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

NEGATIVE DECLARATION
Site Development Permit Application SDP-2020-00765

SUBJECT

Site Development Permit Application SDP-2020-00765, by Ryan Muse, requesting approval for construction of two commercial cannabis buildings to be located on property at the southern end of Technology Way, addressed as 3610-3680 Technology Way, in a "GI" General Industry District.

PROJECT DESCRIPTION

The project consists of 11.2 acres zoned "GI" General Industry to be developed with two commercial buildings. The first building consists of 40,000 square foot combined distribution, processing, packaging and extraction facility. The second building is a 100,000-square-foot cannabis grow facility. The project site is located at the existing paved terminus of Technology Way and will require merging 12 parcels and abandoning the portion of the 64 foot right of way extending Technology Way.

ENVIRONMENTAL SETTING

The 11.2 acre site is currently vacant and has been since the area was subdivided as an industrial park in 2007. Currently, the property is devoid of natural vegetation throughout, with the exception of natural grasses. The site is in an area zoned for and surrounded by other industrial uses. The southern property line abuts an area designated open space coinciding with the 100-year floodplain of Canyon Hollow Creek. The eastern property line abuts the Anderson Cottonwood Irrigation District canal.

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, 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.

PUBLIC REVIEW DISTRIBUTION

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

- Shasta County Clerk
- California Department of Fish and Wildlife, Redding
- California Native Plant Society, Shasta Chapter
- Shasta Environmental Alliance
- All property owners within 300 feet of the property boundary

PUBLIC REVIEW

(x) Draft document referred for comments August 28, 2020.

( ) 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: Sean Price at sprice@cityofredding.org.

Lily Toy, Planning Manager

8/27/2020
Date

LT:
Attachments:
A. Location Map
B. Initial Study
C. Comments and Response to Comments (if any)