

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Administrative Permit Commercial 20-0005 (Zaremba Group, LLC)

Lead Agency: Shasta County Department of Resource Management – Planning Division Contact Person: Luis A. Topete, Associate Planner

Mailing Address: 1855 Placer Street, Suite 103 Phone: (530) 225-5532

City: Redding, CA Zip: 96001 County: Shasta

Project Location: County: Shasta City/Nearest Community: Bella Vista

Cross Streets: NW corner of the intersection of Dry Creek Rd and State Hwy 299 E at 12096 Dry Creek Rd, Bella Vista, CA Zip Code: 96008

Lat. / Long.: 40° 38' 21.37" N / 122° 14' 26.07" W Total Acres: 5.21

Assessor's Parcel No.: 305-330-017 Section: 7 Twp.: 32N Range: 3W Base: MDB&M

Within 2 Miles: State Hwy #: 299 Waterways: Dry Creek; Clough Creek; Salmon Creek; Yank Creek; Little Cow Creek

Airports: N/A Railways: N/A Schools: Bella Vista State Preschool #1; Bella Vista Elementary School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other _____
 Mit Neg Dec Other _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Admin Permit

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 10,640 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other _____

Present Land Use/Zoning/General Plan Designation:

The 5.21-acre project site is developed with an existing metal building with two attached lean-tos for covered storage, a small shed, an existing encroachment from Dry Creek Road, existing septic system, a gravel driveway and parking area, and a chain link fenced area for outdoor storage. The Zoning is Mixed Use (MU), Designated Floodway (F-1), Open Space (OS) and Open Space combined with Restrictive Flood (OS-F-2). The General Plan land use designation is Mixed Use (MU).

Project Description: (please use a separate page if necessary)

The request is for a commercial administrative permit to demolish all existing improvements on the 5.21-acre project site and to construct a 10,640-square-foot Dollar General retail store. The project would include grading to prepare the site for improvements, including domestic and fire protection water and electric service infrastructure, an approximately 1,220-foot Bella Vista Water District pipeline extension from State Highway 299 E through the east side of Dry Creek to the north section of the project site, a 21,539-square-foot paved parking area, curb and gutter, 6,203 square feet of landscaping, an onsite wastewater treatment system, trash enclosure, pylon sign, a 756-cubic-foot underground stormwater detention basin, outdoor lighting, and fencing. Proposed vehicular access is from Dry Creek Road.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # 2 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # 5 |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 1 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date: May 21, 2021 Ending Date: June 21, 2021

Lead Agency (Complete if applicable):

Consulting Firm: Sharrah Dunlap Sawyer Applicant: Zaremba Group LLC
Address: 6590 Lockheed Drive Address: 14600 Detroit Ave, Suite 1500
City/State/Zip: Redding, CA 96002 City/State/Zip: Lakewood, OH 44107
Contact: Nicole Redes Phone: (216) 226-2159
Phone: (530) 221-1792

Signature of Lead Agency Representative:  Date: 5/20/21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.