



**CITY OF REDDING**

777 CYPRESS AVENUE, REDDING, CA 96001

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**DEVELOPMENT SERVICES DEPARTMENT**

LILY TOY, PLANNING MANAGER  
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**NOTICE OF AVAILABILITY OF  
DRAFT INITIAL STUDY / PROPOSED MITIGATED NEGATIVE DECLARATION  
AIRPORT ROAD DISTRIBUTION CENTER – SITE DEVELOPMENT PERMIT #2021-01493**

Date: November 30, 2021

To: Responsible and Trustee Agencies, Organizations, and Individuals

Subject: Draft Initial Study / Proposed Mitigated Negative Declaration  
Airport Road Distribution Center  
(SDP-2021-01493)

**Draft Initial Study / Proposed Mitigated Negative Declaration (IS/MND) for the proposed Airport Road Distribution Center (SDP #2021-01493) Project is now available for review. More information is provided below.**

**Project Location:** The project proposes to develop a warehouse distribution center at 5497 and 5525 Airport Road, on Assessor Parcel Number (APN) 054-200-002 (29.19 acres) and APN 054-210-006 (9.59 acres), east of Airport Road and west of Old Oregon Trail in southeast Redding. The two parcels total approximately 38.8 acres. The project is located in Township 31 North, Range 4 West, Section 22, of the U.S. Geological Survey's (USGS) Enterprise, 7.5-minute quadrangle (USGS, 1998).

**Related Zoning and Uses:** The project site is located within a semi-developed area of southeast Redding immediately west of the Redding Municipal Airport and is designated in the City of Redding *2000-2020 General Plan* as "General Industrial" (GI) and "Acquisition Overlay" (AO). The entire site is zoned "General Industrial" (GI). The proposed project is currently undeveloped vacant land.

**Project Description:** The proposed distribution facility would contain 250,955 square feet of warehouse space that includes an administration office and is consistent with both the existing General Plan and zoning designations for the subject parcels. Building height, including the facades to screen rooftop mounted mechanical equipment, would not exceed 45 feet in height. A series of sound barrier walls proposed along the west side of the facility with a total length of 610 feet and heights ranging from 10 to 12 feet are included to minimize onsite noise associated with loading and unloading operations. Facility hours of operation would be Monday through Sunday, 24-hours a day with up to 375 onsite employees. The proposed project also includes an approximate 1.4-acre sewer line corridor extending south of the project site along the future Aviation Drive alignment to an existing tie-in at Shasta View Drive.

**Environmental Topics Evaluated:** The draft IS/MND examines the potential impacts generated by the proposed project in relation to the potential of the project to have an impact on the environment.

**Public Review Process:** The public comment period begins on November 30, 2021 and will end on December 29, 2021 at 5:00 p.m. Written comments can be mailed or emailed to the attention of Lily Toy, Planning Manager, City of Redding Development Services Department, Planning Division, 777 Cypress Avenue Redding, California, 96001; [ltoy@cityofredding.org](mailto:ltoy@cityofredding.org).

**Address Where Copy of the Draft IS/MND is Available:** Printed copies of the Draft IS/MND are now available for public review at the public counter of the City of Redding Development Services Department, Planning Division, 777 Cypress Avenue Redding, California during normal business hours (Monday through Friday 8:00 a.m. to 5:00 p.m.). The Initial Study can also be accessed and downloaded from the City of Redding's website at: <http://www.cityofredding.org>. A copy of the Initial Study is also available for review at the City library located at 1100 Parkview Avenue, Redding, California.

For more specific questions about the proposed project or the Draft IS/MND please contact Lily Toy, Planning Manager, City of Redding Development Services Department, Planning Division, at (530) 245-7231. Questions may also be emailed to Lily Toy at [ltoy@cityofredding.org](mailto:ltoy@cityofredding.org).

A handwritten signature in black ink, appearing to read 'Lily Toy', with a long horizontal stroke extending to the right.

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Lily Toy, Planning Manager  
Development Services Department

Dated: November 30, 2021  
Attachment: Location Map