

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 # _____

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 #: I-5

Waterways: Churn Creek, Sacramento River

Airports: Redding Municipal

Railways: Union Pacific

Schools: Pacheco Elem. School

Document Type:

CEQA:

NOP

Early Cons

Neg Dec

Mit Neg Dec

Draft EIR

Supplement/Subsequent EIR

(Prior SCH No.)

Other _____

NEPA:

NOI

EA

Draft EIS

FONSI

Other:

Joint Document

Final Document

Other _____

Local Action Type:

General Plan Update

General Plan Amendment

General Plan Element

Community Plan

Specific Plan

Master Plan

Planned Unit Development

Site Plan

Rezone

Prezone

Use Permit

Land Division (Subdivision, etc.)

Annexation

Redevelopment

Coastal Permit

Other _____

Development Type:

Residential: Units _____

Acres _____

Office: Sq.ft. _____

Acres _____

Employees _____

Commercial: Sq.ft. 740000

Acres 92

Employees 1,000

Industrial: Sq.ft. _____

Acres _____

Employees _____

Educational

Recreational

Water Facilities: Type Public

MGD .265

Transportation: Type _____

Mining: Mineral _____

Power: Type _____

MW _____

Waste Treatment: Type MBR - onsite

MGD .240

Hazardous Waste: Type _____

Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual

Agricultural Land

Air Quality

Archeological/Historical

Biological Resources

Coastal Zone

Drainage/Absorption

Economic/Jobs

Fiscal

Flood Plain/Flooding

Forest Land/Fire Hazard

Geologic/Seismic

Minerals

Noise

Population/Housing Balance

Public Services/Facilities

Recreation/Parks

Schools/Universities

Septic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Toxic/Hazardous

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wetland/Riparian

Wildlife

Growth Inducing

Land Use

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"/> Other _____
<input type="checkbox"/> Integrated Waste Management Board	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Native American Heritage Commission	
<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.

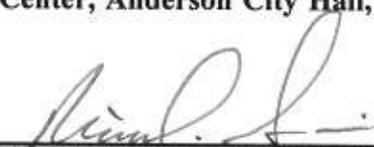
Preliminary studies supplementing the project description provided by the applicant, address drainage, conceptual site layout, water supply and wastewater treatment and may be viewed and/or printed from the Shasta County website at www.co.shasta.ca.us. Find the Resource Management Department and scroll 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.

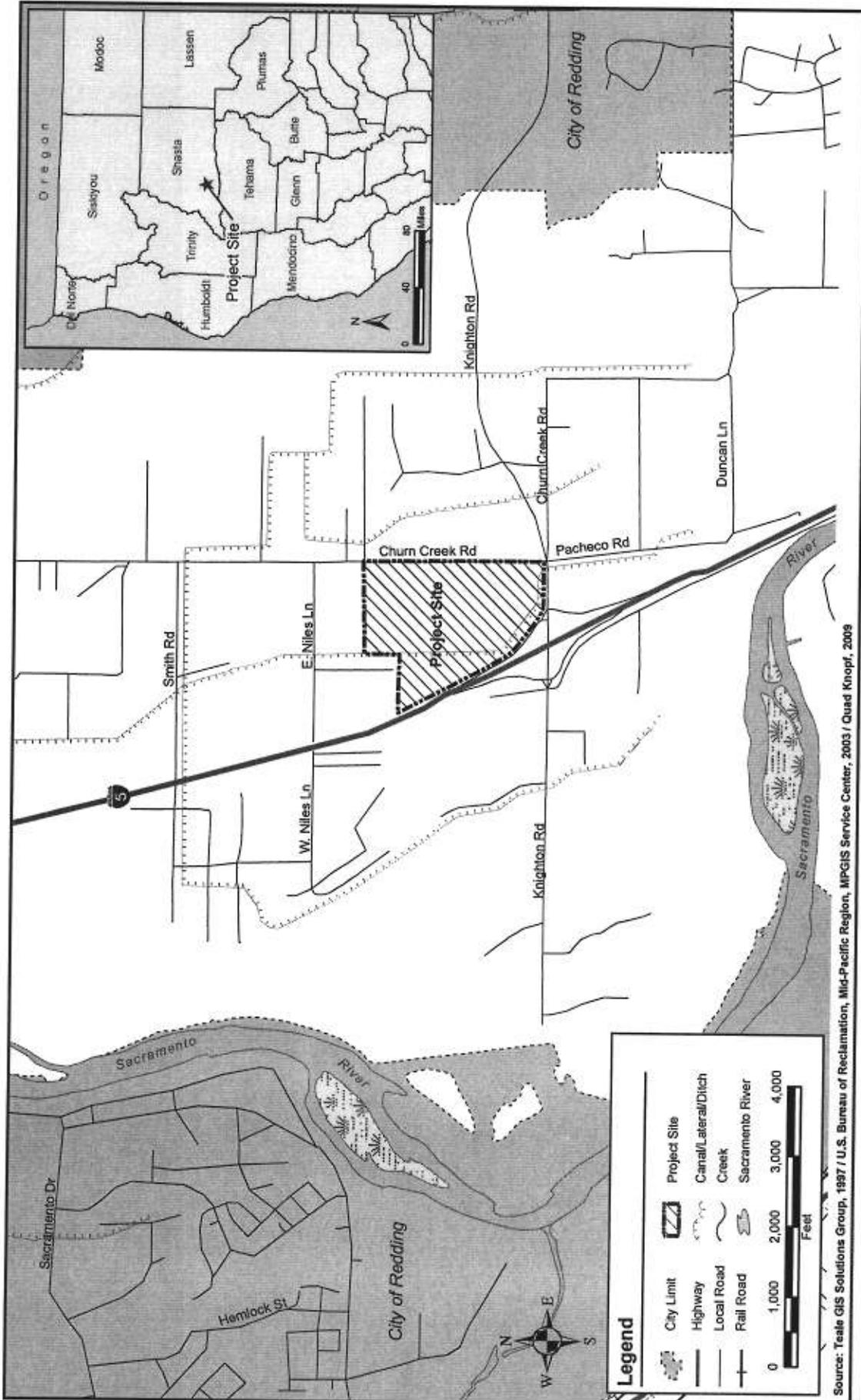
Scoping Meeting Notice: Shasta County will hold a public scoping meeting for individuals and agencies to learn more about the project and to submit comments regarding the appropriate scope and content of the EIR. **The meeting will be held on Thursday, February 19, 2009, from 6:30 p.m. to 8:30 p.m. in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



Source: Teale GIS Solutions Group, 1997 / U.S. Bureau of Reclamation, Mid-Pacific Region, MPAIS Service Center, 2003 / Quad Knopf, 2009



KNIGHTON & CHURN CREEK COMMONS RETAIL CENTER LOCATION & VICINITY

NOTICE OF
PREPARATION