

**Notice of Availability of
Recirculated Portions of the
River Crossing Marketplace Specific Plan EIR**

DATE: March 29, 2019
TO: Agencies, Organizations, and Interested Parties
FROM: City of Redding
SUBJECT: Notice of Availability of Recirculated Portions of the Draft Environmental Impact Report (EIR) for the River Crossing Marketplace Specific Plan EIR

NOTICE IS HEREBY GIVEN: Pursuant to Public Resources Code §§ 21091, 21092, and 21092.1, and California Environmental Quality Act (CEQA) State Guidelines §§ 15087, 15088.5, and 15105, notice is hereby given that portions of the Draft EIR for the River Crossing Marketplace Specific Plan EIR (State Clearinghouse No. 2017052030) are being recirculated for public comment from April 1 to May 30, 2019.

PROJECT TITLE: River Crossing Marketplace Specific Plan

PROJECT LOCATION: The Project site is on the northeast corner of South Bonnyview Road and Bechelli Lane in the City of Redding. Comprised of four Shasta County Assessor's parcel numbers (070-160-044, 070-170-025, 070-170-023, and 070-320-004, the project site is approximately 24.8 acres in size. The Project site is bounded by South Bonnyview Road to the south, Bechelli Lane to the west, a stormwater detention basin and a conservation easement and vacant land to the north, and Interstate 5 (I-5) to the east.

PROJECT DESCRIPTION: The Project applicant is requesting adoption of the River Crossing Marketplace Specific Plan (Specific Plan), which would result in construction of approximately 222,000 square feet of retail uses consisting of a discount warehouse store (approximately 152,000 plus equipment rooms) with up to 15 fuel pumps (30 fuel dispensers) and retail pads accommodating up to 70,000 square feet of retail, restaurants (some with drive-through lanes), and service uses. The Specific Plan would include a sign package for a freeway-oriented pylon sign and other signage. To accommodate the proposed Project, the general plan land use designation would be amended from Shopping Center and Residential 6 to 10 units per acre to "Regional Commercial," and the zoning would be amended from "SC", Shopping Center District and "RM-10" Residential Multiple Family District to Regional Commercial District with the "SP" Specific Plan Overlay District.

ENVIRONMENTAL DETERMINATION: The City of Redding, as Lead Agency, previously circulated a Draft EIR for public review from April 13, 2018, through June 12, 2018. The Draft EIR analyzed project impacts on environmental topical areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems. The Draft EIR analysis determined the proposed project would have significant and unavoidable air quality and traffic impacts. The air quality impacts are regional in nature and no feasible mitigation was identified. Mitigation measures are included for the traffic impacts, however some of the improvements are outside of the City's jurisdiction or have uncertain funding sources and are beyond the responsibility of this project to complete.

The City received comments that the appendices to the Draft EIR involving the Health Risk Assessment and the Traffic Impact Assessment Report (TIAR) were either not included or were incomplete. The City has included this information in the recirculated Draft EIR. In addition, the City has revised the Air Quality and Greenhouse Gases sections to the Draft EIR to include additional information and reflect the most current case law.

The following documents are part of the recirculation:

Section 4.2 Air Quality

Section 4.2, Air Quality, of the Draft EIR has been revised to consider emissions that will be generated by the construction of certain offsite traffic improvements that will occur at the same time as project construction. Mitigation Measure AQ-1 was modified to require use of Tier 3 and Tier 4 construction equipment to reduce potential impacts from construction emissions. A strike out, underlined version of this section is included to show the revisions.

Section 4.6 Greenhouse Gases

Section 4.6, Greenhouse Gases, of the Draft EIR has been revised to consider the effect of recent court decisions on the appropriate threshold of significance for greenhouse gasses. In addition, the revised section addresses greenhouse gas emissions that will be generated by the construction of certain offsite traffic improvements that will occur at the same time as project construction. A strike out, underlined version of this section is included to show the revisions.

Appendix 4.2-2 Health Risk Assessment

The River Crossing Marketplace Specific Plan Health Risk Assessment was completed in August 2017 and used to prepare the analysis included as Impact AQ-6 beginning on page 4.2-18 of the Draft EIR. The appendix is referenced in the analysis but was not included on the CD or the City website during the public comment period. No changes have been made to the Health Risk Assessment as a result of this recirculation, however, construction impacts were analyzed and included in the Draft EIR. An independent peer review of the Health Risk Assessment was conducted by the consulting firm Ramboll, and is included in Appendix 4.2.-2. While the peer review confirmed the conclusions of the Health Risk Assessment, additional analyses were included to present the decision makers and public with the most complete information.

Appendix 4.12-1 Traffic Impact Analysis

The River Crossing Marketplace Specific Plan Traffic Impact Analysis Report (TIAR) was included in the Draft EIR, however a non-final draft, pre-production date of April 2018, was included rather than the final TIAR dated November 2018. Additionally, Appendix F to the TIAR titled "Final Traffic Volume Forecasts" for the Bonnyview Interchange Project Study Report (PSR) -which includes a traffic volume forecasts memorandum and the Traffic Operations Report for the PSR - was not part of the document on the CD or the City website. The final November version of the TIAR was used to draft the impact analysis included in the Draft EIR, so no changes to the Draft EIR are necessary as a result of this recirculation.

The Recirculated Draft EIR has been prepared in compliance with CEQA Guidelines Section 15088.5. This document does not revise the EIR in any other respect than noted above, and the other portions of the EIR are not being recirculated for public review and comment.

Review and Comment

In accordance with CEQA Guidelines § 15088.5(f)(2), the City requests that agencies and interested parties limit their comments to the modified portions of the Draft EIR only. Consistent with § 15088.5(f)(2), the City need only respond to (1) comments received during the initial circulation period that relate to chapters or portions of the document that were not revised and recirculated, and (2) comments received during the

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2017052030

Project Title: River Crossing Marketplace Specific Plan

Lead Agency: City of Redding

Contact Name: Kent Manuel

Email: kmanuel@ci.redding.ca.us Phone Number: (530) 225-4029

Project Location: City of Redding, Shasta County
City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The recirculated EIR includes mitigation measures for air quality. Air quality is considered significant and unavoidable because the proposed Project includes a general plan amendment increasing commercial use beyond what was estimated in the Air Quality Management Plan.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.

Other agencies and entities may utilize the recirculated EIR in their review of permit requests include:

1. California Regional Water Quality Control Board (various water-quality-related permits)
2. California Department of Fish and Wildlife (Streambed Alteration Agreement)
3. U.S. Army Corps of Engineers (Section 404 Permit of the Clean Water Act)
4. California Department of Transportation (Caltrans) (encroachment permit)
5. Shasta County Air Quality Management District (Air Pollution Control Permit)