

APPENDIX A

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2009012088

Project Title: Knighton & Churn Creek Commons Retail Center EIR General Plan Amendment 08-002 and Zone Amendment 08-003

Lead Agency: Shasta County Dept. of Resources Management Contact Person: Lisa Lozier, AICP, Senior Planner

Mailing Address: 1855 Placer Street, Suite 103 Phone: (530) 225-5532

City: Redding Zip: 96001 County: Shasta

Project Location: County: Shasta City/Nearest Community: Anderson

Cross Streets: Knighton Road and Interstate 5 Zip Code: N/A

Lat. / Long.: 40 ° 30 ' 35 " N / 122 ° 20 ' 12 " W Total Acres: 92

Assessor's Parcel No.: 055-160-001,008,009,012; 055-270-001 Section: 28 Twp.: 31N Range: 4W Base: MDBM

Within 2 Miles: State Hwy #: 1-5 Waterways: Churn Creek, Sacramento River

Airports: Redding Municipal Railways: Union Pacific Schools: Packer Elem School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI
 Early Cons Supplement/Subsequent EIR EA
 Neg Dec (Prior SCH No.) Draft EIS
 Mit Neg Dec Other FONSI

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JAN 29 2009
Other: Joint Document
 Final Document
STATE CLEARINGHOUSE

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type Public MGD .265
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 740000 Acres 92 Employees 1,000 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type MBR - onsite MGD .240
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other Global Climate Change

Present Land Use/Zoning/General Plan Designation:

Undeveloped fallow land & small-scale agriculture/A-1 Limited Agriculture, PD Planned Development, Restrictive Flood F-2/A-cg Part-time Agriculture, C -Commercial

Project Description: (please use a separate page if necessary)

The project applicant is proposing to develop and operate a commercial retail and entertainment center on approximately 92 acres in Shasta County, located at the northeast corner of the Knighton Road and the Interstate Highway 5 interchange. When completed the project would include approximately 740,000 square feet of mixed commercial development (which may include retail shops, restaurants, lodging, food supplies, recreation activities and equipment, traveler services and entertainment-related facilities) to be phased over three to four years. The northern most 18 acres of the project site would serve as an open space buffer between the proposed commercial development and existing low-density residential uses to the north, and would contain the water supply and wastewater treatment facilities needed to serve the project.

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in

January 2008

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

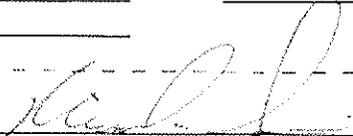
- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # <u>2</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input checked="" type="checkbox"/> Regional WQCB # <u>5R</u> |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>1</u> | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Forestry & Fire Protection | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Office of Emergency Services | |

Local Public Review Period (to be filled in by lead agency)

Starting Date January 30, 2009 Ending Date March 4, 2009

Lead Agency (Complete if applicable):

Consulting Firm: <u>Quad Knopf Inc.</u>	Applicant: <u>Hawkins Companies Development</u>
Address: <u>One Sierragate Plaza, Suite 270C</u>	Address: <u>855 Broad Street, Suite 300</u>
City/State/Zip: <u>Roseville CA 95678</u>	City/State/Zip: <u>Boise, ID 83702</u>
Contact: <u>Ronald J. Mauck, AICP</u>	Phone: <u>(208) 376-8522</u>
Phone: <u>(916) 784-7823</u>	

Signature of Lead Agency Representative:  Date: 1/29/09

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

NOTICE OF PREPARATION

To: Agencies and Interested Persons

From: County of Shasta
Department of Resource Management, Planning Division

Contact: Lisa Lozier, AICP, Senior Planner
County of Shasta
Department of Resource Management
1855 Placer Street, Suite 103
Redding, California 96001
(530) 225-5532

Date: January 30, 2009

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Knighton & Churn Creek Commons Retail Center, General Plan Amendment #08-002 and Zone Amendment #08-003

Shasta County is the Lead Agency under the California Environmental Quality Act (CEQA), and is preparing an Environmental Impact Report (EIR) for the project identified as the Knighton and Churn Creek Commons Retail Center. The project description, project location, and date/time/location of the public scoping meeting are shown below.

We need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project. Specifically, we are requesting the following:

1. For public agencies, state if your agency is a responsible or trustee agency for the project and list the permits or approvals from your agency that will be required for the project and its future actions;
2. Identify significant environmental effects, mitigation measures and alternatives you believe need to be explored in the EIR, with supporting discussion;
3. Describe special studies or other information you believe necessary for the County to adequately analyze the significant environmental effects, alternatives, and mitigation measures you have identified;
4. For public agencies that provide infrastructure and public services, identify any facilities that must be improved or expanded (on- and off-site) to serve the proposed development;
5. Provide the name, title, and telephone number of the contact person from your agency or organization that we can contact regarding your comments;

Due to the time limits mandated by state law, responsible agencies must respond to this notice at the earliest possible date, but not later than 30 days after receipt of this notice. All other agencies and organizations, must respond not later than 30 days following the publication of this Notice of Preparation (responses must be received by 5:00 p.m. on March 4, 2009).

If we do not receive a response from your agency or organization, we will presume that your agency or organization has no comment to make. Please note that a responsible agency, trustee agency, or other public agency may request a meeting with County representatives in accordance with Section 15082(c) of the CEQA Guidelines.

Please send your response to Lisa Lozier, Senior Planner, Department of Resource Management, at the address shown above. Please include the name, address and telephone number of a contact person in your agency or organization so that we have the ability to contact you further during the EIR preparation process.

Project Title: Knighton & Churn Creek Commons Retail Center, General Plan Amendment 08-002, Zone Amendment 08-003.

Project Location: The project is located on the northeast corner of the intersection of Knighton Road and Interstate 5, bordered by Knighton Road on the south, Interstate 5 on the west and Churn Creek Road on the east (see attached map).

Project Applicant: Hawkins Companies Development, Brian Huffaker, Director of Development Services, 855 Broad Street, Suite 300, Boise, ID 83702, (208) 376-8522.

Project Description: The project applicant is proposing to develop and operate a commercial retail and entertainment center on approximately 92 acres in Shasta County, located at the northeast corner of the Knighton Road and the Interstate Highway 5 interchange. When completed the project would include approximately 740,660 square feet of mixed commercial development (which may include retail shops, restaurants, lodging, food supplies, recreation activities and equipment, traveler services and entertainment-related facilities) to be phased over three to four years. The northern most 18 acres of the project site would serve as an open space buffer between the proposed commercial development and existing low-density residential uses to the north, and would contain the water supply and wastewater treatment facilities needed to serve the project.

Approximately six acres of the site fronting on Knighton Road is currently designated Commercial (C) in the Shasta County General Plan and zoned Planned Development (PD). The remaining 86 acres would require an amendment of the Shasta County General Plan Land Use Element diagrams to re-designate that portion from Part-time Agriculture (A-cg) to Commercial (C) and an amendment to the Shasta County Zoning Plan rezoning from Limited Agriculture (A-1) to Planned Development (PD) incorporating a comprehensive development plan for the site. The project is also within the Restrictive Flood (F-2) combining district, which will not change with the proposed zone amendment.

Proposed transportation improvements to increase roadway capacities to accommodate the volume of traffic anticipated at project completion, including increases in background traffic from other sources include: (1) reconfigure the Knighton Road interchange, with traffic signals at each ramp; (2) widen Knighton Road between Riverland Drive and Churn Creek Road; (3) widen Churn Creek Road between Knighton and the final access point to the Project; and (4) modify signalization along the access routes as required for safety.

The project would use a 300-gallon per minute (GPM) well on-site, using water storage tanks to handle excess demands, to provide water to the project. The proposed project would include an on-site sewage treatment and disposal system consisting of gravity sewer mains to a central pump station and conveyance to the treatment facility.

Proposed planting and maintenance of native cold- and drought-resistant plants, and other low maintenance landscape materials would be used to promote energy efficiency, water conservation and visual buffering. The landscaped areas would meet or exceed Shasta County landscape requirements. Interior parking areas would also use plant materials and trees to provide appropriate shade and landscaping. Irrigation would be provided by the on-site water supply. Signage and exterior lighting would comply with the appropriate sections of the Shasta County Code.

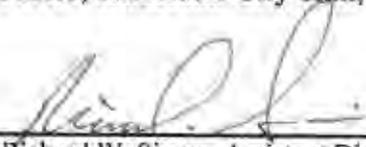
Preliminary studies supplementing the project description provided by the applicant, address drainage, conceptual site layout, water supply and wastewater treatment and may be viewed and/or printed from the Shasta County website at www.co.shasta.ca.us. Find the Resource Management Department and scroll down to the bottom of the page, then click on "Knighton and Churn Creek Commons Retail Center Project."

Anticipated Environmental Impacts: Based on previous environmental studies and knowledge of the site, the EIR will include detailed analysis in the following environmental impact areas: Aesthetics, Air Quality including Greenhouse Gas Impacts, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Recreation, Transportation/Traffic, Utilities and Service Systems. Mandatory Findings of Significance for project impacts will be included in the analysis when appropriate. The EIR will also analyze feasible alternatives to the proposed project in sufficient depth to afford readers an understanding of the different alternatives and environmental consequences. Additional impact areas and/or alternatives may be identified as part of the scoping process and will be included as appropriate.

Scoping Meeting Notice: Shasta County will hold a public scoping meeting for individuals and agencies to learn more about the project and to submit comments regarding the appropriate scope and content of the EIR. **The meeting will be held on Thursday, February 19, 2009, from 6:30 p.m. to 8:30 p.m. in the Community Center, Anderson City Hall, 1887 Howard Street, Anderson, California.**

Date: 1/29/09

Signature: _____


Richard W. Simon, Assistant Director
Shasta County Dept. of Resource Management

cc: State Clearinghouse



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT DEPARTMENT OF
RESOURCE MANAGEMENT RECEIVED



ANTHIA BRYANT
DIRECTOR

Notice of Preparation

FEB 13 2009

January 30, 2009

PLANNING/BUILDING
DIVISIONS

To: Reviewing Agencies

Re: Knighton & Chum Creek Commons Retail Center EIR General Plan Amendment 08-002 and Zone
Amendment 08-003
SCH# 2009012088

Attached for your review and comment is the Notice of Preparation (NOP) for the Knighton & Chum Creek
Commons Retail Center EIR General Plan Amendment 08-002 and Zone Amendment 08-003 draft Environmental
Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific
information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead
Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a
timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the
environmental review process.

Please direct your comments to:

Lisa Lozier
Shasta County Department of Resources Management
1855 Placer Street, Suite 103
Redding, CA 96001

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number
noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at
(916) 445-0613.

Sincerely,

Scott Morgan
Assistant Deputy Director & Senior Planner, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2009012088
Project Title Knighton & Chum Creek Commons Retail Center EIR General Plan Amendment 08-002 and Zone
Lead Agency Amendment 08-003
Shasta County

Type NOP Notice of Preparation

Description Develop and operate a commercial retail and entertainment center on approximately 92 acres in Shasta County, located at the northeast corner of the Knighton Road and the Interstate Highway 5 interchange. When completed the project would include approximately 740,000 square feet of mixed commercial development (which may include retail shops, restaurants, lodging, food supplies, recreation activities and equipment, traveler services and entertainment-related facilities) to be phased over three to four years. The northern most 18 acres of the project site would serve as an open space buffer between the proposed commercial development and existing low-density residential uses to the north, and would contain the water supply and wastewater treatment facilities needed to serve the project.

Lead Agency Contact

Name Lisa Lozier
Agency Shasta County Department of Resources Management
Phone (530) 225-5532 **Fax**
email
Address 1855 Placer Street, Suite 103
City Redding **State** CA **Zip** 96001

Project Location

County Shasta
City Redding
Region
Cross Streets Knighton Road and Interstate 5
Lat / Long 40° 30' 35" N / 122° 20' 12" W
Parcel No. 055-160-001, 008, 009, 012; 055-270-001
Township 31N **Range** 4W **Section** 28 **Base** MDBM

Proximity to:

Highways I-5
Airports Redding Municipal
Railways Union Pacific
Waterways Churn Creek, Sacramento River
Schools Pacheco Elementary
Land Use Undeveloped fallow land & small-scale agriculture/A-1 Limited Agriculture, PD Planned Development, Restrictive Flood F-2/A-cg Part-time Agriculture, C-Commercial

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Fiscal Impacts; Flood Plain/Flooding; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Department of Parks and Recreation; Central Valley Flood Protection Board; Department of Water Resources; Department of Fish and Game, Region 1; Department of Food and Agriculture; Department of Health Services; Native American Heritage Commission; Public Utilities Commission; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 2; Integrated Waste Management Board; Regional Water Quality Control Bd., Region 5 (Redding)

Note: Blanks in data fields result from insufficient information provided by lead agency.

Document Details Report
State Clearinghouse Data Base

Date Received 01/30/2009 *Start of Review* 01/30/2009 *End of Review* 03/02/2009

Resources Agency

Resources Agency
Nadell Gayou

Dept. of Boating & Waterways
Mike Sotelo

California Coastal Commission
Elizabeth A. Fuchs

Colorado River Board
Gerald R. Zimmerman

Dept. of Conservation
Rebecca Salazar

California Energy Commission
Dale Edwards

Cal Fire
Allen Robertson

Office of Historic Preservation
Wayne Donaldson

Dept. of Parks & Recreation
Environmental Stewardship Section

Central Valley Flood Protection Board
Jon Yego

S.F. Bay Conservation & Dev't. Comm.
Steve McAdam

Dept. of Water Resources
Resources Agency
Nadell Gayou

Conservancy

Fish and Game

Dept. of Fish & Game
Scott Flint
Environmental Services Division

Fish & Game Region 1
Donald Koch

Fish & Game Region 1E
Laurie Harnsberger

Fish & Game Region 2
Jeff Drongosen

Fish & Game Region 3
Robert Floerke

Fish & Game Region 4
Julie Vance

Fish & Game Region 5
Don Chadwick
Habitat Conservation Program

Fish & Game Region 6
Gabrina Gatchel
Habitat Conservation Program

Fish & Game Region 6 I/M
Gabrina Gatchel
Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Game M
George Isaac
Marine Region

Other Departments

Food & Agriculture
Steve Shaffer
Dept. of Food and Agriculture

Dept. of General Services
Public School Construction

Dept. of General Services
Anna Garbeff
Environmental Services Section

Dept. of Public Health
Bridgette Binning
Dept. of Health/Drinking Water

Independent Commissions, Boards

Delta Protection Commission
Linda Flack

Office of Emergency Services
Dennis Castrillo

Governor's Office of Planning & Research
State Clearinghouse

Native American Heritage Comm.
Debbie Treadway

Public Utilities Commission
Leo Wong

Santa Monica Bay Restoration
Guangyu Wang

State Lands Commission
Marina Brand

Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Business, Trans & Housing

Caltrans - Division of Aeronautics
Sandy Hesnard

Caltrans - Planning
Terri Pencovic

California Highway Patrol
Scott Loetscher
Office of Special Projects

Housing & Community Development
CEQA Coordinator
Housing Policy Division

Dept. of Transportation

Caltrans, District 1
Rex Jackman

Caltrans, District 2
Marcelino Gonzalez

Caltrans, District 3
Bruce de Terra

Caltrans, District 4
Lisa Carboni

Caltrans, District 5
David Murray

Caltrans, District 6
Michael Navarro

Caltrans, District 7
Elmer Alvarez

Caltrans, District 8
Dan Kopulsky

Caltrans, District 9
Gayle Rosander

Caltrans, District 10
Tom Dumas

Caltrans, District 11
Jacob Armstrong

Caltrans, District 12
Ryan P. Chamberlain

Cal EPA

Air Resources Board

Airport Projects
Jim Lerner

Transportation Projects
Douglas Ito

Industrial Projects
Mike Tollstrup

California Integrated Waste Management Board
Sue O'Leary

State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

State Water Resources Control Board
Steven Herrera
Division of Water Rights

Dept. of Toxic Substances Control
CEQA Tracking Center

Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

RWQCB 1
Cathleen Hudson
North Coast Region (1)

RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

RWQCB 3
Central Coast Region (3)

RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

RWQCB 5S
Central Valley Region (5)

RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

RWQCB 5R
Central Valley Region (5)
Redding Branch Office

RWQCB 6
Lahontan Region (6)

RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

RWQCB 7
Colorado River Basin Region (7)

RWQCB 8
Santa Ana Region (8)

RWQCB 9
San Diego Region (9)

Other



OPR Home > CEQAnet Home > CEQAnet Query > Search Results > Document Description

Knighton & Chum Creek Commons Retail Center EIR General Plan Amendment 08-002 and Zone Amendment 08-003

SCH Number: 2009012088

Type: NOP - Notice of Preparation

Project Description

Develop and operate a commercial retail and entertainment center on approximately 92 acres in Shasta County, located at the northeast corner of the Knighton Road and the Interstate Highway 5 interchange. When completed the project would include approximately 740,000 square feet of mixed commercial development (which may include retail shops, restaurants, lodging, food supplies, recreation activities and equipment, traveler services and entertainment-related facilities) to be phased over three to four years. The northern most 18 acres of the project site would serve as an open space buffer between the proposed commercial development and existing low-density residential uses to the north, and would contain the water supply and wastewater treatment facilities needed to serve the project.

Project Lead Agency

Shasta County

Contact Information

Primary Contact:

Lisa Lozier
Shasta County Department of Resources Management
(530) 225-5532
1855 Placer Street, Suite 103
Redding, CA 96001

Project Location

County: Shasta
City: Redding
Region:
Cross Streets: Knighton Road and Interstate 5
Parcel No: 055-160-001, 008, 009, 012; 055-270-001
Township: 31N
Range: 4W
Section: 28
Base: MDBM
Other Location Info:

Proximity To

Highways: I-5
Airports: Redding Municipal
Railways: Union Pacific
Waterways: Churn Creek, Sacramento River
Schools: Pacheco Elementary
Land Use: Undeveloped fallow land & small-scale agriculture/A-1 Limited Agriculture, PD Planned Development, Restrictive Flood F-2/A-cg Part-time Agriculture, C-Commercial

Development Type

Commercial, Water Facilities, Waste Treatment: Other

Local Action

General Plan Amendment, Rezone

Project Issues

Toxic/Hazardous, Traffic/Circulation, Vegetation, Water Quality, Water Supply, Wetland/Riparian, Wildlife, Growth Inducing, Landuse, Cumulative Effects, Aesthetic/Visual, Agricultural Land, Air Quality, Archaeologic-Historic, Biological Resources, Drainage/Absorption, Economics/Jobs, Fiscal Impacts, Flood Plain/Flooding, Geologic/Seismic, Minerals, Noise, Population/Housing Balance, Public Services, Recreation/Parks, Schools/Universities, Septic System, Sewer Capacity, Soil Erosion/Compaction/Grading, Solid Waste

Reviewing Agencies (Agencies in **Bold Type** submitted comment letters to the State Clearinghouse)

Resources Agency; Department of Conservation; Department of Parks and Recreation; Reclamation Board; ~~Department of Water Resources;~~
~~Department of Fish and Game, Region 1;~~ Department of Food and Agriculture; Department of Health Services; **Native American Heritage**
Commission; Public Utilities Commission; California Highway Patrol; Department of Housing and Community Development; ~~Caltrans;~~ **District 2;**
~~Integrated Waste Management Board;~~ Regional Water Quality Control Bd., Region 5 (Redding); **Caltrans, Division of Transportation Planning**

Date Received: 1/30/2009 **Start of Review:** 1/30/2009 **End of Review:** 3/2/2009

[CEQAnet HOME](#) | [NEW SEARCH](#)

Rick

March 1, 2009

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MAR 06 2009

CLERK OF THE BOARD

Les Baugh, Supervisor
Shasta County Board of Supervisors
1450 Court Street, Suite 308 B
Redding, CA 96001-1680

All Board Members
Additional Copies To:
RES. MNGMT.
CAD

Dear Mr. Baugh,

We have grave concerns regarding the proposal for Churn Creek Commons in Churn Creek Bottom. These concerns arise from our interest in avoiding poor planning, urban sprawl, and their affects on county and city residents.

Firstly, it is our understanding that the pending EIR for the project will rely heavily on information from the two most recent, failed proposals for the same area. Because of the scope and difference between Churn Creek Commons and the previous proposals, we feel this approach could lead to careless overights at the very least.

Secondly, at a time when money is scarce for necessities such as law enforcement and public libraries, highway maintenance and fire protection, it appears that this project would only create new needs and strains on a stressed budget. The EIR must adequately address this issue.

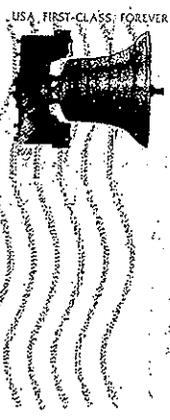
*Bernice and Kaylie Fowler
7009 Chum Creek Road
Redding, CA 96002*

REDDING CA 960
02 MAR 2009 PM 11

RECEIVED

MAR 03 2009

CLERK OF THE BOARD



*Mr. Leo Baugh, Supervisor
Shasta County Board of Supervisors
1450 Court Street Suite 308B
Redding,
CA 96002-7680*

9600131651



SENT BY FAX March 4, 2009 (Total 2 pages)

Lisa Lozier, Senior Planner
Shasta County Department of Resource Management
Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001

RE: COMMENTS FOR THE DRAFT EIR FOR THE KNIGHTON &
CHURN CREEK COMMONS RETAIL CENTER

I request the Draft EIR for the proposed Knighton & Churn Creek Commons Retail Center thoroughly evaluate storm water runoff. Presently and historically not a drop of storm water has left that property during the most severe rainstorms. The proposed enormous paved parking lot will create 24-hour-a-day opportunities for public activities including motor vehicles depositing hazardous materials onto the blacktop surface. Eventually these materials will find their way into our groundwater which supplies drinking water to our community. I request the Draft EIR answer the following questions:

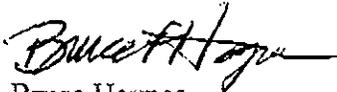
- 1 – How and where will storm water be contained?
- 2 – How will storm water be cleaned to the same quality it would have been absent the project?
- 3 – How and where will storm water be dispersed?
- 4 – Who will be personally responsible to monitor all storm water?
- 5 - How will this information be documented?
- 6 - At what intervals will this person monitor the storm water runoff?
- 7 - How will the adjacent landowners be notified when the storm water system fails?
- 8 – Who will be personally held criminally responsible when the storm water system fails?

Page 2

Common sense dictates that we should protect the Class I and Class II agricultural soils that have been identified on that site. Those areas with natural resources like are found in Churn Creek Bottom could feed the citizens of our area. Planting and harvesting the crops off this land would create local jobs along with that food. At some point we need to realize where our food comes from.

Agriculture is the highest and best use of that precious soil. Once it is destroyed, it cannot be re-created. Please identify what mitigation measures are planned to compensate for the destruction of nearly 100 acres of prime agricultural land.

Sincerely,



Bruce Haynes
19681 Osceola Court
Redding, CA 96002

DEPARTMENT OF TRANSPORTATION
OFFICE OF COMMUNITY PLANNING
1657 RIVERSIDE DRIVE
P. O. BOX 496073
REDDING, CA 96049-6073
PHONE (530) 229-0517
FAX (530) 225-3020
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DEPARTMENT OF
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PLANNING/BUILDING
DIVISIONS

IGR/CEQA Review
Sha-5-9.77

Ms. Lisa Lozier
Shasta County
Department of Resource Management
Planning Division
1855 Placer Street
Redding, CA 96001

Knighton Commons Retail Center (Hawkins)
GPA 08-002, Z 08-003
NOP EIR (Revised Response)
SCH# 2009012088

Dear Ms. Lozier:

Thank you for the opportunity to provide comments on the Notice of Preparation of an Environmental Impact Report (NOP EIR) for the Knighton and Churn Creek Commons Retail Center. The project requests a General Plan amendment and zone amendment submitted on behalf of Hawkins Companies Development to consider a retail commercial and entertainment center on approximately 92 acres. The project proposes approximately 740,000 square feet of mixed commercial development that may include retail shops, restaurants, lodging, food supplies, recreation activities and equipment, traveler services, and entertainment-related facilities. The project is located in the northeast quadrant of the Interstate 5 (I-5) /Knighton Road interchange.

As part of the scoping process for this project, Caltrans desires to obtain for review a complete and thorough traffic study. Caltrans is particularly interested in being involved in the technical review of the traffic study assumptions including trip generation, trip distribution, and the use of a model or simulation of the interchange and surrounding intersections. This effort has already begun with the County and the EIR consultant having provided to Caltrans the background traffic information, trip generation, and trip distribution assumptions for review.

The scope of the traffic study should encompass the limits that 50 or more peak hour trips will be generated onto I-5 consistent with the "Caltrans Guide for the Preparation of Traffic Studies." The project, which is of regional significance (pursuant to California Code of Regulations, Title 14, Chapter 3, Section 15206), elevates the importance of identifying both direct and cumulative impacts to mainline I-5 impacts and mitigation measures since the Fix 5 Study has not been adopted and no other transportation fee mechanism currently exists. The identification of direct and cumulative impacts to the interchange and mainline I-5 are also critical to Caltrans and the Federal Highways Administration (FHWA) for the preparation of subsequent environmental review documents for the issuance of permits to allow modifications to the interchange. Caltrans expects that the County will negotiate acceptable mitigation measures for inclusion in the EIR that will adequately address mainline I-5 and the ultimate interchange configuration. Negotiation of acceptable phased mitigation improvements to the interchange will also be reviewed for consistency with the ultimate interchange configuration and mainline improvements for the phases proposed prior to approving any modifications to the interchange.

IGR/CEQA Review
Sha-5-9.7
Knighton Commons Retail Center (Hawkins)
GPA 08-002, Z 08-003 NOP EIR
SCH# 2009012088
March 2, 2009
Page 2

Once the traffic study scope and assumptions are reviewed and agreed on and the study is completed, Caltrans also requests that copies of the electronic traffic software programs files be provided in order to provide an expeditious review of the study. Traffic simulations of the interchange and surrounding intersections will be helpful in assessing the future traffic operations and facilities proposed to handle the increase in traffic.

The traffic study and EIR should identify the existing operational conditions of the interchange that would include the overcrossing width, slope, and non-standard sight distance constraints.

We look forward to reviewing the traffic analysis scenarios including the existing conditions; proposed project phases, plus pending and approved projects; and the full build out scenarios. As previously stated, we are also interested in reviewing the proposed phasing of the project and how the increase in traffic from the proposed phases, in addition to pending and approved projects, will be accommodated. The traffic study and EIR should clearly identify the timing of improvements (mitigation measures) necessary to maintain the safe and efficient operation of the interchange, both for the interim and ultimate configuration, the surrounding intersections, and mainline I-5. We look forward to reviewing the timing, thresholds, proportionate share, partnership, or reimbursable improvements proposed for improving the Knighton Road interchange and mainline I-5 and area growth consistent with the ultimate interchange configuration prior to the approval of modifications to the interchange for any proposed phase.

Caltrans District 2 has adopted a ramp meter policy that applies to all interchanges along I-5 in the District. Caltrans requests that the traffic impacts to the interchange also address ramp metering. A copy of the District's ramp meter policy is attached.

We are also interested in reviewing the discussion of hydrology including flooding and storm water runoff. We look forward to reviewing the hydrology and flooding section of the EIR.

Our intent is to discuss and understand the traffic issues early in the process while making every attempt to accommodate the County's project schedule and to avoid costly delays and revisions. If you have any questions, please call me at (530) 229-0517 or Marcelino Gonzalez at (530) 225-3369.

Sincerely,



MICHELLE MILLETTE, Chief
Office of Community Planning
District 2

Attachment: District 2 Ramp Meter Policy

c: Pat Minturn, Shasta County DPW
Dan Little Shasta County RTPA
Jim Hamilton, City of Redding

DEPARTMENT OF TRANSPORTATION
OFFICE OF COMMUNITY PLANNING
1657 RIVERSIDE DRIVE
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GPA 08-002, Z 08-003
NOP EIR
SCH# 2009012088

March 2, 2009

Ms. Lisa Lozier
Shasta County Department of Resource Management
Planning Division
1855 Placer Street
Redding, CA 96001

Dear Ms. Lozier:

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Sincerely,


MICHELLE MILLETTE, Chief
Office of Community Planning
District 2

Attachment: District 2 Ramp Meter Policy

c: Pat Minturn, Shasta County DPW
Dan Little Shasta County RTPA
Jim Hamilton, City of Redding

CHRISTIAN M. CARMONA

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MAR 04 2009

COUNTY OF SHASTA
REDDING COUNTY

Wednesday, March 04, 2009

Lisa Lozier, Senior Planner
Shasta County Department of Resource Management
Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001

Dear Ms. Lozier:

I would like to take this opportunity to address a few areas of concern that I believe should be contained in the Environment Impact Report. They are as follows:

- 1) Please address the traffic between Rancho Road and Knighton Road. The roadway will be one of three "main" arterial routes to the project. The roadway in its current state cannot sustain the increased traffic the project will generate. At minimum, a third lane and substantial paved shoulder would need to be constructed. The Churn Creek Bridge would need to be widened. The ACID canal would need to be relocated or piped underground. And the large growth oak tree corridor would need to be incorporated into the plan. Please explain how this will be mitigated and will the developer financially participate in the Victor/Rancho/Churn Creek Round-A-Bout project?
- 2) Please address the Interstate 5 Over-Crossing at Knighton Road. Please identify the process for reconstructing the over-crossing to accommodate the project. For example, what are the California Department of Transportation and the Federal Highway Commission's procedures, conditions, and qualifications for constructing an overpass to accommodate the increased traffic?
- 3) What capacity improvements on Interstate 5 will be necessary between Gas Point Road and Interstate 5?;
- 4) Please address the negative impacts to Pacheco School relative to traffic, safety, and declining enrollment. The traffic generated by this project will significantly impact the school in a negative manner. The traffic circulation will create delays which will adversely affect a parent's willingness to transport their children to the

Christian M. Carmona

school. How many students are inter-district transferred or do not utilize the busing system? Are there restrictions imposed upon new development by the California Department of Education on what types of goods and/or business operations are acceptable within a certain proximity to an elementary school?

- 5) With respect to the Analysis of Churn Creek Floodplain and Detention Storage report generated by Hydmet dated May 5, 2008 and PACE Engineering Memorandum dated January 21, 2009 addressed to Brian Huffaker, I would ask the following:

The study is inadequate in detail and documentation to make any determination. Approval of a project based on such little information could be considered negligent.

What size is the channel diverting water around the project?

Is it concrete?

Is it grass?

Does it have vertical sides?

How much water does it carry?

If the channel is at a slope of 0.002, which is generous, it needs to be 6 feet deep 30 feet wide at the bottom and 54 feet wide at the top and concrete bottom and sides to convey the 2500 cfs (FEMA).

Where is the discharge or termination downstream of such a facility? There is no lower ground nearby to discharge the flow from six feet below grade without construction all the way to Churn Creek. The proposal apparently intends to terminate the channel/canal at Knighton Road. How?

If the water is to be channeled to Churn Creek, are their legal defenses in place when properties below the project are flooded? Who pays and is responsible for defending inverse condemnation or flooding lawsuits?

Are inverse condemnation lawsuits covered under the Shasta County excess liability program administered by CSAC EIA?

How well is water going to perk in excavated ground during the wet season?

The report fails to identify the amount of peak flow used to speculate on size of the channel diverting water around the project.

- 6) Should the neighboring wells dry up, many of which are only 30 feet deep, does the developer have a plan that includes Anderson-Cottonwood Irrigation District (ACID) to recharge the aquifer using the ACID facilities?
- 7) In terms of planning, there should be no development that would permanently remove an irrigation system that has been grandfathered into existence. This type

of facility is an "endangered species". The ACID conveyance system is a well-established logistical system that should have a moratorium imposed that no large scale development be allowed to threaten its function or ability to deliver water. Moreover, no development should be allowed to terminate or disrupt a public agency's conveyance system no matter if its private, public, currently in use, or not in use. Please comment on the impact of permanently removing a public agency's conveyance system.

- 8) Please identify the traffic study engineer and any sub-contractors used in the preparation of the traffic study. Please site their names, position, qualifications, and experience. Also, please identify each area or task that each individual rendered during the process.
- 9) Please address the General Plan which indicates that commercial development is strictly limited to the Knighton Road – Interstate 5 interchange. I would like an in-depth analysis of the County's definition of "strictly limited".

Thank you for allowing me the opportunity to address my concerns with respect to this project.

Sincerely,



Christian M. Carmona
Churn Creek Bottom Resident

CITY OF REDDING



DEVELOPMENT SERVICES DEPARTMENT

777 Cypress Avenue, Redding, CA 96001-2718

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

530.225.4020 FAX 530.225.4495

e-mail: jhamilton@ci.redding.ca.us

March 4, 2009

A-050-250

Ms. Lisa Lozier, AICP, Senior Planner
County of Shasta
Department of Resource Management
1855 Placer Street, Suite 103
Redding, CA 96001

Subject: Notice of Preparation of Draft Environmental Impact Report for the Knighton & Churn Creek Commons Retail Center (GPA 08-002 and RZ 08-003) Project

Dear Ms. Lozier:

Thank you for the opportunity to comment on the Notice of Preparation (NOP) for the above-referenced Project. As you know, the Project site is not within the City's adopted Sphere of Influence, but is within the City's "Planning Area," as reflected in the Redding General Plan. In that vein, the City offers the following comments relative to the preparation of the Environmental Impact Report for the proposed 740,660-square-foot retail center.

As indicated in the NOP, there are a great number of anticipated environmental impacts related to the Project which should be comprehensively addressed, including air quality, biological resources, cultural resources, geology and soils, hydrology, public services, recreation, hazards and hazardous materials, water quality, transportation/traffic, and utilities and services. While it is necessary that all of these be evaluated in the environmental document, our comments at this point are focused on the CEQA process and the potentially significant impacts of floodplain encroachments, transportation, and economic blight.

Proposed CEQA Document

It is our understanding from attending the public scoping meeting for this Project that the EIR prepared for the "Shasta Regional Auto Mall" will essentially be "amended" to incorporate a new project description and, to the extent possible, will utilize the analyses of that document to address the Project impacts. We would note that the Project descriptions and the scale of potential impacts will be vastly different in many key areas (hydrology, traffic/transportation, and utilities, to name just three), and would suggest that the appropriateness of this approach be seriously considered. For

instance, traffic generated by the two development types cannot be directly compared. This is because retail development can lead to as much as three times the traffic generation of an auto mall on a similar-sized site, with the related increase in impacts. Similarly, building footprints of 740,660 square feet and accessory facilities, as proposed for the Project, will displace significantly more floodwater than that proposed by the smaller-scale buildings in the aforementioned auto mall development.

We would note that the CEQA Guidelines Section 15150 (incorporation by reference) addresses the manner in which all or portions of another document (e.g., the Shasta Regional Auto Mall EIR studies) may be incorporated into the current Project's EIR. We understand that to the extent that various studies are not updated to reflect the major change in the project description, they will be identified as required by that section.

CEQA Section 15126.6(a) speaks to the need for an analysis of a range of reasonable alternatives to the Project, or locations to the Project, which will obtain most of the objectives of the Project, but would avoid or substantially lessen any significant impacts. The City recommends that the alternatives analysis clearly evaluate alternative locations for the Project, particularly in the context of the significantly increased impacts identified above.

Potential Significant Environmental Effects: Hydrology, Transportation, and Economic Blight

Potential significant environmental effects that should be addressed include the following:

Hydrology. Flood mapping of the Federal Emergency Management Agency indicates that the site is subject to inundation from a 100-year-storm event. Both FEMA and the California Board of Reclamation use the 100-year floodplain boundary as the jurisdictional floodplain management boundary. The EIR should address impacts related to placement of fill or structures within a 100-year flood-hazard area that would impede or redirect flood flows, thus affecting persons and property on-site as well as impacts to properties and structures both upstream and downstream of the Project site. We would suggest that you specifically invite the Federal Emergency Management Agency and the Board of Reclamation to review the environmental document as part of the CEQA process as well.

Transportation/Traffic. The Project would result in substantial increase in traffic at the Knighton Road interchange as well as on surrounding surface streets. The interchange is one of the major accesses to I-5 from both sides of the metropolitan area, and the major arterial streets that service it today (including Churn Creek Road) have areas that either currently experience deficient operations or will in the future. The analysis should include, in addition to the Knighton Road interchange and connecting streets and intersections, the South Bonnyview Road/I-5 freeway interchange and the intersections of adjacent arterial streets; the Hartmeyer Lane/Churn Creek Road intersection; the Churn Creek Road/Victor Avenue intersection; and the Meadow View Drive/Churn Creek Road intersection. The analysis should address Project impacts to the surrounding transportation system and delineate measures that will mitigate for the significant increase in traffic which can be expected.

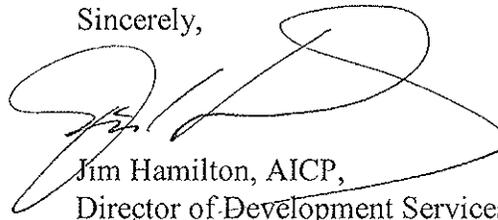
We would ask that the EIR identify what mechanisms will be in place to ensure that the Project participates when mitigation measures are implemented and that these mechanisms are in place prior to issuance of any construction permits.

Economic Blight. The Project could result in a substantial relocation of businesses from existing commercial centers in Redding and Anderson to the Project site. These relocations can result in blighting conditions as properties remain vacant and undermaintained for lengthy periods of time. The EIR should include a market analysis that assesses the potential relocation of existing businesses within the trade area, the level of existing commercial vacancy in the area which will remain vacant given market conditions, and the appropriate mitigation measures that may be needed.

The City looks forward to reviewing the comprehensive Draft EIR for the Project in the future. Because of the wide community concern about the Project and changes to the long-planned land use direction in the Churn Creek Bottom, we strongly support the County in making every reasonable effort to work with the surrounding community and property owners in reaching a consensus on any changes to the Shasta County General Plan. We look forward to working with Shasta County staff and policy makers in developing responsive solutions to the public's concerns and comments.

Thank you again for providing this opportunity to comment on the NOP. If you have any questions concerning this matter, please call me at 225-4020.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Hamilton", is written over the typed name and title.

Jim Hamilton, AICP,
Director of Development Services

JH;jh

LTR09\F34L-JH-LL.wpd

c: Kurt Starman, City Manager
Rick Duvernay, City Attorney



California Regional Water Quality Control Board Central Valley Region

Karl E. Longley, ScD, P.E., Chair



Arnold
Schwarzenegger
Governor

Linda S. Adams
Secretary for
Environmental
Protection

415 Knollcrest Drive, Suite 100, Redding, California 96002
(530) 224-4845 • Fax (530) 224-4857
<http://www.waterboards.ca.gov/centralvalley>

DEPARTMENT OF
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PLANNING/BUILDING
DIVISIONS

23 February 2009

Lisa Lozier
Shasta County Department of Resource Management
Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE KNIGHTON & CHURN CREEK COMMONS RETAIL CENTER, GENERAL PLAN AMENDMENT #08-002 AND ZONE AMENDMENT #08-003, SHASTA COUNTY

This letter is in response to your request regarding the views of our agency with respect to the scope and content of the environmental information in connection with the proposed project.

The project applicant is proposing to develop and operate a commercial retail and entertainment center on approximately 92 acres in Shasta County, located at the northeast corner of the Knighton Road and the Interstate Highway 5 interchange. When the development (which may include retail shops, restaurants, lodging, food supplies, recreation activities and equipment, traveler services and entertainment-related facilities) to be phased over three to four years. The northern most 18 acres of the proposed project site would serve as an open space buffer between the proposed commercial development and existing low-density residential uses to the north, and would contain the water supply and wastewater treatment facilities needed to serve the project.

The project would use a 300-gallon per minute (GPM) well on-site, using water storage tanks to handle excess demands, to provide water to the project. The proposed project would include an on-site sewage treatment and disposal system consisting of gravity sewer mains to a central pump station and conveyance to the treatment facility.

With regards to the specific requests in your letter:

1. **Anticipated permit requirements from our agency:** The Central Valley Regional Water Quality Control Board (Water Board) staff expects the following permits will be required from our agency:
 - a. *Operational Requirements.* The project will require Waste Discharge Requirements for the wastewater disposal system. A complete Report of Waste Discharge (RWD) must be submitted by the applicant to the Regional Water Board at least 140 days prior to the first discharge of wastewater. The Regional

Water Board adopted a resolution supporting regionalization of wastewater treatment facilities and reclamation of treated wastewater where feasible. Therefore, the project proponent needs to explore the option of connecting to the City of Redding's wastewater collection system in lieu of implementing an on-site wastewater treatment and disposal system. Should connection to the City of Redding's wastewater collection system prove to be infeasible, the project proponent needs to explore reclamation of the treated wastewater as a component of on-site treatment and disposal.

- b. *Construction Activities Requirements.* In order to protect water quality during development activities, appropriate stormwater pollution controls will be required during construction. If construction activities result in a land disturbance of one or more acres, the project will need to be covered under the General Construction Stormwater Permit (Order No. 99-08-DWQ). The permit requires that a Stormwater Pollution Prevention Plan (SWPPP) be prepared prior to construction activities. The SWPPP is used to identify potential pollutants (such as sediment and earthen materials, chemicals, building materials, etc.) and to describe best management practices that will be employed at the site to eliminate or reduce those pollutants from entering surface waters. The Construction Stormwater Permit is administered by the State Water Resources Control Board (State Board) and the Regional Water Quality Control Boards (Regional Boards). The applicant may contact Mr. George Day in this office at (530) 224-4859, for further information regarding the Construction Stormwater Permit.
- c. *Post Construction Requirements.* The General Permit and the Small Municipal Separate Storm Sewer Systems Permit (MS4 General Permit), requires the preparation and submittal of specific information regarding post-construction Best Management Practices (BMPs) that will be incorporated in the project to mitigate pollutants. Post-construction storm water management in areas undergoing new development or redevelopment is necessary because runoff from these areas has been shown to significantly affect receiving waterbodies. As stated in the Environmental Protection Agency MS4 Phase II Final Rule, many studies indicate that prior planning and design for minimization of pollutants in post-construction storm water discharges is the most cost-effective approach to storm water quality management.

Therefore, the project development plans and environmental review documents prepared pursuant to the California Environmental Quality Act (CEQA) should indicate that the proposed project applicant shall prepare an NOI, a SWPPP and post construction storm water development plans, as discussed above, and submit copies to the Regional Water Board for review, to mitigate pollutants from the new development proposed on the site. The development plans should contain specific structural and non-structural post-construction BMPs, such as grassed swales, bioretention, porous pavement, treatment vaults, retention of buffer strips, minimization of impervious surfaces, etc., and approximate locations of each BMP.

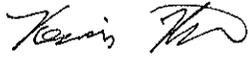
- d. *Wetlands*. The proposed project may require a §404 permit from the U.S. Army Corps of Engineers and §401 Water Quality Certification from the State Board. The Federal §404 permit is required for activities involving a discharge (such as fill or dredged material) to waters of the United States. "Waters" include wetlands, riparian zones, streambeds, rivers, lakes, and oceans. Typical activities include any modifications to these waters, such as stream crossings, stream bank modifications, filling of wetlands, etc. These projects also require a water quality certification (per Section §401 of the Clean Water Act) verifying that the project does not violate State water quality standards. The §404 permit and water quality certification must be obtained prior to site disturbance. The Army Corps of Engineers contact for Shasta County is Mr. Matt Kelley (530) 223-9534. An application for §401 Water Quality Certification from the State Board is available from our office. The applicant may contact Mr. George Day at (530) 224-4859, for further information on §401 Water Quality Certification.

2. **Significant environmental effects, mitigation measures and alternatives that need to be explored in the EIR:** Should the project proponent determine that connection to a municipal wastewater collection system is infeasible, the effects of wastewater disposal has on waters of the State needs to be evaluated. Specifically:

- a. A mounding analysis needs to be completed to assure that the disposal system will have adequate separation between the discharge and groundwater.
- b. The CEQA document needs to include an Antidegradation Analysis completed in accordance with State Water Resources Control Board Resolution No. 68-16, Statement of Policy with Respect to Maintaining High Quality of Waters in California. At a minimum, the Antidegradation Analysis must include information on the nature and extent of the discharge and its potential to affect receiving water quality. For any waste constituents that may cause or contribute to degradation (nitrates, nitrites, pathogens, salt, etc.), the analysis must demonstrate that the change in water quality will be consistent with maximum benefit to the people of the State, will not unreasonably affect beneficial uses, and will not result in quality less than that described in the Regional Water Board's Plans and Policies. Resolution No. 68-16 requires that any discharge that could degrade waters of the State implement Best Practicable Treatment or Control of the discharge to assure that the highest water quality consistent with maximum benefit to the people of the State will be maintained. We recommend the EIR contractor contact Regional Water Board staff in the early stages of EIR preparation to discuss the components of a complete Antidegradation Analysis.

Regional Water Board staff met with the project proponent and their consultants with regards to wastewater disposal and the anticipated requirements for any on-site disposal system. While some aspects of the final wastewater treatment system design may not be required for the EIR, an Antidegradation Analysis is necessary to assure that all potential impacts to water quality are considered during the CEQA process, and that the project will meet the requirements of State Water Board Resolution 68-16.

If you have any questions, please contact me at (530) 224-4850 or at the letterhead address above.



Kevin Kratzke
Water Resource Control Engineer
North Regulatory Unit

KEK: sae

cc: Bonnie Lampley, Lawrence and Associates, Shasta Lake City
Paul Reuter, PACE Civil, Inc., Redding
Ron Dykstra, RWQCB, Redding
Andrew Jensen, RWQCB, Redding
Brian Huffaker, Hawkins Companies, Boise, ID

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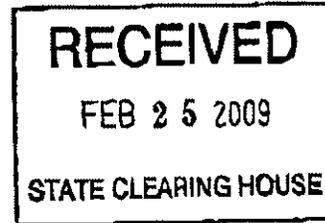
NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
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(916) 653-4082
(916) 657-5390 - Fax



February 10, 2009

KLOP
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3-2-09
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Lisa Lozier
Shasta County Department of Resources Management
1855 Placer Street, Suite 103
Redding, CA 96001

RE: SCH# 2009012088 Knighton & Chum Creek Commons Retail Center EIR General Plan Amendment 08-002; Shasta County.

Dear Ms. Lozier:

The Native American Heritage Commission has reviewed the Notice of Preparation (NOP) regarding the above referenced project. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA guidelines 15064(b)). To adequately comply with this provision and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

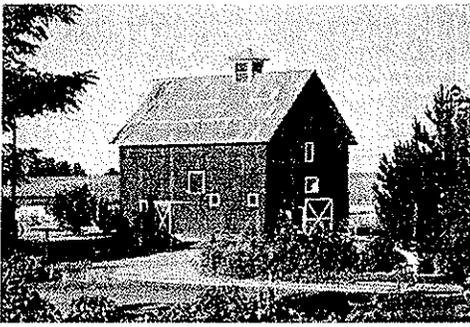
- ✓ Contact the appropriate Information Center for a record search to determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. Sacred Lands File check completed, no sites indicated
 - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures. Native American Contacts List attached
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Katy Sanchez

Katy Sanchez
Program Analyst
(916) 653-4040

cc: State Clearing house



CHURN CREEK BOTTOM

HOME OWNERS ASSOCIATION and FRIENDS

POST OFFICE BOX 493091
REDDING, CA 96049-3091

PHONE: (530) 941-5867

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MAR 04 2009

COUNTY OF SHASTA
PERMIT COUNTER

March 4, 2009

Ms. Lisa Lozier, Senior Planner
Shasta County Dept. of Resource Management
Planning Division
1855 Placer St. Ste 103
Redding, CA 96001

Dear Ms. Lozier:

Our organization is requesting the following provisions be thoroughly studied and reported in the draft EIR that is being prepared for the proposed development known as Knighton and Churn Creek Commons Retail Center:

1. Perform an analysis of all the vacant commercial and retail properties in greater Anderson, Redding, Palo Cedro, and Shasta Lake City. Including those bare land properties already zoned for that use. The purpose being to reveal the extent of urban blight that will be created by this project.
2. Study the future growth impacts to the immediate vicinity of this project.
3. Request that all areas of the EIR that rely on any previous studies or data performed for other projects be clearly identified by when they were studied, completed and by whom.
4. Define what the potential impacts of SB375 will be relative to this project and how they will affect Shasta County.
5. Identify any and all other developments of this size that have been built in California that also lacked city infrastructure (water and sewer).
6. Provide in depth analysis of how the 100 year flood events (2500 cfs) will be mitigated. Including impacts created by this project.
7. Identify when the Knighton Road overcrossing will be widened.
8. Please add the California Highway Patrol as a commenting agency. With specific request as to how traffic collision frequency will be affected by this project.

Sincerely,

Rod Evans, Steering Committee
Churn Creek Bottom Homeowners and Friends



SHASTA COUNTY

Office of the Sheriff



March 3, 2009

DEPARTMENT OF
RESOURCE MANAGEMENT
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MAR 04 2009

PLANNING/BUILDING
DIVISIONS

Tom Bosenko
SHERIFF - CORONER

Liz Lozier
County of Shasta
Department of Resource Management
1855 Placer Street, Suite 103
Redding, CA 96001

RE: EIR Mitigation for Knighton and Churn Creek Commons Retail Center

Dear Liz:

The proposed project at Knighton and Churn Creek Roads, approximately 92 acres of development and approximately 740,660 square feet of mixed commercial development, has a high potential for cumulative impact due to an increase in calls for services to the Sheriff's Office. This is especially true with an anticipated increase and growth in transit population of shoppers. The amount of calls for service are generally low on retail and commercial, however they can significantly increase with entertainment-related facilities as proposed. The Sheriff's Office can anticipate a significant increase in calls for service due to this project.

To illustrate the impact, the Mt. Shasta Mall was used to compare anticipated impact; however the proposed Knighton and Churn Creek Commons Retail Center project is larger in square footage and acreage. The Mt. Shasta Mall is 522,000 square feet on 37 acres, the Knighton and Churn Creek Commons Retail is approximately two and a half times larger in acreage and one third larger in square footage. The Mt. Shasta Mall outsources its security and generally bills for 220 personnel hours for security each week. 220 hours equals 27.5 persons working an 8 hour day each week. The Mt. Shasta Mall has approximately 3 million visitors each year and it is estimated that Mall Security handles over 3140 incidents each year. The Redding Police responded to approximately 950 calls for service at the Mt. Shasta Mall in 2008. Those calls included Traffic issues, Special Events, Disturbances, Vehicle thefts, Civil Problems, etc.

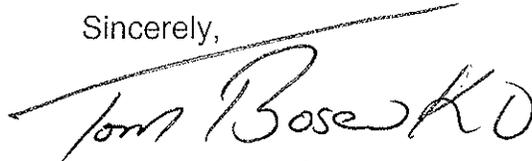
The Anderson Retail Outlets was also used as a comparison and is smaller than the proposed Knighton and Churn Creek Commons Retail Center. The Anderson Retail Outlets has a Law Enforcement Sub-Station shared by the Anderson

Liz Lozier
March 3, 2009
Page 2

Police Department and the Shasta County Sheriff's Office. The Sub-Station is provided by the Anderson Retail Outlets. In 2008, the Anderson Police Department responded to 125 calls for service at the Anderson Retail Outlets, many of these calls requiring several officers and follow up investigations.

The anticipated impact of this project is potentially significant. To mitigate the impact and appropriately handle the increase in calls for service and the increase in population of shoppers, the Sheriff's Office would initially need to increase staffing by approximately three Deputy Sheriff's and add several support staff. This estimate could be adjusted up or down to reflect actual increase for calls of service created by this project. The number of requested personnel was estimated by dividing the total number of calls for service handled by the Shasta County Sheriff's Office in 2008 by total number of sworn Shasta County personnel and then compared to the estimated increase in calls for service of this project using the Mt. Shasta Mall as a comparison. This number did not include the Mt. Shasta Mall security incidents since the majority of incidents consisted of information requests and lost children. The added number of personnel is a very conservative estimation.

Sincerely,

A handwritten signature in black ink that reads "Tom Bosenko". The signature is written in a cursive style with a long horizontal line extending from the top of the "T" across the top of the signature.

TOM BOSENKO
Sheriff-Coroner

County Planning Department
1855 Placer Road
Redding Ca. 96001

3/1/09

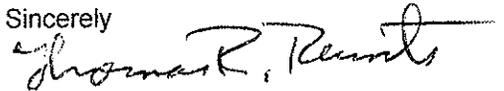
Subject: Knighton and Churn Creek Commons Retail Center

Dear Planners

Many years ago when the dairy located just south of the TA Turck Stop on Knighton Road was in operation, they had a lot of fecal waste to dispose of. They had a pond full of cow waste plus they pumped it into the fields. Eventually this waste polluted the wells of their neighbors and there were lawsuits. That situation demonstrates what happens when a large quantity of sewage is placed upon our highly pourous soils.

The Knighton and Churn Creek Commons Retail Center with its 300 gallon per minute well and multiple uses constitutes an intensive use of this ground and will likely result in the pollution of neighboring wells which in many cases are only 50 feet deep. So please inform the consultants working on this project to factor in the cost of providing to the neighbors, including possible the elementary school, the cost of providing to them their own on site water filtration systems.

Sincerely



Thomas R. Reemts

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MAR 02 2009

COUNTY OF SHASTA
REGISTRAR CLERK