

Notice of Exemption

To: X Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency)

Shasta Union High School District
2200 Eureka Way, Ste B
Redding, CA 96001

X County Clerk
County of Shasta
PO Box 990880
Redding, CA 96099-0880

Project Title: Sale of Surplus Real Property, APN 103-280-028 and 103-730-027

Project Location - Specific: See Attached Exhibit A for property description Redding, CA

Project Location - City: Redding **Project Location - County:** Shasta

Description of Nature, Purpose, and Beneficiaries of Project:

The project involves sale of the Property to the City of Redding. The Board of Education of the Shasta Union High School District ("District") determined that the Property is surplus to the District's needs, adopted a resolution declaring its intent to sell the Property, and approved a purchase and sale agreement.

Name of Public Agency Approving Project: Shasta Union High School District

Name of Person or Agency Carrying Out Project: Shasta Union High School District

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268;
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 12, Section 15312
- Statutory Exemptions. State code number:

Reasons why project is exempt: The project to sell surplus real property located in the City of Redding, Shasta County. The Project is categorically exempt under Class 12, Section 15312, and the Property does not fall within any of the exceptions set forth in that section. (See also Cal. Code Regs. Tit. 14 Section 15061(b)(2) and (b)(3).)

Lead Agency

Contact Person: David Flores, Associate Superintendent of Business Services

Area Code/Telephone/Extension: [530-241-3261] **If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has Notice of Exemption been filed by the public agency approving the project? Yes No (Not applicable - Lead Agency is filing notice of exemption.)

Signature: David Flores Date: 3/16/26 Title: Assoc. Sup. of Bus. Svcs

X Signed by Lead Agency Date received for filing at OPR:

Signed by Applicant

EXHIBIT "A"
LEGAL DESCRIPTION
APN 103-280-028

A parcel of land within the City of Redding, County of Shasta, State of California, being a portion of the P.B. Reading Grant, being more particularly described as follows:

COMMENCING at a point along the southern edge of the former 100 foot wide right of way of Southern Pacific Company, said point is N 07° 26' 20" E a distance of 0.09 feet from the center of a found 2½" disk in 6"x6" concrete monument;

THENCE S 07° 26' 20" W a distance of 211.00 feet to a point, from which the center of a found 2½" disk in 6"x6" concrete monument bears N 07° 26' 20" E a distance of 0.09 feet;

THENCE N 83° 48' 50" W a distance of 113.05 feet to a point on the northerly line of Overhill Drive, to which a radial line bears S 60° 12' 04" E;

THENCE along said northerly line, southwesterly along a curve to the right a distance of 40.00 feet, radius 330.00 feet, a delta angle of 06° 56' 42" to the southerly corner of Parcel 2 as described in the deed to Stimpel Family Trust, recorded in Book 3403 of Official Records at Page 460 of Shasta County Records at the **POINT OF BEGINNING**, to which a radial line bears S 53° 15' 22" E;

THENCE continuing along said curve to the right a distance of 142.56 feet, radius 330.00 feet, a delta angle of 24° 45' 06" to a point at the southeasterly corner of the parcel described in the deed to City of Redding, recorded in Book 557 of Official Records at Page 265 of Shasta County Records;

THENCE along the easterly line of said City of Redding parcel, departing the northerly line of Overhill Drive along a radial line N 28° 30' 15" W a distance of 60.00 feet to a point at the northeasterly corner of said City of Redding parcel;

THENCE along the northerly line of said City of Redding parcel, S 65° 50' 10" W a distance of 40.87 feet to a point at the northwesterly corner of said City of Redding parcel;

THENCE along the westerly line of said City of Redding parcel, along a radial line S 19° 49' 25" E a distance of 60.00 feet to a point at the southwesterly corner of said City of Redding parcel on the northerly line of Overhill Drive;

THENCE westerly along the northerly line of Overhill Drive from said radial line, along a curve to the right a distance of 202.55 feet, radius 330.00 feet, a delta angle of 35° 10' 05" to a point of tangency;

THENCE continuing along said northerly line N 74° 39' 20" W a distance of 94.45 feet to a point of curvature;

THENCE continuing along said northerly line, along a curve to the left a distance of 197.59 feet, radius 280.00 feet, a delta angle of 40° 25' 57" to a point bearing S 87° 47' 54" W a distance of 1.46 feet from a found T-Post with Cap at the northeasterly corner of the parcel described in the deed to City of Redding, recorded in Book 3633 of Official Records at Page 778 of Shasta County Records;

THENCE along the northeasterly line of said City of Redding parcel, N 47° 12' 00" W a distance of 236.65 feet to a point along the easterly line of the parcel described in the deed to Joseph A. and Anne O. Silveira, recorded in Book 2428 of Official Records at Page 602 of Shasta County Records;

THENCE along the easterly line of said Joseph A. and Anne O. Silviera parcel N 24° 29' 35" E a distance of 78.53 feet to a point along the southerly line of the parcel described in the deed to the Joe Wong Family Trust, recorded as Doc. No. 2018-0002701 of Shasta County Records;

THENCE along the southerly line of said Joe Wong Family Trust parcel, the southerly line of the parcel described in the deed to the City of Redding, recorded in Book 2930 of Official Records at Page 752 of Shasta County Records, the southerly line of the parcel described in the deed to the Shasta Union High School District, recorded in Book 2664 of Official Records at Page 626 of Shasta County Records, and the southerly line of said Stimpel Family Trust parcel, S 83° 48' 50" E a distance of 757.85 feet to a point along the southerly line of said Stimpel Family Trust parcel;

THENCE along the southwesterly line of said Stimpel Family Trust parcel S 31° 18' 06" E a distance of 44.85 feet to the **POINT OF BEGINNING**;

CONTAINING 2.963 acres (129,048 square feet), more or less.

See **EXHIBIT "B"** attached hereto and made a part of hereof, by this reference.

The Basis of Bearings in this description is based upon:
CCS83 (2011) epoch 2010.00, determined by GPS observations from NGS Monument LU1871,
with USFT coordinates of N 2095741.77, E 6441521.11.
Distances in this description are Grid. Combined Factor: 0.99988. To obtain Ground, divide distance by Combined Factor.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Aaron Willis
PLS 8881



4-8-25
Date

For and on behalf of Jacobs Engineering Group Inc.
2600 Michelson Drive, Suite 500 Irvine, CA 92612



SCALE: 1"=120'

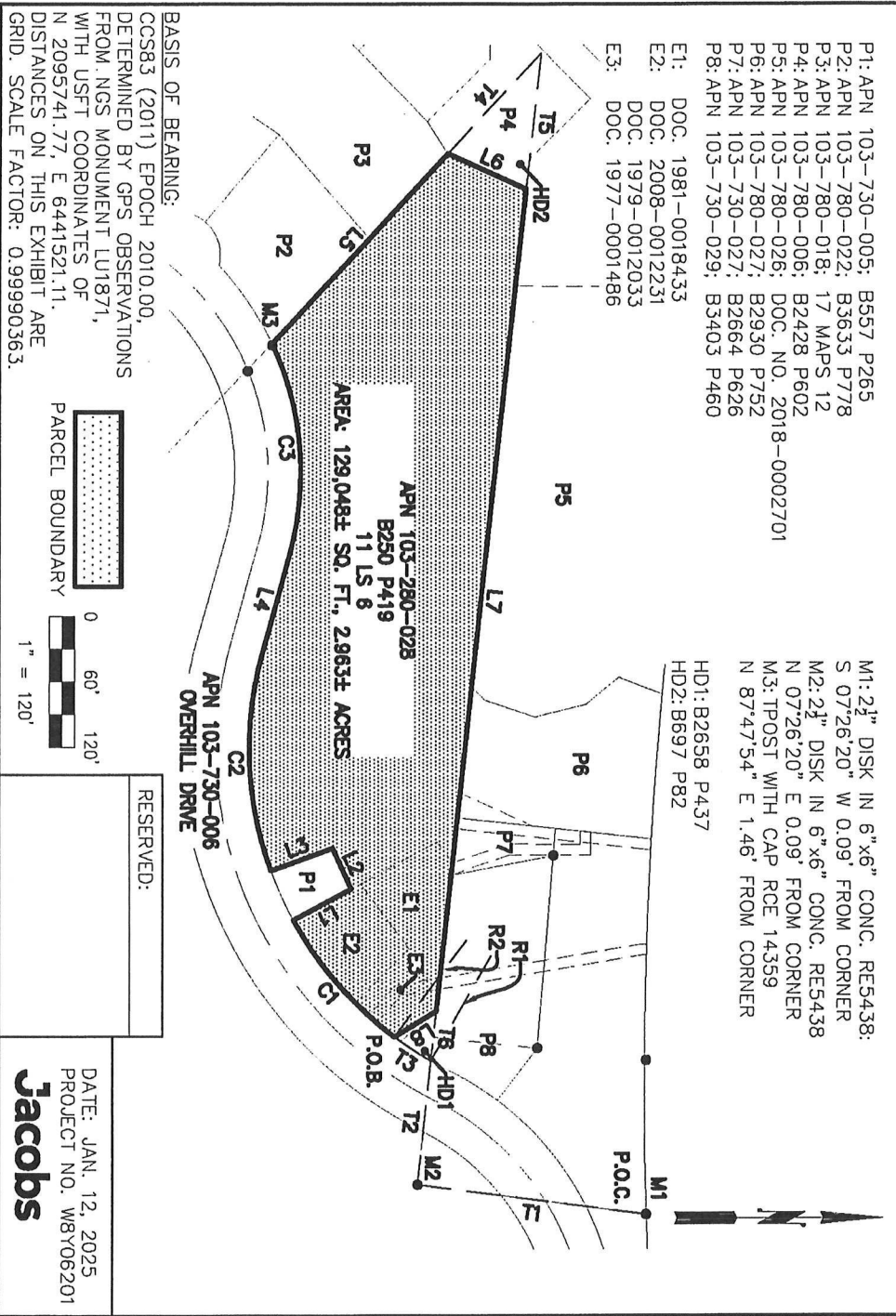
EXHIBIT "B"

SHEET 1 OF 2

APN: 103-280-028
A PORTION OF THE P.B. READING GRANT

- P1: APN 103-730-005; B557 P265
- P2: APN 103-780-022; B3633 P778
- P3: APN 103-780-018; 17 MAPS 12
- P4: APN 103-780-006; B2428 P602
- P5: APN 103-780-026; DOC. NO. 2018-0002701
- P6: APN 103-780-027; B2930 P752
- P7: APN 103-730-027; B2664 P626
- P8: APN 103-730-029; B3403 P460

- M1: 2 1/2" DISK IN 6"x6" CONC. RES438:
S 07°26'20" W 0.09' FROM CORNER
- M2: 2 1/2" DISK IN 6"x6" CONC. RES438
N 07°26'20" E 0.09' FROM CORNER
- M3: TPOST WITH CAP RCE 14359
N 87°47'54" E 1.46' FROM CORNER
- HD1: B2658 P437
- HD2: B697 P82



BASIS OF BEARING:
CCS83 (2011) EPOCH 2010.00,
DETERMINED BY GPS OBSERVATIONS
FROM NGS MONUMENT LU1871,
WITH USFT COORDINATES OF
N 2095741.77, E 6441521.11.
DISTANCES ON THIS EXHIBIT ARE
GRID. SCALE FACTOR: 0.99990363.

EXHIBIT "A"
LEGAL DESCRIPTION
APN 103-730-027

A parcel of land within the City of Redding, County of Shasta, State of California, being a portion of the P.B. Reading Grant, being more particularly described as follows:

COMMENCING at a point along the southern edge of the former 100 foot wide right of way of Southern Pacific Company, said point is N 07° 26' 20" E a distance of 0.09 feet from the center of a found 2½" disk in 6"x6" concrete monument;

THENCE S 07° 26' 20" W a distance of 211.00 feet to a point, from which the center of a found 2½" disk in 6"x6" concrete monument bears N 07° 26' 20" E a distance of 0.09 feet;

THENCE N 83° 48' 50" W a distance of 283.82 feet to the southwesterly corner of Parcel 1 as described in the deed to Stimpel Family Trust, recorded in Book 3403 of Official Records at Page 460 of Shasta County Records, and the northerly line of the parcel described in the deed to Shasta Union High School District recorded in Book 250 of Official Records at Page 419 of Shasta County Records at the **POINT OF BEGINNING**;

THENCE along the northerly line of said Shasta Union High School District parcel N 83° 48' 50" W a distance of 53.00 feet to a point at the southeasterly corner of the parcel described in the deed to the City of Redding, recorded in Book 2930 of Official Records at Page 752 of Shasta County Records;

THENCE along the easterly line of said City of Redding parcel N 06° 17' 50" E a distance of 90.00 feet to a point at the southwesterly corner of the parcel described in the deed to TTS 1 LLC, recorded as Doc. No. 2023-0000353 of Shasta County Records;

THENCE along the southerly line of said TTS 1 LLC parcel S 85° 12' 15" E a distance of 25.00 feet to a point at the northwesterly corner of said Parcel 1 as described in the deed to Stimpel Family Trust, recorded in Book 3403 of Official Records at Page 460 of Shasta County Records, from which a 5/8" rebar found bears N 56° 31' 09" W a distance of 0.29 feet;

THENCE along the westerly line of said Stimpel Family Trust parcel S 10° 53' 25" E a distance of 94.78 feet to the **POINT OF BEGINNING**

CONTAINING 0.081 acres (3,526 square feet), more or less.

See **EXHIBIT "B"** attached hereto and made a part of hereof, by this reference.

The Basis of Bearings in this description is based upon:
CCS83 (2011) epoch 2010.00, determined by GPS observations from NGS Monument LU1871,
with USFT coordinates of N 2095741.77, E 6441521.11.
Distances in this description are Grid. Combined Factor: 0.99988. To obtain Ground, divide distance by
Combined Factor.

This real property description has been prepared by me, or under my direction, in
conformance with the Professional Land Surveyors' Act.



Aaron Willis
PLS 8881
For and on behalf of Jacobs Engineering Group Inc.
2600 Michelson Drive, Suite 500 Irvine, CA 92612

4-8-25
Date



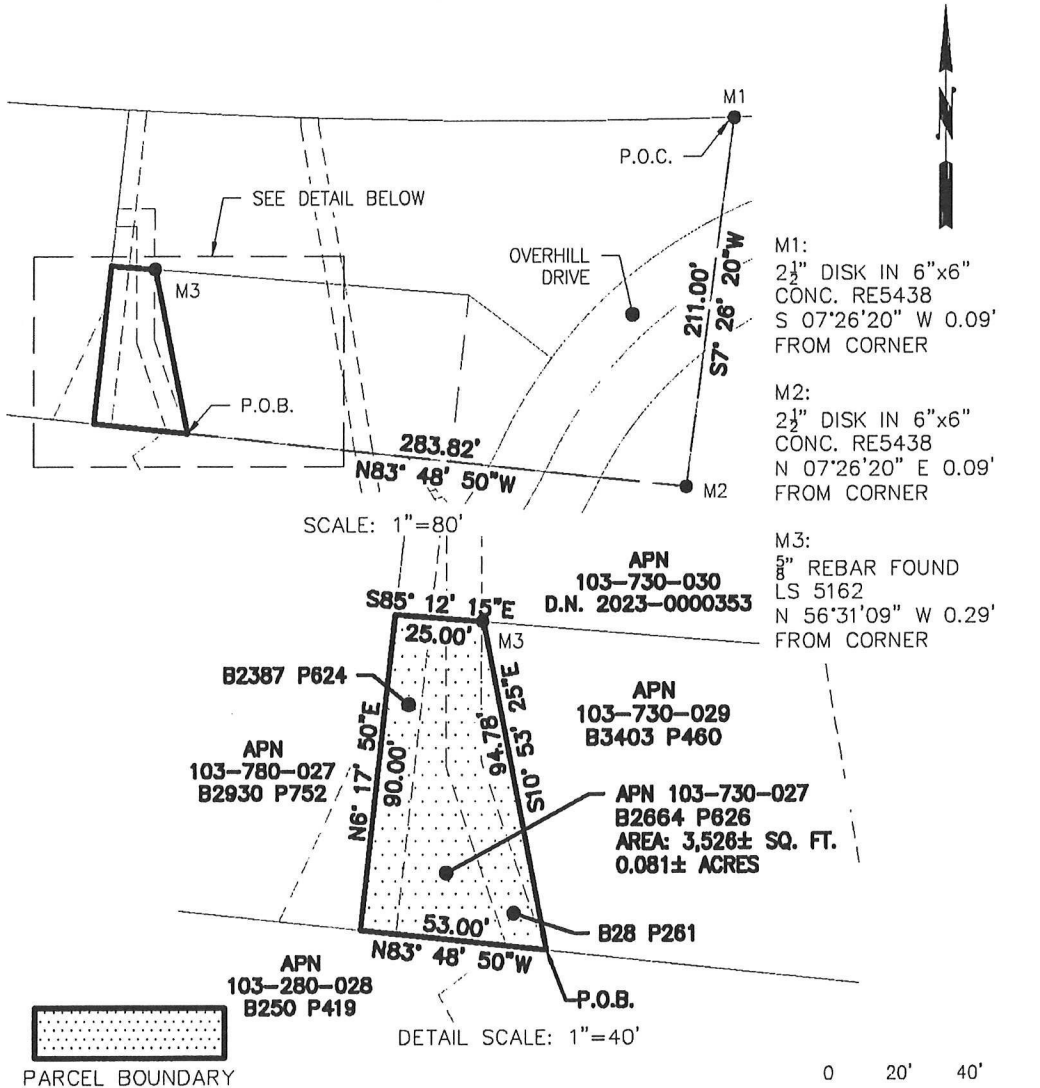
SCALE: AS NOTED

EXHIBIT "B"

SHEET 1 OF 1

APN: 103-730-027

A PORTION OF THE P.B. READING GRANT



SCALE: 1"=80'

DETAIL SCALE: 1"=40'

- M1:
2 1/2" DISK IN 6"x6"
CONC. RE5438
S 07°26'20" W 0.09'
FROM CORNER
- M2:
2 1/2" DISK IN 6"x6"
CONC. RE5438
N 07°26'20" E 0.09'
FROM CORNER
- M3:
5/8" REBAR FOUND
LS 5162
N 56°31'09" W 0.29'
FROM CORNER

BASIS OF BEARING:
 CCS83 (2011) EPOCH 2010.00,
 DETERMINED BY GPS OBSERVATIONS
 FROM NGS MONUMENT LU1871,
 WITH USFT COORDINATES OF
 N 2095741.77, E 6441521.11.
 DISTANCES ON THIS EXHIBIT ARE
 GRID. SCALE FACTOR: 0.99990363.

RESERVED:

DATE: JAN. 12, 2025
 PROJECT NO. W8Y06201
Jacobs