

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044
 (916) 445-0613 state.clearinghouse@opr.ca.gov

SCH # 2017052030

PROJECT TITLE River Crossing Marketplace Specific Plan		
LEAD AGENCY City of Redding	CONTACT PERSON Kent Manuel	
STREET ADDRESS 777 Cypress Avenue	PHONE 530/225-4029	
CITY Redding, CA	ZIP CODE 96001	COUNTY Shasta

PROJECT LOCATION

COUNTY Shasta	CITY/NEAREST COMMUNITY City of Redding		
CROSS STREETS South Bonnyview Road and Bechelli Lane	ZIP CODE 96002	TOTAL ACRES 25	
ASSESSOR'S PARCEL NUMBER 070-160-044, 070-170-025, 070-320-004	SECTION 18	TOWNSHIP T31N	RANGE R4W
WITHIN 2 MILES:			
STATE HIGHWAY NUMBER Interstate 5	AIRPORTS	SCHOOLS Enterprise High School	
RAILWAYS Southern Pacific		WATERWAYS Sacramento River	

City of Redding Office of Planning & Research

DEC 23 2019

DOCUMENT TYPE

CEQA	<input type="checkbox"/> NOP	<input type="checkbox"/> Supplement/Subsequent EIR (Prior SCH No.) _____	NEPA	<input type="checkbox"/> NEPA	OTHER	<input type="checkbox"/> Joint Document
	<input type="checkbox"/> Early Cons	<input checked="" type="checkbox"/> Other Recirculated EIR		<input type="checkbox"/> EA		<input type="checkbox"/> Final Document
	<input type="checkbox"/> MND/IS			<input type="checkbox"/> Draft EIS		<input type="checkbox"/> Other _____
	<input type="checkbox"/> Draft EIR			<input type="checkbox"/> FONSI		

LOCAL ACTION TYPE

<input type="checkbox"/> General Plan Update	<input checked="" type="checkbox"/> Specific Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other:

DEVELOPMENT TYPE

<input type="checkbox"/> Residential	Units _____	Acres _____	Employees _____	<input type="checkbox"/> Transportation	Type _____
<input type="checkbox"/> Office	Sq. ft. _____	Acres _____	Employees _____	<input type="checkbox"/> Mining	Mineral _____
<input checked="" type="checkbox"/> Shopping/Commercial	Sq. ft. 222,000	Acres 25	Employees _____	<input type="checkbox"/> Waste Treatment	Type _____
<input type="checkbox"/> Industrial	Sq. ft. _____	Acres _____	Employees _____	<input type="checkbox"/> Hazardous Waste	Type _____
<input type="checkbox"/> Educational	Sq. ft. _____				
<input type="checkbox"/> Other	Sq. ft. _____				
<input type="checkbox"/> Recreational				<input type="checkbox"/> Water Facilities	Type _____ MGD _____
				<input type="checkbox"/> Power	Type _____ Watts _____

FUNDING

Federal \$ _____	State \$ _____	Total \$ _____
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PROJECT ISSUES DISCUSSED IN DOCUMENT

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Supply
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Geological/Seismic	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Wildlife
<input type="checkbox"/> Archaeological/Historical	<input type="checkbox"/> Minerals	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Growth Inducing
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Vegetation	<input checked="" type="checkbox"/> Other Greenhouse Gas Emissions
<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Water Quality	

PRESENT LAND USE/ZONING/GENERAL PLAN DESIGNATION:

The City of Redding General Plan identifies the property as a combination of "Shopping Center" and "Residential - 6 to 10 units per acre" and is zoned "SC", Shopping Center District and "RM-10", Residential Multiple Family District.

PROPOSED PROJECT:

The Project Applicant is requesting adoption of the River Crossing Marketplace Specific Plan that will result in construction of approximately 222,000 square feet of retail uses consisting of a 152,000 square foot retail discount warehouse with up to 15 fuel pumps (30 fuel dispensers); and six retail pads accommodating approximately 70,000 square feet of retail, restaurants (including some with drive through lanes), and service uses. The Specific Plan will include a sign package for a pylon and other signage. To accommodate the proposed project, the General Plan and Zoning would be amended to "Regional Commercial" classifications and the Zoning would include the "SP", Specific Plan Overlay District.

The recirculated chapters of the Draft EIR include Air Quality, Green House Gases, and Transportation. Revisions to the analysis resulted in less air quality impact and made no changes to transportation impacts.

REVIEWING AGENCIES CHECKLIST

- Resources Agency
- Boating & Waterways
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish and Wildlife #1 Northern Region
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks and Recreation
- Reclamation Board
- San Francisco Bay Conservation & Development Commission
- Water Resources
- Business, Transportation & Housing**
- Aeronautics
- California Highway Patrol
- CALTRANS District # 2
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture Health & Welfare
- Health Services _____

- State & Consumer Services**
- General Services
- Environmental Protection Agency**
- Air Resources Board
- California Department of Resources Recycling and Recovery (CalRecycle)
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB
- Regional WQCB # 5 (Central Valley Region)
- Youth & Adult Corrections**
- Corrections
- Independent Commissions & Offices**
- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency

- Other US Army Corps of Engineers, Sacramento District (Redding Field Office)
- Other US Fish and Wildlife Service

PUBLIC REVIEW PERIOD

Starting Date: Monday, December 23, 2019

Ending Date: Thursday, February 6, 2020

Signature *Went Manuel*

Date 12/20/19

<p>Consultant: Consulting Firm: <u>PlaceWorks</u> Address: <u>101 Parkshore Drive Ste 215</u> City/State/Zip: <u>Folsom, CA 95630</u> Contact: <u>Mark Teague</u> Phone: <u>(916) 245.7500</u></p>	<p>For SCH Use Only:</p> <p>Date Received at SCH _____</p> <p>Date Review Starts _____</p> <p>Date to Agencies _____</p> <p>Date to SCH _____</p> <p>Clearance Date _____</p> <p>Notes: _____</p>
<p>Applicant: <u>Costco Wholesale Corporation</u> <u>999 Lake Drive</u> <u>Issaquah, WA 98027</u> <u>(425) 313-8100</u></p>	