

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2017072042

Project Title: Freeze Mini-Storage and Car Wash

Lead Agency: City of Mt. Shasta

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Project Location: Mt. Shasta, Siskiyou County  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

This is a Revised Mitigated Negative Declaration.

The proposed project consists of two components: a mini-storage and a self-serve car wash on vacant property at the intersection of Ski Village Drive and N. Mt. Shasta Boulevard. The mini-storage would consist of 153 storage units in three separate single-story buildings, a 234-square-foot single-story registration office, and a small parking area with five parking stalls. It would include perimeter security fencing. The car wash would have three self-wash bays and one auto-wash, an equipment building, and vacuum station. The project would include landscaping/snow storage areas and sidewalk along Ski Village Drive. A 200-foot-long water line extension would be installed along Road No. 2M16. Car wash wastewater would be collected in a separate treatment system prior to discharge to the City's wastewater system in accordance with an industrial waste discharge permit issued by the City. The project would include an on-site stormwater collection and treatment system for runoff prior to discharge to City storm drain. The project would operate seven days a week from 7:00 a.m. to 10:00 p.m.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics (change in visual quality of site from vacant to developed and new source light/glare): MM AES-1 through AES-4 (additional fencing for screening, revise landscaping plan, lighting plan). Biological Resources (construction impacts): MM BIO-1 through MM BIO-7 (nesting birds and bat roost surveys). Cultural/Tribal Cultural Resources (no known resources but potential for inadvertent discovery): MM CUL-1 and CUL-2 and TCR-1 (stop work, evaluate, and manage if resources or remains found). Geology and Soils (erosion, presence of fill and potential for soil instability): MM GEO-1 and GEO-2 (prepare and implement SWPPP and final grading plan). Hazardous Materials (car wash wastewater; potential for encountering contaminated soils from past activities at site): MM HAZ-1 (obtain and comply with final waste discharge permit from City); MM HAZ-2 (stop work, evaluate, and manage soil contamination if found). Hydrology and Water Quality (stormwater discharges): MM HYD-1 (finalize on-site drainage plan, confirm off-site culvert capacity, monitor flow quantity and quality, long-term maintenance of on-site system). Noise (construction activities, auto wash dryer, vacuum station): MM NOI-1 (comply with City construction noise standards); MM NOI-2 (reduce auto wash dryer noise or provide noise barrier to meet City noise standard); MM NOI-3 (reduce vacuum station noise to meet City noise standard); MM NOI-4 (prohibit dynamic mode vibratory roller use or use other methods to reduce construction vibration). Transportation (construction traffic and roadway surfaces): MM TRA-1 (construction traffic control plan); MM TRA-2 (pave roadway segment adjacent to mini-storage).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

[Empty box for describing areas of controversy]

Provide a list of the responsible or trustee agencies for the project.

Regional Water Quality Control Board/State Water Resources Control Board  
California Department of Fish and Wildlife

[Empty space for listing other agencies]