



CITY OF REDDING

777 CYPRESS AVENUE, REDDING, CA 96001

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

MITIGATED NEGATIVE DECLARATION

**Permit No. Site Development Permit Application SDP-2021-01493
State Clearinghouse No. 2021110412**

SUBJECT Airport Road Distribution Facility

PROJECT DESCRIPTION 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. The two parcels total approximately 38.8 acres. 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. 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. Facility hours of operation would be Monday through Sunday, 24-hours a day with up to 375 onsite employees.

ENVIRONMENTAL SETTING The project site lies within a semi-developed area of southeast Redding immediately west of the Redding Municipal Airport. Land to the north and east have a General Plan classification of "General Industrial" (GI) and "Acquisition Overlay" (AO) with a corresponding zoning designation of "General Industrial" (GI) and "Public Facility" (PF); land to the south has a General Plan classification of "General Industrial" (GI) and a zoning designation of "General Industrial" (GI) and "Public Facility" (PF); land west of the site is designated "General Industrial" (GI) in the General Plan with a corresponding zoning designation of "General Industrial" (GI).

An existing light industrial business park is located immediately to the north. A self-storage project was approved in July 2020 for the parcel immediately to the south of the project site. An existing mini storage development and other industrial uses are located farther to the south in and around the Redding Municipal Airport. Vacant industrial land lies to the west across Airport Road.

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 of biological resources, cultural resources, and tribal cultural resources.

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 that 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

PUBLIC REVIEW DISTRIBUTION

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

- State Clearinghouse (if necessary)
- Shasta County Clerk
- U.S. Army Corp of Engineers, Redding
- California Department of Fish and Wildlife, Redding
- Central Valley Regional Water Quality Control Board, Redding
- California Native Plant Society, Shasta County
- Shasta Environmental Alliance
- All property owners within 300 feet of the property boundary

PUBLIC REVIEW

(X) Draft document referred for comments November 30, 2021.

() 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 and online on the Planning/Projects page of the Development Services website at: www.cityofredding.org. Contact: Lily Toy, (530) 245-7231 or lttoy@cityofredding.org.



Lily Toy, Planning Manager

November 29, 2021

Date

Attachments:

- A. Location map
- B. Initial Study