

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 22-0012 – Chad and Cori Abel 2019 Trust

Lead Agency: Shasta County Department of Resource Management – Planning Division Contact Person: Tara Petti, Senior 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: Mountain Gate, CA

Cross Streets: Monique Lane and Holiday Road

Zip Code: 96003

Lat. / Long.: 40° 41' 50.09" N/ -122° 22' 23.62" W

Total Acres: 4.96

Assessor's Parcel No.: 307-210-027

Section: 20

Twp.: 33N

Range: 4W

Base: MDMB

Within 2 Miles: State Hwy #: Interstate 5

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: N/A

Document Type:

- CEQA: NOP
 Early Cons
 Neg Dec
 Mit Neg Dec

- Draft EIR
 Supplement/Subsequent EIR
(Prior SCH No.) _____
Other _____

- NEPA: NOI
 EA
 Draft EIS
 FONSI

- Other: Joint Document
 Final Document
 Other _____

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other _____ |

Development Type:

- | | |
|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. 17,220 Acres 1.77 Employees 1 | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| | <input checked="" type="checkbox"/> Other: recreational vehicle and boat storage |

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation: Undeveloped / Highway Commercial combined with Design Review (C-H-DR) / Rural Residential A (RA).

Project Description: The project is zone amendment to change the zoning for a 4.96-acre parcel from the Highway Commercial combined with Design Review (C-H-DR) zone district to the Commercial Recreation (C-R) zone district for the expansion of a recreational vehicle (RV) and boat storage facility (Exalt Boat & RV Storage Phase 1). The project site is located on 1.77 acres of the 4.96-acre parcel and consists of 30 recreational vehicle and boat storage spaces totaling approximately 17,220 square feet. The applicant is proposing three (3) storage areas that will either be fully enclosed warehouse space, covered awning space or open parking spaces, or a combination thereof. The proposed northern storage area is 5,040 square feet with 40-foot long spaces. The proposed eastern storage area is 6,300 square feet in size with 50-foot long spaces. The proposed southern storage area is 5,880 square feet in size with 35-foot long spaces. The various size storage areas are proposed to accommodate various size RV's and boats. If any of the spaces are enclosed within a warehouse unit, the warehouse units would be 17 feet tall with 12-foot by 14-foot roll up doors and neutral colored metal siding and roofing. If the storage spaces are covered by an awning, the awnings would be 17 feet

tall with neutral colored metal roofing. The project would consist of 37,249 square feet of permanent improvements including the proposed storage areas, drive aisles, and one ADA parking space. The project would require improvements to Monique Lane, including resurfacing and installation of a gate with a Knox key override for fire department access. The project site will be secured by 6- to 8-foot tall-screened fencing on the north, east and south sides, and 6- to 8-foot tall ornamental iron fencing on the west side. A 25-foot non-disturbance area is designated adjacent to a stream channel that runs along the southern property line. Drainage improvements include a slope drain at the bottom of the eastern slope, an infiltration trench to capture stormwater in conformance with Municipal Separate Storm Sewer System (MS4) permit requirements, and a culvert with an armored outlet on the southwest edge of the project site. The project also includes trench work for utilities, landscaping along the western property line, and other ancillary onsite improvements.

Approximately 1.77 acres would be graded, consisting of 11,000 cubic yards of cut and 6,350 cubic yards of fill, in order to prepare the site for the proposed improvements. Finished slopes will be graded to a 2:1 ratio and hydroseeded. Approximately 5,150 cubic yards of excess cut material will be used to make improvements to Monique Lane and the remainder of the material will be hauled off-site.

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".

- | | |
|---|---|
| <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 checked="" 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 checked="" 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 checked="" 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 | |

- This project is subject to CCR 15205 and/or 15206 and will require State review.
- This project will not require State review.


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

Starting Date September 6, 2024 Ending Date October 7, 2024

Lead Agency (Complete if applicable):

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: Chad Abel
Address: _____ Address: 2726 Vemeer Place
City/State/Zip: _____ City/State/Zip: Redding, CA 96002
Contact: _____
Phone: _____

Signature of Lead Agency Representative:  Date: 9/3/24

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