-390-016
CALIFORNIA, STATE OF |
| 2 APN 307-220-005
SHASTA, COUNTY OF
1855 PLACER ST
REDDING CA 96001 | 8 APN 307-200-010
MINNESOTA MINING & MFG CO | 14 APN 005-620-054
JAMES E JONES
2144 HILLTOP DR
REDDING CA 96002 | 20 APN 005-620-034
CLEO LLC
PO BOX 493928
REDDING CA 96049 | 24 APN 007-520-007
MARK D & SHARON CARBAUGH
1037 SHASTA WAY
SHASTA LAKE CA 96019 | 30 APN 007-380-003
ROBERT L ALGER
5369 GRAND AVE
SHASTA LAKE CITY CA 96019 | 36 APN 007-400-032
CALIFORNIA, STATE OF |
| 3 APN 307-230-008
MOUNTAIN GATE MEADOWS LLC
5241 ARNOLD AVE
MCLELLAN CA 95652 | 9 APN 307-200-012
RUTH K LINVILLE
PO BOX 37
REDDING CA 96099 | 15 APN 005-620-039
ALBERT W & JANICE G LAWSON
5025 TANYA LN
SHASTA LAKE CA 96019 | 21 APN 007-520-004
KOVALCHUK-LUM LUMILA ETAL
4605 HANTUCKET
REDDING CA 96001 | 25 APN 007-450-054
HALL JAMES RICHARD TR
99 HIGHLAND RD
SAN LUIS OBISPO CA 93405 | 31 APN 007-380-004
CHRISTINE M ROCHA
5373 GRAND AVE
SHASTA LAKE CITY CA 96019 | 37 APN 007-400-034
CALIFORNIA, STATE OF |
| 4 APN 307-230-019
MOUNTAIN GATE MEADOWS LLC
5241 ARNOLD AVE
MCLELLAN CA 95652 | 10 APN 005-630-001
SHASTA LAKE MEADOWS LLC
PO BOX 494865
REDDING CA 96049 | 16 APN 005-620-040
ZELLER HOWARD
5026 TANYA LN
SHASTA LAKE CA 96019 | 22 APN 007-520-001
SHASTA LAKE CITY OF
PO BOX 777
SHASTA LAKE CITY CA 96019 | 26 APN 007-450-004
LEWIS A & JONNIE F WILKINSON
1101 SHASTA WAY
SHASTA LAKE CA 96019 | 32 APN 007-380-035
LESLIE LLOYD
1429 BUENA VISTA ST
SHASTA LAKE CA 96019 | |
| 5 APN 307-230-007
MOUNTAIN GATE MEADOWS LLC
5241 ARNOLD AVE
MCLELLAN CA 95652 | 11 APN 005-630-027
SHASTA LAKE MEADOWS LLC
PO BOX 494865
REDDING CA 96049 | 17 APN 005-620-035
CLEO LLC
PO BOX 493928
REDDING CA 96049 | 27 APN 007-400-002
GATEWAY UNIFIED SCHOOL
DISTRICT
4411 MOUNTAIN LAKES BLVD
REDDING CA 96003 | 33 APN 007-380-036
GERALD C & AMELIA R CLARK
6380 ALDON WAY
ANDERSON CA 96007 | | |
| 6 APN 307-230-014
MINNESOTA MINING & MFG CO | 12 APN 005-630-026
ANDERSEN LARRY & DENISE
2411 SMITH AVE
SHASTA LAKE CA 96019 | | | 34 APN 007-380-003
ROBERT L ALGER
5369 GRAND AVE
SHASTA LAKE CITY CA 96019 | | |



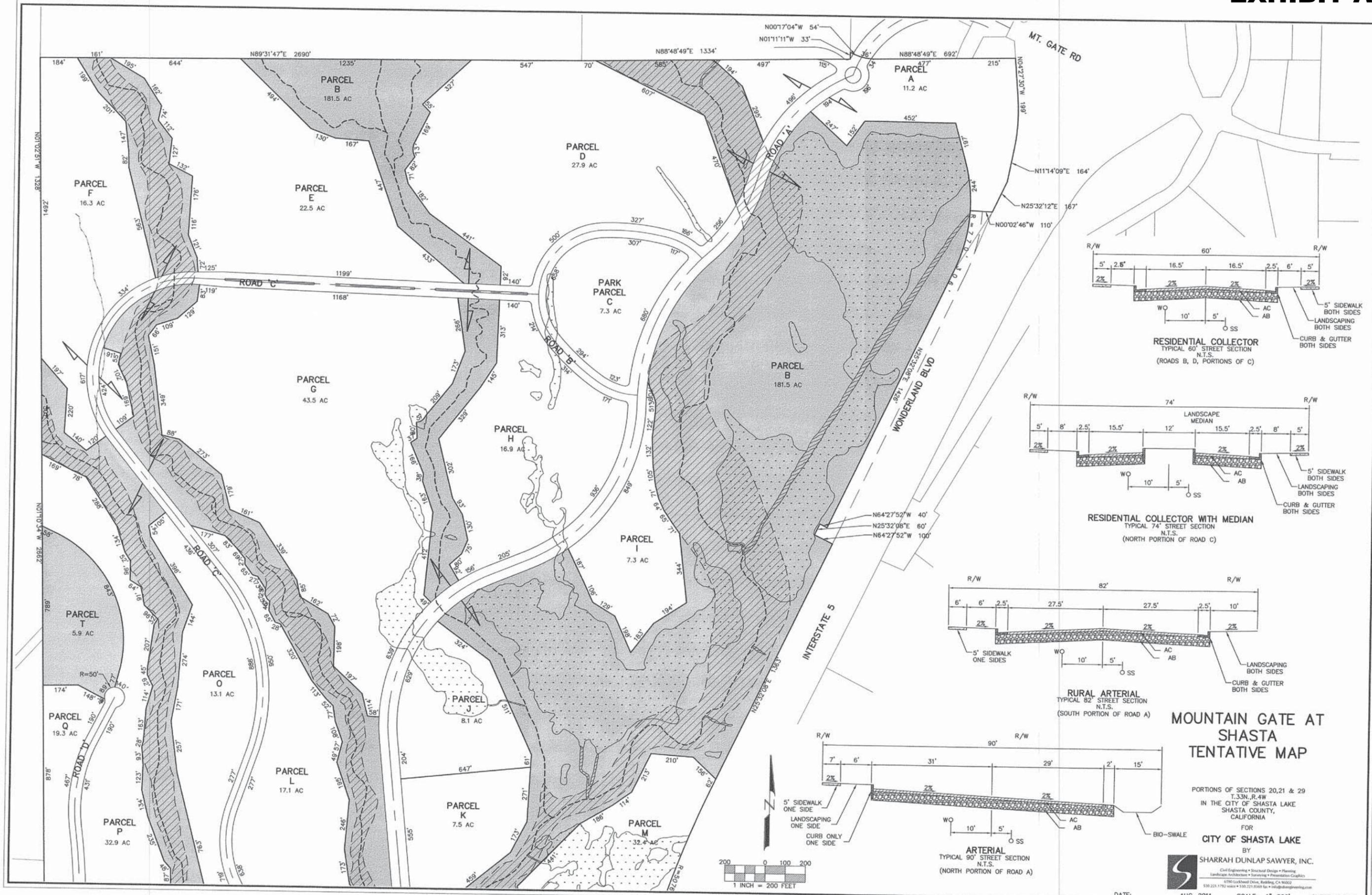
REVISIONS AND/OR CORRECTIONS		
DATE	NATURE	BY

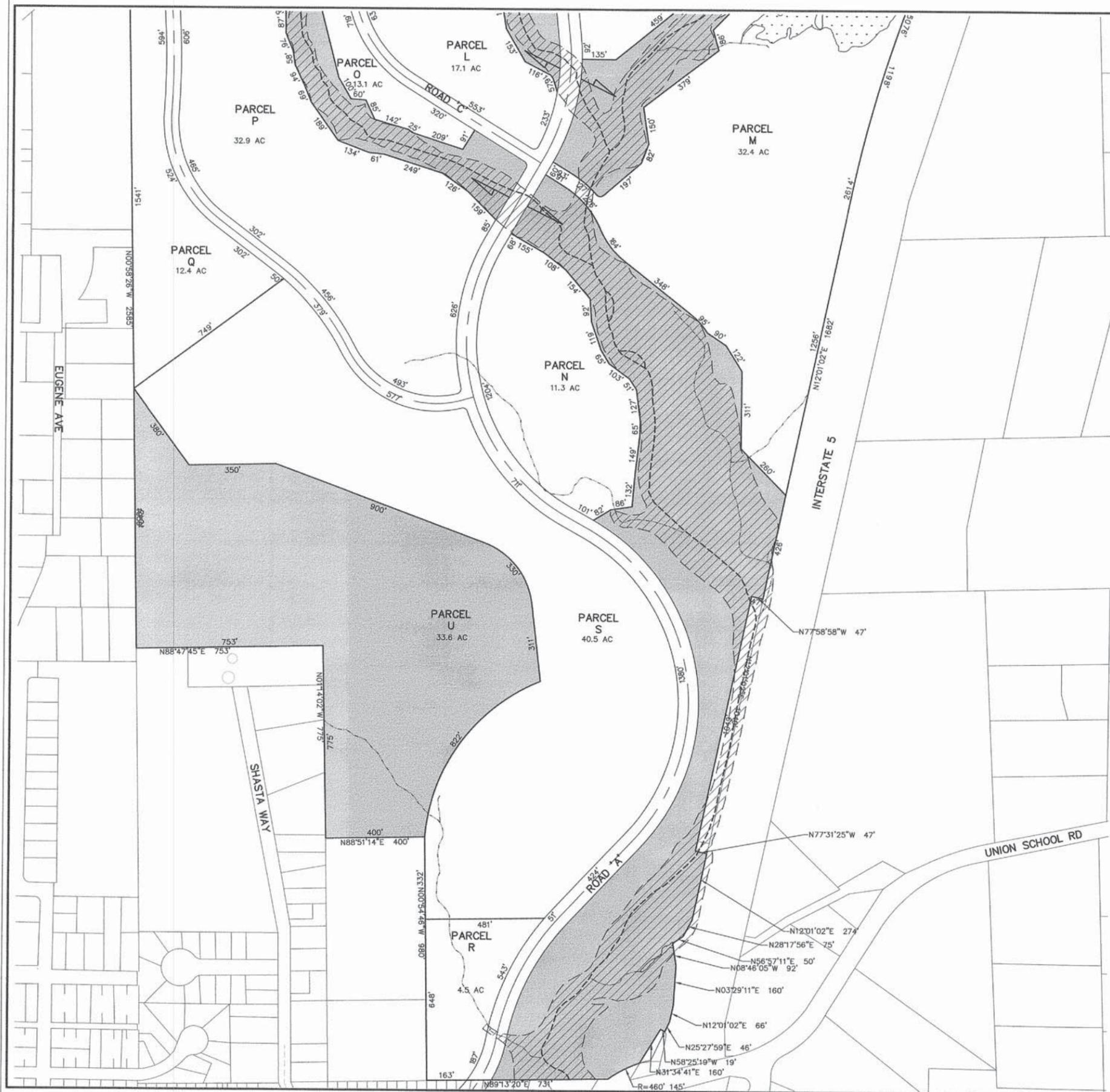
MOUNTAIN GATE AT
SHASTA
COVER SHEET

PORTIONS OF SECTIONS 20, 21 & 29
T.33N., R.4W
IN THE CITY OF SHASTA LAKE
SHASTA COUNTY,
CALIFORNIA

FOR
CITY OF SHASTA LAKE
BY

SHARRAH DUNLAP SAWYER, INC.
Civil Engineering • Structural Design • Planning
Landscape Architecture • Surveying • Presentation Graphics
6590 Lockheed Drive, Redding, CA 96002
530.221.1792 • www.sdsai.com • info@shdsai.com





SLOPE ANALYSIS		SLOPE ANALYSIS		SLOPE ANALYSIS	
Slope Range	Area	Slope Range	Area	Slope Range	Area
0%-20%	11.0 Acres	0%-20%	16.6 Acres	0%-20%	12.9 Acres
20%-30%	0.2 Acres	20%-30%	0.3 Acres	20%-30%	0.2 Acres
30+%	0.0 Acres	30+%	0.0 Acres	30+%	0.0 Acres
Total Area	11.2 Acres	Total Area	16.9 Acres	Total Area	13.1 Acres

MOUNTAIN GATE AT SHASTA TENTATIVE MAP

PORTIONS OF SECTIONS 20,21 & 29
T.33N.,R.4W
IN THE CITY OF SHASTA LAKE
SHASTA COUNTY,
CALIFORNIA

FOR
CITY OF SHASTA LAKE
BY
SHARRAH DUNLAP SAWYER, INC.