



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Memorandum

Date: July 26, 2019
To: All Reviewing Agencies
From: Scott Morgan, Director
Re: SCH # 2017072042
Freeze Mini-Storage and Car Wash

Pursuant to the attached letter, the Lead Agency has *extended* the review period for the above referenced project to **August 28, 2019** to accommodate the review process. All other project information remains the same.

cc: Juliana Lucchesi
City of Mt. Shasta
305 N. Mt. Shasta Blvd
(530) 926-7517

**EXTENDED PUBLIC REVIEW PERIOD FOR NOTICE OF INTENT TO ADOPT A
REVISED AND RECIRCULATED MITIGATED NEGATIVE DECLARATION
FOR THE FREEZE MINI-STORAGE AND CAR WASH PROJECT**

July 25, 2019

LEAD AGENCY:

City of Mt Shasta
305 N. Mt. Shasta Boulevard
Mt. Shasta, CA 96067

CONTACT PERSON:

Juliana Lucchesi, City Planner, (530) 926-7517

PROJECT TITLE:

Freeze Mini-Storage and Car Wash Project

PROJECT LOCATION:

1301 Old Highway 99
Mt. Shasta, CA 96067
(APNs: 057-801-160, 057-801-040, 057-801-230)

PROJECT DESCRIPTION:

The proposed project consists of two components: a mini-storage and a car wash. The proposed mini-storage would be located on the northern portion of the project site on a 2.09-acre parcel (APN 057-801-230). The mini-storage would include one 234-square-foot single-story office building and a total of 153 storage units in three separate single-story buildings. Building roofing would be forest green to minimize reflection and glare. The mini-storage site would also include a small parking area with five parking stalls. The project would include approximately 13,563 square feet of landscaping/snow storage area, as well as security lighting throughout the project site, a 7-foot-tall perimeter security fence with slats to limit views of the project, and installation of a 5-foot-wide sidewalk along the western side of Ski Village Drive. The mini-storage site would have one public access driveway on Ski Village Drive and one emergency access driveway on N. Mt. Shasta Boulevard. The mini-storage would include landscaping for the majority of the project site's perimeter. The mini-storage would be open from 7:00 a.m. to 10:00 p.m. seven days a week.

The proposed car wash would be located on two parcels totaling 0.68 acre (APNs 057-801-160 and 057-801-040). The car wash includes an 11'4" x 32' storage/equipment building, an 18' x 40' automatic car wash, three 16' x 24' self-wash wash bays, four vacuum stations, landscaping/snow storage areas, and a trash enclosure. The car wash would be open from 7:00 a.m. to 10:00 p.m. seven days a week.

REASON FOR REVISED AND RECIRCULATED DOCUMENT: The proposed project was previously the subject of an Initial Study/Mitigated Negative Declaration (IS/MND) that was made available for public review in July 2017 (State Clearinghouse No. 2017072042). Public comments received during the review period focused on several issues, including aesthetics, effects on water quality from stormwater runoff and car wash wastewater, noise, and traffic. The IS/MND was not adopted (approved) by the City.

Pursuant to Section 15073.5(a) and Section 15072 of the CEQA Guidelines and in consideration of the comments received and the subsequent availability of technical studies and updated design information submitted to the City by the project applicant, the City has elected to revise the previous IS/MND in its entirety and recirculate the IS/MND for public comment. The revised IS/MND also reflects changes made to the CEQA Guidelines Appendix G effective 2019 for certain topics.

EXTENDED PUBLIC REVIEW PERIOD: The public review period for the Revised IS/MND begins on **June 19, 2019** and ends on **August 28, 2019**. Copies of the Revised IS/MND are available for review at the City of Mt. Shasta at 305 N. Mt. Shasta Boulevard, Mt. Shasta, CA 96067 and at the Mt. Shasta Public Library, 515 E Alma Street Mt. Shasta, CA 96067. The Revised IS/MND is also available on the City's website at: <https://mtshastaca.gov/planning/>.

Written comments on the Revised IS/MND may be submitted by mail, email or in person to the City of Mt. Shasta, 305 N. Mt. Shasta Boulevard by email to jlucchesi@mtshastaca.gov. Comments must be received by the City **no later than 5:00 PM on August 28, 2019**.

REVISED PUBLIC HEARING DATE: The Planning Commission will consider the adoption of the Revised IS/MND during a meeting at **6:00 PM** on **September 17, 2019**. The Planning Commission meetings are held at the City Park Upper Lodge, 1315 Nixon Road, Mt. Shasta, CA 96067. For information regarding the project or the public hearing, please contact Juliana Lucchesi, City Planner at (530) 926-7517 or jlucchesi@mtshastaca.gov.