

NEGATIVE DECLARATION

Use Permit UP-9-08

SUBJECT

Use Permit Application UP-9-08, by Paul Ogden.

PROJECT DESCRIPTION

The project proposal includes development of an approximately 55,850-square-foot ministorage facility, with a manager's office, on 17.87 acres located at 1430 Beltline Road and 4038 Ormsby Way, immediately east of Woggon Lane and west of the Mountain Lakes Industrial Park. The site is zoned "GI" General Industry District with a General Plan designation of "General Industry" and "Greenway."

ENVIRONMENTAL SETTING

The largely undeveloped parcels slope gradually downhill from north to south, with land elevations ranging from approximately 730 to 670 feet above sea level. The terrain at the north end is relatively level and has been fenced, graded, and base-rocked between the fence and the rail spur. The undisturbed southerly portion of the site is relatively level on the westerly half, but increases in slope to greater than 20 percent on portions to the east and south. An intermittent stream tributary to Boulder Creek runs north to south through this portion of the site and will be avoided. Vegetation consists of blue-oak woodland, interspersed with manzanita and annual grasses. Rural residential homes are located immediately west of the project area across Woggon Lane. The Mountain Lakes Industrial Park has developed to the north and west of the site. A single-family subdivision exists on the adjacent ridge to the southeast. The Union Pacific Railroad tracks, Boulder Creek, and steep slope border the southerly property boundary.

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:

- Shasta County Clerk
- Butte Environmental Council
- Defenders of Wildlife
- California Native Plant Society
- California Department of Fish and Game
- U.S. Army Corps of Engineers
- All property owners within 300 feet of the property boundary

PUBLIC REVIEW

- Draft document referred for comments September 3, 2009.
- 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 Senior Planner Jim Wildauer at 530-225-4167.

September 2, 2009
Date of Draft Report

Douglas DeMallie, Planning Manager
Development Services Department

Date of Final Report

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Attachments:

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