



CHURN CREEK BOTTOM

HOME OWNERS and FRIENDS ASSOCIATION (CCBHO&F Assoc)

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Newsletter

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Trick or Treat

No treat will be coming from the County this Halloween. What we may get is the release of the Environmental Impact Report (EIR) for the proposed Retail Center at Knighton Road. You all remember this was the site for the Auto Mall that was defeated two years ago. Now, we have a proposal from the Hawkins Corporation to develop a retail center that will be twice the size of the Mt. Shasta Mall. Once the EIR is published, a general meeting will be held to furnish more information and to solicit volunteers. There will be something that every person can do to help "save the bottom."



Project Description: Hawkins is proposing to develop and operate a commercial retail and entertainment center on approximately 92 acres located at the northeast corner of the Knighton Road and the I-5 interchange. When completed the project would include approximately 740,660 square feet of mixed commercial development.

Note: Once this land is reclassified as commercial, the developer can build almost anything he wants – including an "auto mall."

Land Use Changes: 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 of the proposed 92 acre site 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-I) to Planned Development (PD).

Water and Sewer: The northern most 18 acres of the project site would contain the water supply and wastewater treatment facilities needed to serve the project.

Transportation / Traffic Proposal: The following transportation improvements are proposed at the 1-5 interchange and along Knighton Road and Churn Creek Road to accommodate the proposed Retail Center and other future development in the area:

- Reconstruct the Knighton Road interchange to a tight-diamond interchange with traffic signals at each ramp terminal.
- Widen Knighton Road to 7 lanes (2 travel lanes in each direction with turn lanes and auxiliary lanes at the intersections) between Riverland Drive and Churn Creek Road. This widening pertains mostly

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to the "overcrossing," and would likely not occur for up to 20 years into the future. Without the widening – traffic will become impossible at this intersection.

- Widen Churn Creek Road to 5 lanes (2 travel lanes in each direction with left-turn lanes at the access points) between Knighton Road and the proposed second access point, located approximately 1,150 feet to the north of Knighton Road.
- Widen Churn Creek Road to 3 lanes (1 travel lane in each direction with left-turn lanes at the access points) between the proposed second access point, located approximately 1,150 feet to the north of Knighton Road and the northern-most site access point, located approximately 2,000 feet to the north of Knighton Road.
- Modify the signalized intersection of Churn Creek Road and Knighton Road to include roadway widening on the east, west, and south approaches.
- To the north of the site frontage, Churn Creek Road will continue as a two-lane roadway up to Rancho Road.

Access Points to/from Retail Center: The retail center is planned to include one full-access intersection along Knighton Road and four full-access intersections along Churn Creek Road. The Knighton Road access will be signalized, includes exclusive left-turn lanes, and serve both the proposed retail center and TA Travel Center (passenger vehicles only). There are four access points planned along Churn Creek Road. These access points will be un-signalized and located approximately 600 feet, 1,150 feet, 1,650 feet, and 2,000 feet to the north of Knighton Road.

Churn Creek Bottom HOA&F LOGO

Your CCBHOA&F steering committee has developed a new logo which will be our symbol for our upcoming debate with Shasta County over the proposed Hawkins project. The logo is displayed on the bottom of page 1 of this newsletter.

Signs Are Coming

New yard signs are being prepared and will be ready for distribution in the near future. A donation for each yard sign would be appreciated to help offset the costs of the sign production. The donation can be \$2.00 or whatever you can afford – either more or less. The signs will be similar to the logo.

A Memorial for Agnes Woodford

As you may know, Agnes Woodford, a long time resident of Churn Creek Bottom, has passed away. Since she was an integral part of this community, the CCBHOA&F Steering Committee thought it would be a good idea to establish a memorial honoring her life. We will pursue this idea further at our next meeting.