

Notice of Completion & Environmental Document Transmittal

2019129077

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: General Plan Amendment No.19-03 & Rezone No.19-02 Commercial Conversion from Special Plan Suburban Residential/ Natural Resource Zoning to Commercial and Commercial Development

Lead Agency: Tehama County Planning Dept. Contact Person: Scot Timboe, Planner IV

Mailing Address: 444 Oak Street, Courthouse Annex Room I Phone: (530) 527-2200

City: Red Bluff, CA Zip: 96080 County: Tehama

Project Location: County: Tehama

City/Nearest Community: Cottonwood

Cross Streets: Lake California Drive and Rio Alto Drive in Lake California Zip Code: 96022

Total Acres: Approximately 22 acres.

Assessor's Parcel No. 009-070-057 Section: 21 Twp.: 29N Range: 3W Base: MDBM

Within 2 Miles: State Hwy #: I-5 Waterways: Cottonwood Creek and Sacramento River

Airports: Private

Schools: _____

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 _____

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 Com. Dev.

Development Type:

☐ Residential: Units _____ Acres 1 ☐ Water Facilities: Type _____ MGD _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Transportation: Type _____
☒ Commercial: Sq.ft. _____ Acres 22 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 ☐ Schools/Universities ☐ Water Supply/Groundwater
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Septic Systems ☐ Wetland/Riparian
☐ Air Quality ☐ Forest Land/Fire Hazard ☐ Sewer Capacity ☐ Wildlife
☒ Archeological/Historical ☐ Geologic/Seismic ☐ Soil Erosion/Compaction/Grading ☐ Wildfire
☒ Biological Resources ☐ Minerals ☐ Toxic/Hazardous ☐ Growth Inducing
☐ Coastal Zone ☐ Noise ☐ Traffic ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Tribal ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Vegetation ☐ Mandatory Findings of Significance
☐ Energy ☐ Recreation/Parks ☐ Water Quality
☐ Other _____

Present Land Use/Zoning/General Plan Designation:

SP/SR; Special Planning Overlay/SR; Suburban Residential/ NR; Natural Resource Lands and Recreation

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

The project site is located 500 ft. northeast of the corner on Lake California Drive and Rio Alto Drive in the private gated community of Lake California, an unincorporated area of Tehama County and further described as APN: 009-070-057. GPA from SP/SR; Special Planning Overlay/SR; Suburban Residential to a General Commercial GPLU designation. Map Rezone from NR; Natural Resource Lands/Recreation to a C-2 General Commercial Zoning District. The project as described above is proposed on 22 acres of the 261.74 acre parcel (APN: 009-070-057). The applicant intends to develop approximately 8 to 10 acres of the 22-acres as a self-storage (mini-storage) facility with retail sales and professional offices and a self-service vehicle wash facility. The potential development would include 11 buildings along the northern portion of the project site adjacent to the equestrian facility.

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 type="checkbox"/> Caltrans District # _____	<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 type="checkbox"/> Regional WQCB # _____
<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 & Wildlife 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"/> Housing & Community Development	<input type="checkbox"/> Other _____
<input type="checkbox"/> Integrated Waste Management Board	<input type="checkbox"/> Other _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date: December 20, 2019 Ending Date: January 21, 2020

Lead Agency (Complete if applicable):

Applicant: <u>Leviathan, Inc.</u>	Land Owner: <u>Same</u>
Address: <u>601 E. Chapman Ave.</u>	Address: <u>NA</u>
City/State/Zip: <u>Orange, CA 92866</u>	City/State/Zip: <u>NA</u>

Contact: Eihnard Diaz, Diaz Associates

Phone: (530) 224-0811

Signature of Lead Agency Representative:  Date: 12/18/19

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