



CITY OF REDDING

777 CYPRESS AVENUE, REDDING, CA 96001

P.O. Box 496071, REDDING, CA 96049-6071

NEGATIVE DECLARATION

Permit No. PM-2018-01476

SUBJECT Alan Shufelberger Parcel Map PM-2018-01476

PROJECT DESCRIPTION The applicant has requested to divide the 18.1 acre parcel into 21 parcels for future industrial development. As part of the parcel map the developer would be constructing the road and utilities to serve the individual parcels. The site is already zoned for industrial use; the change would allow smaller individual industrial users to develop individual parcels instead of one large industrial project on the entire parcel.

ENVIRONMENTAL SETTING The site is near the Redding Municipal Airport and is surrounded by vacant or industrial development. The land surrounding the parcel has either been developed or has been cleared in the past for industrial storage or other industrial type uses. The Project is located in the City of Redding, Shasta County, California, latitude 40.533907, longitude - 122.300702, within the USGS 7.5' "Enterprise, CA" quadrangle, Township 31N, Range 4W, Section 22. The site is relatively flat and is characterized by annual grassland, areas of dense chaparral habitat and mixed oak-foothill pine woodland. A few dirt access roads occur on the site but have been largely overgrown. The Property is bound to the north by Rancho Road, to the west by Airport Road, to the south by Nordona Lane and to the east by an industrial building. Residential buildings occur to the northeast of the site, an industrial building to the east and a large compound with stockpiled materials and vehicles occurs to the southeast. The remaining adjacent land is comprised of open land or land historically used for agricultural purposes. No wetlands or drainages occur within the Project site.

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:

- California Department of Fish and Wildlife, Redding
- Central Valley Regional Water Quality Control Board, Redding
- Defenders of Wildlife
- California Native Plant Society
- All property owners within 300 feet of the property boundary

PUBLIC REVIEW

- Draft document referred for comments June 12, 2019.
- 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.



Lily Toy, Planning Manager

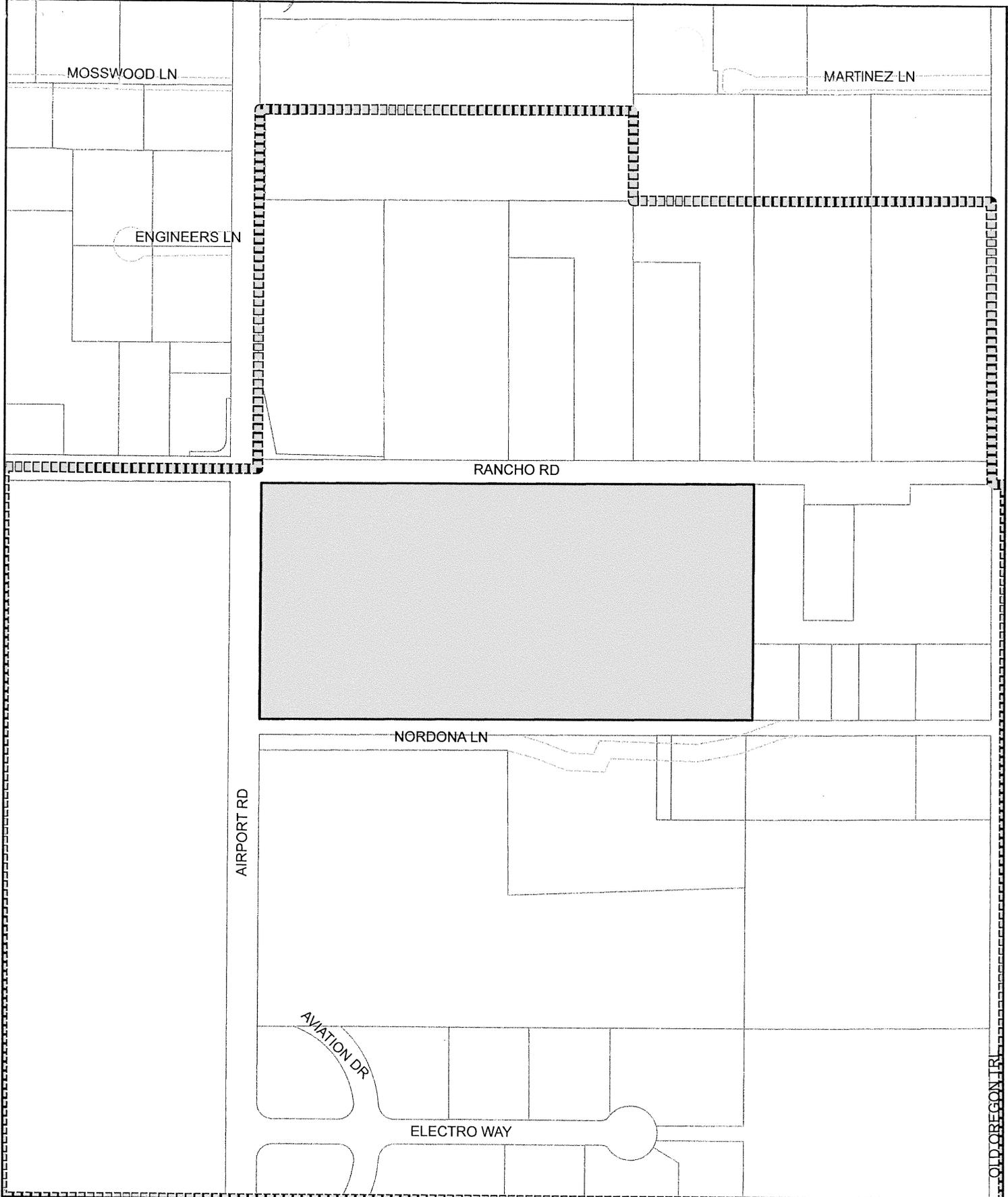
06.11.2019

Date

LT:zb

Attachments:

- A. Location Map
- B. Initial Study



GIS DIVISION
 INFORMATION TECHNOLOGY DEPARTMENT

DATE PRODUCED:
 DECEMBER 18, 2018

0 200 400 Feet

LOCATION MAP

PM-2018-01476
 ALAN SHUFELBERGER
 3653 RANCHO ROAD
 AP# 054-200-072

MTG. DATE:

ITEM:

ATTACHMENT: