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 General Plan Amendment 08-002 & Zone Amendment 08-003

Lead Agency: Shasta County Dept. of Resources Managment
Contact Person: Lisa Lozier, AICP
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
Longitude/Latitude (degrees, minutes and seconds): 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: 29 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: Partially Recirculated Draft EIR

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. 740,000 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
- ☑ Growth Inducement
- ☑ 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)*

Development and operation of a commercial retail, dining, entertainment & lodging center on approx. 92 acres in Shasta County, located at the northeast corner of the Knighton Road and Interstate Highway 5 interchange. When completed the project would include approx. 740,000 sq. ft. of mixed commercial development (that may include retail shops, restaurants, lodging, food supplies, recreation activities & equipment, traveler services (including fuel sales) & entertainment-related facilities). Development will be phased in accordance with market conditions and required improvement thresholds. The northern most 18 acres of the site would serve as an open space buffer between the proposed commercial development & existing low-density residential uses to the north & would contain the on-site water storage & wastewater treatment facilities.

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.

Reviewing Agencies Checklist

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

X Air Resources Board
___ Boating & Waterways, Department of
X California Highway Patrol
X Caltrans District # 2
X Caltrans Division of Aeronautics
___ Caltrans Planning
___ Central Valley Flood Protection Board
___ Coachella Valley Mtns. Conservancy
___ Coastal Commission
___ Colorado River Board
___ Conservation, Department of
___ Corrections, Department of
___ Delta Protection Commission
___ Education, Department of
___ Energy Commission
X Fish & Game Region # 1
___ Food & Agriculture, Department of
X Forestry and Fire Protection, Department of
___ General Services, Department of
___ Health Services, Department of
___ Housing & Community Development
___ Integrated Waste Management Board
X Native American Heritage Commission

___ Office of Emergency Services
___ Office of Historic Preservation
___ Office of Public School Construction
___ Parks & Recreation, Department of
___ Pesticide Regulation, Department of
___ Public Utilities Commission
X Regional WQCB # 5R
___ Resources Agency
___ S.F. Bay Conservation & Development Comm.
___ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
___ San Joaquin River Conservancy
___ Santa Monica Mtns. Conservancy
___ State Lands Commission
___ SWRCB: Clean Water Grants
X SWRCB: Water Quality
___ SWRCB: Water Rights
___ Tahoe Regional Planning Agency
___ Toxic Substances Control, Department of
___ Water Resources, Department of

___ Other: ___
___ Other: ___

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

Starting Date December 3, 2010 Ending Date January 18, 2011

Lead Agency (Complete if applicable):

Consulting Firm: Quad Knopf Inc.
Address: One Sierragate Plaza, Suite 270C
City/State/Zip: Roseville CA 95678
Contact: Ronald J. Mauck, AICP
Phone: (916) 784-7823

Applicant: Hawkins Companies Development
Address: 855 Broad Street, Suite 300
City/State/Zip: Boise, ID 83702
Phone: (208) 376-8522

Signature of Lead Agency Representative: [signature] **Date:** 11/23/10

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