

RESOLUTION NUMBER CC 15-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHASTA LAKE
APPROVING GENERAL PLAN AMENDMENT 11-01 (LAND USE MAP DESIGNATION
CHANGE; AREA PLAN AND DESIGN GUIDELINES; AND PLAN LINE AMENDMENT) 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, after hearing testimony, considering all evidence submitted into the administrative record, and engaging in due deliberation of the matters presented, the City Council of the City of Shasta Lake hereby:

1. 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
2. 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
3. Approves General Plan Amendment GPA 11-01, which consists of:
 - a. An amendment to the General Plan Map Land Use Designations as shown on **Exhibit A** to this Resolution for the following properties:

Assessor's Parcel Number	Acres	Existing	Revised to
007-400-037	23	Urban Residential High (URH)	Mixed Use (MU)
007-400-053 (Portion)	±100	Suburban Residential (SR)	Mixed Use (MU)

- b. Adoption of a Plan Line Amendment for the southerly extension of Wonderland Boulevard to connect to Cascade Boulevard rather than Shasta Way as shown on **Exhibit B** to this Resolution; and
- c. Adoption of the Mountain Gate at Shasta Area Plan and Design Guidelines, attached as **Exhibit C** to this resolution.

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