

# 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:** Zone Amendment 21-0001 and Use Permit 21-0001

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: City of Shasta Lake  
Cross Streets: 14732 Bass Drive, Redding, CA Zip Code: 96003  
Lat. / Long.: 40° 42' 59.75" N/ 122° 20' 1.78" W Total Acres: 5.66  
Assessor's Parcel No.: 307-170-012 & 013 Section: 16 Twp.: T33N Range: R4W Base: MDBM  
Within 2 Miles: State Hwy #: Interstate 5 Waterways: Spring Branch Creek, West Fork Stillwater Creek  
Airports: n/a Railways: Union Pacific Schools: n/a

## 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 \_\_\_\_\_

## Development Type:

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other: Mini-Storage - 53,862 Square-Feet

## 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 5.66-acre project site consists of the former North Woods Discovery School property that has been closed since 2016. The general plan land use designations of the project site consist of Rural Residential A combined with Mining Resource Buffer (RA-MRB) and Mixed Use combined with Mining Resource Buffer (MU-MRB). The northern 2.93-acre parcel (APN 307-170-012) is in the Mixed Use combined with Mineral Resource Buffer (MU-MRB) zone district and the southern 2.73-acre parcel (APN 307-170-013) is in the Public Facilities combined with Mineral Resource Buffer (PF-MRB) zone district.

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

The proposal consists of a zone amendment to change the zoning of APN 307-170-013 from the Public Facilities combined with Mineral Resource Buffer (PF-MRB) zone district to the Mixed Use combined with Mineral Resource Buffer (MU-MRB) zone district and  
Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

a use permit to redevelop the project site into a recreational vehicle, boat, and mini-storage facility comprised of 53,862 square feet of storage space. The proposal includes the repurposing of four buildings, demolishing three buildings, and constructing ten new buildings. The project includes a 1,140-square-foot office/caretaker's residence, grading to prepare the site for improvements, paving for parking and drive aisles, landscaping, drainage improvements, fencing, abandonment of an onsite sewage disposal system, installation of an onsite wastewater treatment system, and other ancillary onsite improvements.

**Reviewing Agencies Checklist**

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

- |   |   |
|---|---|
| <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 # <u>2</u>  | <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 # <u>5</u>                  |
| <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 # <u>1</u> | <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: December 3, 2021 Ending Date: January 3, 2022

**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: <u>LW Holdings, LLC</u>
Address: _____	Address: <u>3492 Greenstone Place</u>
City/State/Zip: _____	City/State/Zip: <u>Redding, CA 96001</u>
Contact: _____	Phone: <u>(530) 355-4694</u>
Phone: _____	

Signature of Lead Agency Representative: Paul G. Hill Date: 12/2/21

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