

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

## **MITIGATED NEGATIVE DECLARATION**

**General Plan Amendment Application GPA-2019-00024  
Parcel Map Application PM-2019-00025  
Rezoning Application RZ-2019-00026  
Site Development Permit Application SDP-2019-00027**

### ***SUBJECT***

Les Schwab, Site Development Permit Application SDP-2019-00027, General Plan Amendment GPA-2019-00024, Rezoning Application RZ-2019-00026 and Parcel Map Application PM-2019-00025

### ***PROJECT DESCRIPTION***

California Gold Development is requesting approval of Site Development Permit, a General Plan Amendment, Rezoning, and a Parcel Map to allow construction of a 9,249-square-foot Les Schwab Tire Center retail store on property currently zoned for office uses. The subject property located at 4601 Churn Creek Road is currently 2.08 acres but as a result of the parcel map the property would result in two approximately 1-acre parcels. The Les Schwab facility would be located on the northernmost of the two parcels and is adjacent to Arizona Street. The site is currently zoned "LO" Limited Office District with a General Plan designation of "Limited Office." The project proposes to amend both to be consistent with the "SC" Shopping Center District to the south.

### ***ENVIRONMENTAL SETTING***

Land uses in the area include the adjacent approved shopping center to the south called the Churn Creek Marketplace, single-family residences are located adjacent to the site, east and across Arizona Street to the north. Churn Creek Road and Interstate 5 are located to the west of the site. A few dozen live oak trees and grey pines, in varying sizes, are scattered throughout the site, along with typical understory of Manzanita brush, Buckbrush and Poison oak.

### ***FINDINGS AND DETERMINATION***

The City of Redding conducted an Initial Study (attached), which determined that the proposed project could have significant environmental effects. Subsequent revisions in the project proposal create the specific mitigation measures identified below. The project, as revised and as agreed to by the applicant, avoids or mitigates the potentially significant environmental effects identified, and the preparation of an environmental impact report will not be required. There is no substantial evidence, in light of the whole record before the City, that the project as revised may have a significant effect on the environment. If there are substantial changes that alter the

character or impacts of the proposed project, another environmental impact determination will be necessary.

The project includes measures to mitigate potentially significant impacts to sensitive noise receptors and to address removal of trees on the site.

Prior to approval of the project, the lead agency may conclude, at a public hearing, that certain mitigation measures identified in the Mitigated Negative Declaration are infeasible or undesirable. In accordance with CEQA Section 15074.1, the lead agency may delete those mitigation measures and substitute other measures which it determines are equivalent or more effective. The lead agency would adopt written findings that the new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it, in itself, would not cause any potentially significant effect on the environment.

- 1. Based on the whole record (including the Initial Study and any supporting documentation) and the mitigation measures incorporated into the project, the City of Redding has determined a Mitigated Negative Declaration is appropriate. All potentially significant impacts would be reduced to less than significant.**
- 2. The Mitigated Negative Declaration, with its supporting documentation fully incorporated herein, 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.

### ***MITIGATION MEASURES***

*Mitigation 1. Disturbance of nesting raptors and roosting bats shall be avoided through proper timing of heavy construction activities. If construction must occur during the prime nesting/roosting season, between March 1 and August 31, a nesting and roosting survey shall be conducted by a qualified wildlife biologist prior to the start of construction to determine the presence/absence of nesting raptors and roosting bats. If active nests and/or roosts are observed and impacts to raptors and/or bats are likely, then construction in the area of the nests and/or roosts shall be delayed until young birds and/or young bats are fully fledged or appropriate spatial and temporary buffers are established in consultation with the Department of Fish and Wildlife.*

*Mitigation 2. The existing 8-foot-tall zone wall at the western edge of the property shall be extended west along Arizona Street and be connected into the building as to help create a satisfactory noise buffer from the use and the adjacent residences.*

### ***PUBLIC REVIEW DISTRIBUTION***

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

- Shasta County Clerk
- California Department of Fish and Wildlife, Redding
- Central Valley Regional Water Quality Control Board, Redding
- California Native Plant Society, Shasta County

***PUBLIC REVIEW***

- ( X ) Draft document referred for comments 03/20/2019.
- ( ) No comments were received during the public review period.
- ( ) Comments were received but did not address the draft Mitigated 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 Mitigated 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 Mitigated Negative Declaration, the Initial Study, documentation materials, and the Mitigation Monitoring Program may be obtained at the Planning Division of the Development Services Department, City of Redding, 777 Cypress Avenue, Redding, CA 96001. Contact: Zach Bonnin 530-245-7112.**

3/20/2019  
Date of Draft Report

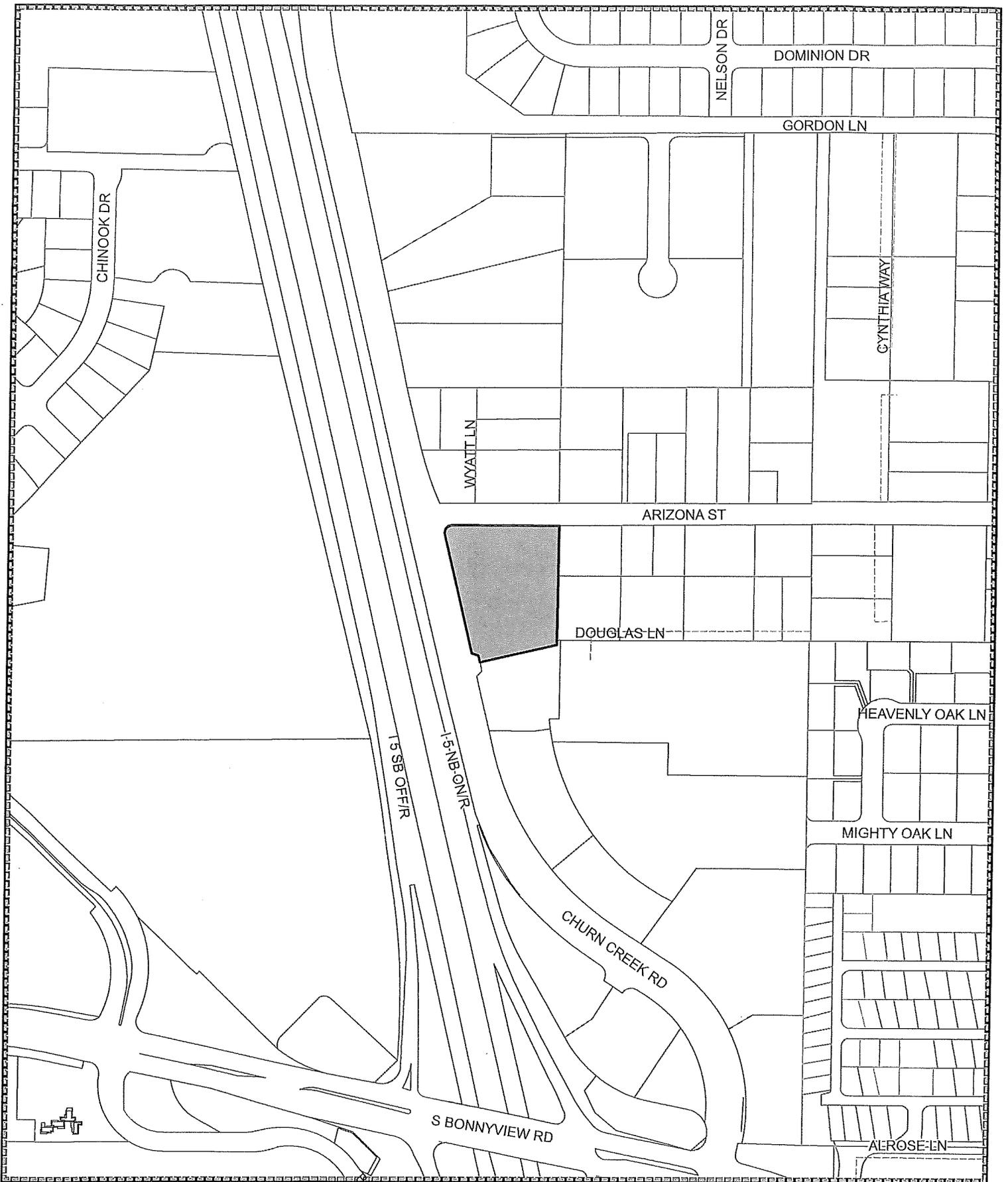
  
Lily Toy, Planning Manager

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Date of Final Report

LT:zb

Attachments:

- A. Location map
- B. Initial Study



	<b>GIS DIVISION</b> INFORMATION TECHNOLOGY DEPARTMENT	<b>LOCATION MAP</b>  SDP-2019-00027/PM-2019-00025/GPA-2019-00024/RZ-2019-00026 CCMP/LES SCHWAB 4601 CHURN CREEK ROAD AP# 068-750-011	MTG. DATE:
	DATE PRODUCED: JANUARY 8, 2019		ITEM:
			ATTACHMENT: