

CITY OF REDDING
777 CYPRESS AVENUE, REDDING, CA 96001
P.O. Box 496071, REDDING, CA 96049-6071

NEGATIVE DECLARATION

Planned Development Application PD-2017-00556
General Plan Amendment Application GPA-2017-00172
Rezoning Application RZ-2017-00173
State Clearinghouse No. _____

SUBJECT

Lowden Redding Partners LLC, Mixed Use Development, PD-2017-00556, RZ-2017-00173, and GPA-2017-00172

PROJECT DESCRIPTION

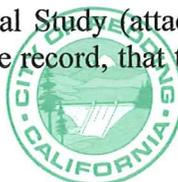
Lowden Redding Partners, LLC, is requesting approval of Planned Development Application PD-2017-00556, General Plan Amendment Application GPA-2017-00172, and Rezoning Application RZ-2017-00173 to develop a mixed-use development consisting of Building "A," a 28,500-square-foot building with a 5,000-square-foot restaurant and the remaining floor area for medical office space; and Building "B," a 52,000-square-foot building consisting of 30,500 square feet of medical office space and a 22,000-square-foot fitness center. The "GO" General Office and "RM-10" Residential Multiple Family zoning and General Plan classifications of the site are proposed to be changed to "GC-PD" General Commercial with a Planned Development Overlay to allow for additional height. The subject property is located at 2953 and 3011 Lowden Lane, 2956 Bechelli Lane, and 415 Hartnell Avenue and is currently zoned "GO" General Office, "OS" Open Space, "GC" General Commercial, and "RM-10" Residential Multiple Family District with General Plan classifications of General Office (GO), Greenway (GWY), General Commercial (GC), and Residential, 10 to 20 dwelling units per acre (10 to 20 u/a).

ENVIRONMENTAL SETTING

The property is an existing oak woodland that has had the vegetation cleared and brushed in the past and now the dominant trees on-site are interior live oak and blue oak. Vegetation also consists of tree of heaven, a grey pine tree, several almond trees, but very few shrubs are present. The project site appears to have been disturbed in the past with roads through the property and moving for fire protection. However, a past existing single-family residence on the property was burned down many years ago. A biological screening of the site indicates that there is no potential to contain wetlands.

FINDINGS AND DETERMINATION

The City of Redding conducted an Initial Study (attached), which determined that there is no substantial evidence, in light of the whole record, that the proposed project may have significant



effect on the environment. The preparation of an environmental impact report will not be required. If there are substantial changes that alter the character or impacts of the proposed project, another environmental impact determination will be necessary.

1. **Based on the whole record (including the Initial Study and any supporting documentation), the City of Redding has determined that there is no substantial evidence that the project will have a significant effect on the environment.**
2. **The Negative Declaration, with its supporting documentation, reflects the independent judgment and analysis of the lead agency, which is the City of Redding.**

DOCUMENTATION

The attached Initial Study documents the reasons to support the above determination.

PUBLIC REVIEW DISTRIBUTION

Draft copies or notice of this Negative Declaration were distributed to:

- Shasta County Clerk
- All property owners within 300 feet of the property boundary
- Interested Parties

PUBLIC REVIEW

- (X) Draft document referred for comments April 28, 2017.
- () No comments were received during the public review period.
- () Comments were received but did not address the draft Negative Declaration findings or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public review period. The letters and responses follow (see Response to Comments, attached).

Copies of the Negative Declaration, the Initial Study, and documentation materials may be obtained at the Planning Division of the Development Services Department, City of Redding, 777 Cypress Avenue, Redding, CA 96001 and online at cityofredding.org. Contact: Zach Bonnin 530-245-7112.



Paul Hellman, Planning Manager

April 28, 2017

Date

PH:sm
Attachments:

- A. Location map
- B. Initial Study
- C. Comments and Response to Comments (if any)



	GIS DIVISION INFORMATION TECHNOLOGY DEPARTMENT	LOCATION MAP	MTG. DATE:
	DATE PRODUCED: APRIL 27, 2017		PD-2017-00556 \ GPA-2017-00172 \ RZ-2017-00173 LOWDEN REDDING PARTNERS, LLC 2953 & 3011 LOWDEN LN, 2956 BECHELLI LN, 415 HARTNELL AVE AP# 107-460-003, 015, 026 & 107-420-050
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