

## **NEGATIVE DECLARATION**

### **Use Permit Application UP-9-05**

#### ***SUBJECT***

Use Permit Application UP-9-05, by Robert Fox.

#### ***PROJECT DESCRIPTION***

The applicant is requesting approval of a use permit to develop property that encroaches into the 100-year floodplain of Canyon Hollow Creek. The project consists of two single-story medical office buildings with a combined area of 10,636 square feet on a 1.4-acre site. Canyon Hollow Creek is adjacent to the southwest side of the parcel, which subjects the property to partial flooding during a 100-year-storm event. Development of the property will include grading inside the 100-year floodplain of Canyon Hollow Creek to accommodate the required parking for the proposed office buildings. Final grading will result in approximately 44 cubic yards of material removed from the floodplain, thereby not increasing the flood potential to surrounding properties.

All improvements associated with development of the site will be set back a minimum of 15 feet from the top of Canyon Hollow Creek bank. Buildings will be placed outside of and above the 100-year floodplain. Grading activities will not increase the floodplain elevation.

#### ***ENVIRONMENTAL SETTING***

The subject property is a triangular parcel situated between Canyon Hollow Creek and the southwest corner of the intersection of Buenaventura Boulevard and Westside Road. Buenaventura Boulevard is an arterial street on the north side of the parcel that has approximately 11,413 average daily vehicle trips. Westside Road is a commercial collector street on the east side of the property with approximately 3,400 average daily vehicle trips. Buenaventura Boulevard continues to the east where it intersects with State Route 273. The south and west sides of the property are bordered by Canyon Hollow Creek, which is a year-round tributary to the Sacramento River. West of the creek are properties developed with commercial uses. South of the creek are parcels developed with industrial uses. The property is currently zoned "GC" General Commercial District. The site was previously occupied by a lumber mill that has since been demolished, and the site has been regraded.

Geographically, the subject property is fairly flat above the Canyon Hollow Creek channel. The creek bank, approximately 4 to 8 feet tall, exists along the south and west sides of the property. The bank is made up of fill dirt and broken pieces of concrete rip-rap deposited when the previous lumber

mill operation ceased and was demolished. To the north, south, and west are rolling foothills that drain into Canyon Hollow Creek. To the east the land becomes level and eventually drains to the Sacramento River.

### ***FINDINGS AND DETERMINATION***

The City of Redding conducted an Initial Study (attached), which determined that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment. The preparation of an environmental impact report will not be required. If there are substantial changes that alter the character or impacts of the proposed project, another environmental impact determination will be necessary.

- 1. Based on the whole record (including the Initial Study and any supporting documentation), the City of Redding has determined that there is no substantial evidence that the project will have a significant effect on the environment.**
- 2. The Negative Declaration, with its supporting documentation, reflects the independent judgment and analysis of the lead agency, which is the City of Redding.**

### ***DOCUMENTATION***

The attached Initial Study documents the reasons to support the above determination.

### ***PUBLIC REVIEW DISTRIBUTION***

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

- County Clerk of the Board
- All property owners within 300 feet of the project
- Sharon Dent, Redevelopment Agency
- Caltrans District 2
- Carole Crowe, Regional Water Quality Control Board
- Craig Martz, California Department of Fish and Game
- Matt Kelley, U.S. Army Corps of Engineers
- Defenders of Wildlife
- California Native Plant Society
- Butte Environmental Council

### ***PUBLIC REVIEW***

- Draft document referred for comments April 10, 2006.
- No comments were received during the public review period.
- Comments were received but did not address the draft Negative Declaration findings or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.

( ) Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public review period. The letters and responses follow (see Response to Comments, attached).

**Copies of the Negative Declaration, the Initial Study, and documentation materials may be obtained at the Planning Division of the Development Services Department, City of Redding, 777 Cypress Avenue, Redding, CA 96001. Contact Assistant Planner André Benoist at 530-225-4020.**

\_\_\_\_\_  
April 10, 2006  
Date of Draft Report

\_\_\_\_\_  
Douglas DeMallie, Planning Manager  
Development Services Department

\_\_\_\_\_  
Date of Final Report

DD:amf  
Envirdoc06\ND-UP0905.wpd

Attachments:

- A. Initial Study
- B. Comments and Response to Comments (if any)