

CITY OF REDDING

777 CYPRESS AVENUE, REDDING, CA 96001

P.O. Box 496071, REDDING, CA 96049-6071

**NOTICE OF PUBLIC HEARING AND INTENT
TO ADOPT A NEGATIVE DECLARATION**

Dear Property Owner or Agency:

This notice is being sent to property owners within or near the area shaded on the attached map and to all public agencies who are reviewing agencies for this environmental document. The map shows the property, consisting of 4.8 acres, on which Jake Meyers is requesting approval of Site Development Permit Application SDP-2019-00625 for construction of five industrial buildings consisting of 8,680 square feet each (6,000 square feet of warehouse space and 2,680 square feet of office space), including the off-site extension of public utilities, on property located at the northwest corner of Rancho Road and Old Oregon Trail, addressed as 3950 Rancho Road. The site is zoned "GI" General Industry District with a General Plan designation of General Industry.

The City of Redding Planning Division has reviewed the project and, based upon the whole record before the City (including the Initial Study and any supporting documentation), is recommending that a Negative Declaration* be adopted pursuant to the California Environmental Quality Act.

All interested persons are invited to comment in writing on the draft Negative Declaration to the Planning Division prior to the end of the public review period. The comment period for the Negative Declaration begins Wednesday, June 24, 2020, and ends Thursday, July 23, 2020. The Planning Commission or Board of Administrative Review will consider adopting the Negative Declaration and will conduct a public hearing to consider approving the project at a later date. Subsequent notification will be made for all public hearings scheduled for consideration of the environmental document and project approval. Adoption of the Negative Declaration will conclude the environmental review of the project.

The Initial Study, site plan, project description, draft Negative Declaration and other information concerning the project, are available for public review from 8 a.m. to 5 p.m. weekdays at the Development Services Department, 777 Cypress Avenue, Redding, CA 96001 (review may be made by appointment only at telephone 530-225-4027) and online on the Planning/Projects page of the Development Services website at: www.cityofredding.org. For more information, please contact Senior Planner, Linda Burke, at the above address or at lburke@cityofredding.org.

A handwritten signature in black ink, appearing to read "Lily Toy", is written over a horizontal line.

Lily Toy, Planning Manager
Development Services Department

*A Negative Declaration is a determination that a project will not have a significant impact on the environment.

LT:et

Dated: June 22, 2020

Attachment: Location map

c: State Clearinghouse

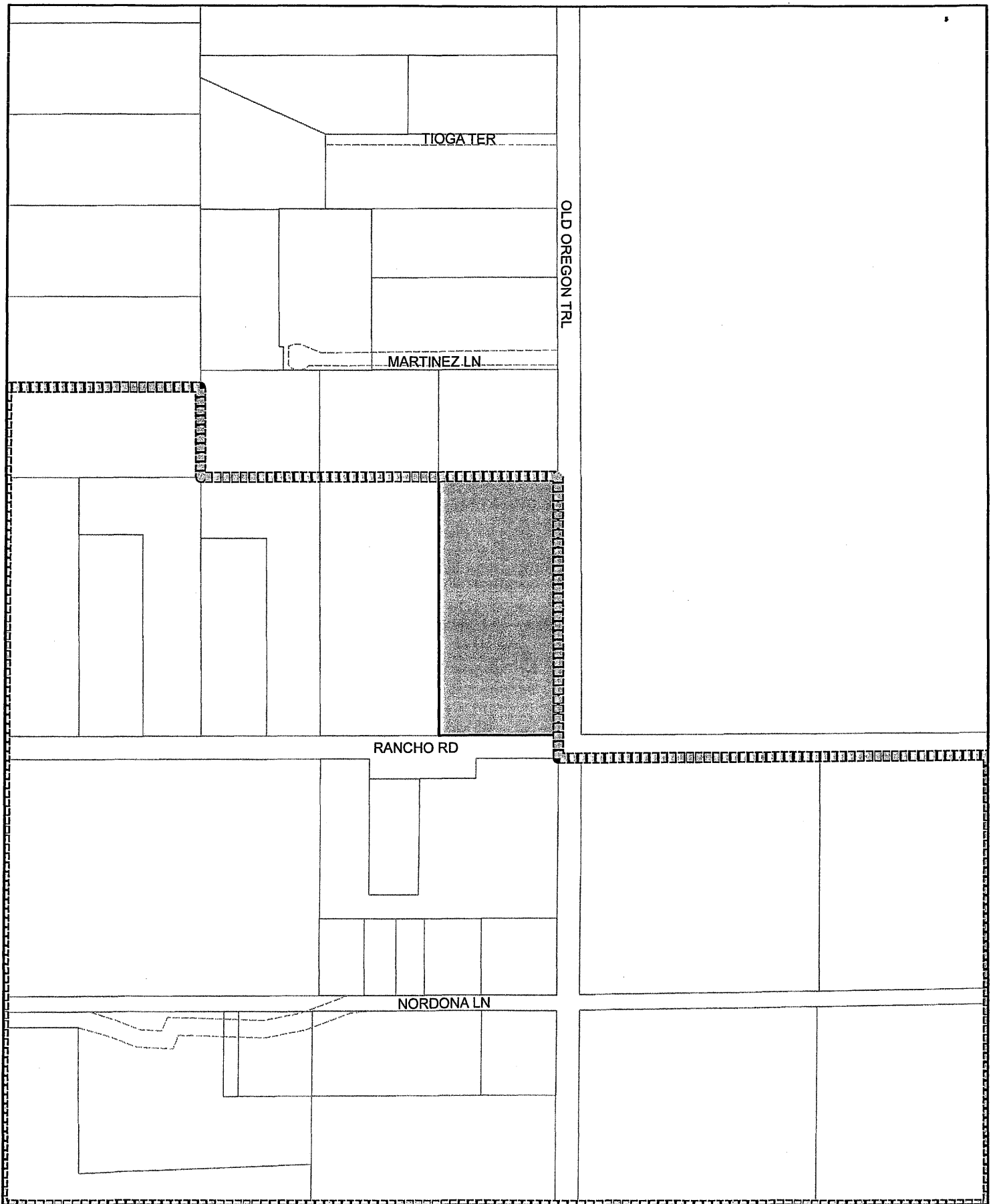
Shasta County Clerk


All property owners within 300 feet of the project

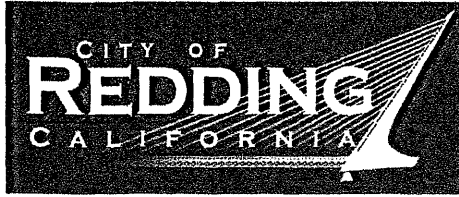
California Native Plant Society, Shasta Chapter

Shasta Environmental Alliance

The purpose of the public hearing is to obtain information from the public concerning the project described above. At the hearing, the approving body will consider the information provided by the public, the applicant, and staff and then determine whether to approve or deny the project. In most cases, the project will not be before the approving body unless staff is recommending approval of the project. If you challenge the project or decision in court, you may be limited to raising only those issues you raised at the public hearing described in this notice, or in written correspondence delivered to the approving body at, or prior to, the public hearing.



	<p>GIS DIVISION INFORMATION TECHNOLOGY DEPARTMENT</p> <p>DATE PRODUCED: APRIL 5, 2019</p> <p>0 200 400 Feet</p>	<p>LOCATION MAP</p> <p>SDP-2019-00625 JAKE MEYERS 3950 RANCHO ROAD AP# 054-440-079</p>	<p>MTG. DATE:</p> <p>ITEM:</p> <p>ATTACHMENT:</p>
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CITY OF REDDING

777 CYPRESS AVENUE, REDDING, CA 96001

P.O. BOX 496071, REDDING, CA 96049-6071

NEGATIVE DECLARATION

Site Development Permit Application SDP-2019-00625
State Clearinghouse No. _____.

SUBJECT

Site Development Permit Application SDP-2019-00625, by Jake Meyers, requesting approval for construction of five industrial buildings to be located on property at the northwest corner of Rancho Road and Old Oregon Trail, addressed as 3950 Rancho Road, in a "GI" General Industry District.

PROJECT DESCRIPTION

The project proposes construction of five industrial buildings consisting 8,680 square feet each (6,000 square feet of warehouse space and 2,680 square feet of office space). Development will be phased, with Phase 1 consisting of the two buildings fronting on Rancho Road to be constructed on septic system, and Phase 2 consisting of the remaining three buildings fronting on Old Oregon Trail connected to the City's sewer system with connection to the future sewer lift station serving the area. The project would include construction of an off-site extension of a public sewer main in Old Oregon Trail and Nordona Lane to the future lift station location. The project also includes an off-site extension of a public storm drain in Old Oregon Trail.

ENVIRONMENTAL SETTING

The 4.8 acre property is currently vacant, however, has been used for many years as a contractors storage yard for equipment and materials. The property has previously been graded and is completely devoid of any vegetation. The site is located in an area zoned for and surrounded by other industrial uses. The site is located adjacent to Rancho Road and Old Oregon Trail, which is adjacent to the City-limit line. Construction of the off-site sewer main and storm drain pipe extensions would be located completely within the existing right-of-way of Rancho Road, Old Oregon Trail, and Nordona Lane

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 proposed project may have 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, fully incorporated herein, 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:

- State Clearinghouse.
- Shasta County Clerk
- U.S. Army Corps of Engineers, Redding
- California Department of Fish and Wildlife, Redding
- Central Valley Regional Water Quality Control Board, Redding
- California Native Plant Society, Shasta Chapter
- Shasta Environmental Alliance
- All property owners within 300 feet of the property boundary

PUBLIC REVIEW

- (x) Draft document referred for comments June 22, 2020.
- () 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 and online at cityofredding.org. Contact: Senior Planner Linda Burke, (530) 225-4027 or lburke@cityofredding.org.



Lily Toy, Planning Manager

June 17, 2020

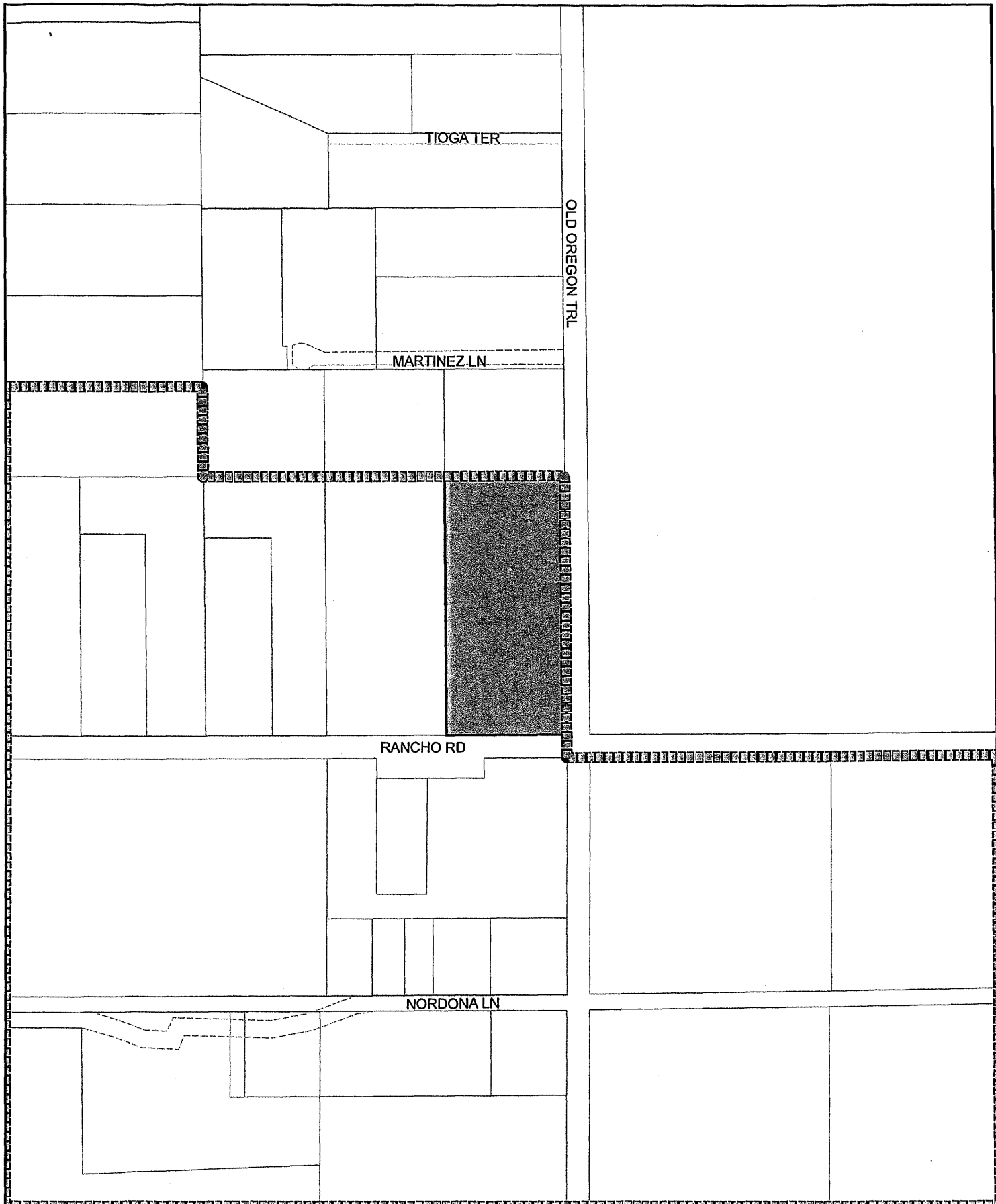
Date

Date of Final Report

LT:et

Attachments:

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



	<p>GIS DIVISION INFORMATION TECHNOLOGY DEPARTMENT</p> <p>DATE PRODUCED: APRIL 5, 2019</p> <p>0 200 400 Feet</p>	<p>LOCATION MAP</p> <p>SDP-2019-00625 JAKE MEYERS 3950 RANCHO ROAD AP# 054-440-079</p>	<p>MTG. DATE:</p> <p>ITEM:</p> <p>ATTACHMENT:</p>
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ENVIRONMENTAL INITIAL STUDY

INITIAL STUDY CHECKLIST References and Documentation Meyers Rancho Road Industrial Complex Site Development Permit Application SDP-2019-00625

Prepared by:
CITY OF REDDING
Development Services Department
Planning Division
777 Cypress Avenue
Redding, California 96001

May 2020

CITY OF REDDING

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Site Development Permit SDP-2019-00625
2. **Lead agency name and address:**

CITY OF REDDING
Development Services Department
Planning Division
777 Cypress Avenue
Redding, CA 96001
3. **Contact Person and Phone Number:** Linda Burke, Senior Planner, (520) 225-4027
4. **Project Location:** 3950 Rancho Road, northwest corner of Rancho Road and Old Oregon Trail
5. **Applicant's Name and Address:** Jake Meyers
PO Box 493730
Redding, CA 96049
Representative's Name and Address: Don Shirley, Ron Beyer Architect
2876 Dove Street
Redding, CA 96001
6. **General Plan Designation:** General Industry
7. **Zoning:** "GI" General Industry
8. **Description of Project:** Construction of five industrial buildings consisting 8,680 square feet each (6,000 square feet of warehouse space and 2,680 square feet of office space). Development will be phased, with Phase 1 consisting of the two buildings fronting on Rancho Road to be constructed on septic system, and Phase 2 consisting of the remaining three buildings fronting on Old Oregon Trail connected to the City's sewer system with connection to the future sewer lift station serving the area. The project would include construction of an off-site extension of a public sewer main in Old Oregon Trail and Nordona Lane to the future lift station location. The project also includes an off-site extension of a public storm drain in Old Oregon Trail.
9. **Surrounding Land Uses and Setting:** The 4.8 acre property is currently vacant, however, has been used for many years as a contractors storage yard for equipment and materials. It is completely devoid of any vegetation. The site is located in an area zoned for and surrounded by other industrial uses. The site is located adjacent to Rancho Road and Old Oregon Trail, which is adjacent to the City limit line.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** Shasta County Public Works will require an encroachment permit for construction of improvements and utilities in Old Oregon Trail and Rancho Road in areas under County jurisdiction. A permit will be needed from Shasta County Environmental Health for installation of the septic system.
11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?** Consultation letters were sent to the Redding Rancheria and the Wintu Tribe of Northern California on April 1, 2020 to invite their participation in the project development process. On April 22, 2020, Governor Newsom signed Executive Order N-54-20 that suspends the mandated timeline for tribal consultation for a period of 60 days. As of June 22, no request for consultation was received.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact or Potentially Significant Unless Mitigation Incorporated" as indicated by the checklist on the following pages.

	Aesthetics		Agricultural and Forestry Resources		Air Quality
	Biological Resources		Cultural Resources		Energy
	Geology / Soils		Greenhouse Gas Emissions		Hazards & Hazardous Materials
	Hydrology / Water Quality		Land Use / Planning		Mineral Resources
	Noise		Population / Housing		Public Services
	Recreation		Transportation		Tribal Cultural Resources
	Utilities / Service Systems		Wildfire		Mandatory Findings of Significance

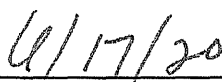
DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Copies of the Initial Study and related materials and documentation may be obtained at the Planning Division of the Development Services Department, 777 Cypress Avenue, Redding, CA 96001. Contact Senior Planner, Linda Burke at (530) 225-4027 or lburke@cityofredding.org.


Linda Burke
Development Services Department


Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

This section analyzes the potential environmental impacts associated with the proposed project. The issue areas evaluated in this Initial Study include:

- | | |
|---------------------------------------|--------------------------------------|
| ▪ Aesthetics | ▪ Mineral Resources |
| ▪ Agricultural and Forestry Resources | ▪ Noise |
| ▪ Air Quality | ▪ Population/Housing |
| ▪ Biological Resources | ▪ Public Services |
| ▪ Cultural Resources | ▪ Recreation |
| ▪ Energy | ▪ Transportation |
| ▪ Geology/Soils | ▪ Tribal Cultural Resources |
| ▪ Greenhouse Gas Emissions | ▪ Utilities/Service Systems |
| ▪ Hazards & Hazardous Materials | ▪ Wildfire |
| ▪ Hydrology/Water Quality | ▪ Mandatory Findings of Significance |
| ▪ Land Use/Planning | |

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the State *CEQA Guidelines* and used by the City of Redding in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development's impacts and to identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- **No Impact.** The development will not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- **Potentially Significant Impact Unless Mitigation Incorporated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The development will have impacts which are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

Where potential impacts are anticipated to be significant, mitigation measures will be required, so that impacts may be avoided or reduced to insignificant levels.

Prior environmental evaluations applicable to all or part of the project site:

- *City of Redding General Plan, 2000*
- *City of Redding General Plan Final Environmental Impact Report, 2000, SCH #1998072103*

List of attachments/references:

Attachment A – Figure 1 – Location Map
Figure 2 – Project Site Plan
Figure 3 – Project Layout Plan

SUMMARY OF MITIGATION MEASURES:

None necessary

I. AESTHETICS: <i>Except as provided in Public Resources Code Section 21099, would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? <i>(Public views are those that area experienced from publically accessible vantage point)</i> . If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion:

- a) The project must comply with the height standards of the City's Zoning Ordinance. The proposed buildings would be consistent in height with buildings allowed in this same zoning district and on adjacent properties and would not obstruct any documented scenic vistas. The proposed project would not represent a significant change to the overall scenic quality of this industrial area.
- b) The project site is not located adjacent to a state-designated scenic highway.
- c) The project will be compatible with the existing visual character of the property and its surroundings in the "GI" General Industry District zoning of the area.
- d) The project would generate light that is customary for development and comply with the Zoning Ordinance light standards that require shielding. There would not be an adverse effect on day or nighttime views in the area.

Documentation:

City of Redding General Plan, Natural Resources Element, 2000
City of Redding Zoning Ordinance, Chapter 18.40.090

Mitigation:

None necessary.

II. AGRICULTURE RESOURCES: <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural, Land Evaluation and Site Assessment Mode (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided bin Forest Protocols adopted by the California Air Resources Board. Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact

II. AGRICULTURE RESOURCES: <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural, Land Evaluation and Site Assessment Mode (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 5110(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest land?				X

Discussion:

- a-e) The project site contains soils that consist of Perkins gravelly loam (PmA) and is within an area identified by the California Department of Conservation's Important Farmland Series Mapping and Monitoring Program as meeting the criteria for *Prime Farmland if irrigated*. However, under this classification, these soils must have been cultivated and irrigated crops within the past three years, which is not the case. According to the City's General Background Report, prime agricultural soils in the Planning Area are limited to Churn Creek Bottom and pockets of land along Stillwater Creek in the vicinity of Shasta College. Therefore, because the site has not historically been used for agricultural purposes, it does not possess soils that are prime for agricultural production. The project site does not include designated farmland or timberlands and would not convert or rezone any farmland to non agricultural use, or any forestland to non-forest use.

Documentation:

City of Redding General Plan, Natural Resources Element, 2000
City of Redding General Plan Background Report, Chapter 9.4: Agricultural Lands
California Department of Conservation's Farmland Mapping and Monitoring Program
United States Department of Agriculture, Soil Conservation Service and Forest Service, Soil Survey of Shasta County Area.

Mitigation:

None necessary.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X

Discussion:

a, b) Shasta County, including the far northern Sacramento Valley, currently exceeds the state's ambient standards for ozone (smog) and particulates (fine, airborne particles). Consequently, these pollutants are the focus of local air quality policy, especially when related to land use and transportation planning. Even with application of measures to reduce emissions for individual projects, cumulative impacts are unavoidable when ozone and/or particulate emissions are involved. For example, the primary source of emissions contributing to ozone is from vehicles. Any project that generates vehicle trips has the potential of contributing incrementally to the problem. The Environmental Impact Report for the *General Plan* acknowledged this dilemma; and as a result, Findings and a Statement of Overriding Considerations were adopted by the City Council for impacts to air quality resulting from growth supported under the *General Plan*.

The City Air Quality Element of the *General Plan* establishes emission-reduction goals of 20 to 25 percent, depending on the projected level of unmitigated emissions for a project. Mitigation thresholds are established for the important regional/local pollutants, including: Reactive Organic Gases (ROG) and Oxides of Nitrogen (NOx), which are ozone precursors, and Inhalable Particulate Matter, 10 Micron (PM₁₀). The mitigation thresholds for these pollutants are tiered at two levels as follows:

Level "A"	Level "B"
25 pounds per day of NOx	137 pounds per day of NOx
25 pounds per day of ROG	137 pounds per day of ROG
80 pounds per day of PM ₁₀	137 pounds per day of PM ₁₀

If a project has unmitigated emissions less than the Level "A" threshold, then it is viewed as a minor project (from an air quality perspective) and only application of Standard Mitigation Measures (SMMs) is required to try to achieve at least a 20 percent reduction in emissions, or the best reduction feasible otherwise. Land uses that generate unmitigated emissions above Level "A" require application of appropriate Best Available Mitigation Measures (BAMMs), in addition to the SMMs, in order to achieve a net emission reduction of 20 percent or more. If, after applying SMMs and BAMMs, a use still exceeds the Level "B" threshold, then a minimum of 25 percent of the unmitigated emissions exceeding 137 pounds per day must be offset by reducing emissions from existing sources of pollution; otherwise, an Environmental Impact Report is required.

Under policy of the Air Quality Element, a project has the potential to impact air quality primarily in two ways: (1) the project would generate vehicle trip emissions (with NOx, ROG, and PM₁₀) that contribute cumulatively to local and regional air quality conditions; and (2) fugitive dust (particulate/PM₁₀) emissions are possible during construction activities. As an industrial warehouse project with very low numbers of employees, the project does not have the potential to generate significant emission concentrations of other pollutants subject to state and federal ambient air quality standards.

Application of Standard Mitigation Measures (SMMs) however, is required in order to strive toward the *General Plan* policy of a 20 percent reduction in emissions to address small-scale cumulative effects. SMMs applicable to this project address primarily short-term impacts related to construction and are standard development regulations promulgated in the City Grading Ordinance and California Building Code identified below. Application of special mitigation to achieve a level of less

than significant is not necessary since actions for compliance are already included in existing uniformly applied regulations and construction standards. The following City standard regulations applied during grading and construction activities to control dust and PM₁₀ emissions apply to the project.

1. Nontoxic soil stabilizers shall be applied according to manufacturer's specification to all inactive construction areas (previously graded areas inactive for ten days or more).
2. All grading operations shall be suspended when winds (as instantaneous gusts) exceed 20 miles per hour.
3. Temporary traffic control shall be provided as appropriate during all phases of construction to improve traffic flow (e.g., flag person).
4. Construction activities that could affect traffic flow shall be scheduled in off-peak hours.
5. Active construction areas, haul roads, etc., shall be watered at least twice daily or more as needed to limit dust.
6. Exposed stockpiles of soil and other backfill material shall either be covered, watered, or have soil binders added to inhibit dust and wind erosion.
7. All trucks hauling solid and other loose material shall be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the trailer) in accordance with the requirements of CVC Section 23114. This provision is enforced by local law enforcement agencies.
8. All public roadways used by the project contractor shall be maintained free from dust, dirt, and debris caused by construction activities. Streets shall be swept at the end of the day if visible soil materials are carried onto adjacent public paved roads. Wheel washers shall be used where vehicles enter and exit unpaved roads onto paved roads, or trucks and any equipment shall be washed off leaving the site with each trip.
9. Alternatives to open burning of cleared vegetative material on the project site shall be used unless otherwise deemed infeasible by the City Planning Division. Suitable alternatives include, but are not limited to, on-site chipping and mulching and/or hauling to a biomass fuel site.

c) Potential impacts to neighboring businesses (sensitive receptors) from fugitive dust caused during construction are mitigated by application of the SMMs discussed above.

d) The project does not involve land use that could generate objectionable odors affecting substantial number of people.

Documentation:

Shasta County APCD Air Quality Maintenance Plan and Implementing Measures

City of Redding General Plan, Air Quality Element

City of Redding General Plan Final Environmental Impact Report, 2000, SCH #1998072103, Chapter 8.6, Air Quality,

CEQA Findings of Fact and Statement of Overriding Considerations for the City of Redding General Plan Final Environmental Impact Report, as adopted by the Redding City Council on October 3, 2000, by Resolution 2000-166

City of Redding General Plan Background Report, Chapter 9.7, Natural Resources and Air Quality

California Air Resources Board. 2017. Area designations maps/state and national. <http://www.arb.ca.gov/desig/adm/adm.htm> (accessed May 27, 2020).

Mitigation:

None necessary.

IV. <u>BIOLOGICAL RESOURCES</u> : <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X

IV. BIOLOGICAL RESOURCES: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plan?				X

Discussion:

- a-d) The property is devoid of any natural vegetation, therefore there are no candidate, sensitive, or special-status species on site. There is no riparian habitat, other sensitive natural communities, or trees on the project site. Therefore, there will be no impact to biological resources and the project would not conflict with local ordinances or policies protecting biological resources.
- f) No habitat conservation plans or other similar plans have been adopted for the project site or project area. No impact would occur in this regard.

Documentation:

California Department of Fish and Wildlife: Natural Diversity Data Base
City of Redding General Plan, Natural Resources Element, 2000
City of Redding Municipal Code, Chapter 18.45, Tree Management Ordinance
City of Redding General Plan Environmental Impact Report, 2000, SCH #1998072103

Mitigation:

None necessary.

V. CULTURAL RESOURCES: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X

<u>V. CULTURAL RESOURCES:</u> <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of dedicated cemeteries?				X

Discussion

- a-c) Based upon previous archaeological reports, records searches, and information contained in the *General Plan* EIR pertinent to the vicinity of the subject property, it has been determined that the project site is not in an area of archaeological or cultural sensitivity. Due to the extensive previous grading and clearing of the property, along with the absence of any water source, no impacts in this area are anticipated. While the project is not anticipated to affect cultural resources, a condition of approval will be required if, during the course of development, any archaeological, historical, or paleontological resources are uncovered or otherwise detected or observed. Construction activities in the area affected shall cease and the City shall be notified immediately. A qualified archaeological professional must then be retained by the developer to investigate the discovered cultural object to determine its significance. If the cultural object is deemed potentially significant by the archaeologist, appropriate treatment and measures shall be followed in accordance with applicable laws, as reviewed and approved by the City, prior to the resumption of work in the affected area.

Documentation:

City of Redding General Plan Background Report, 1998

City of Redding General Plan Final Environmental Impact Report, 2000, SCH #1998072103

Mitigation:

None necessary.

<u>VI. Energy:</u> <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

Discussion

- a) The project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Direct energy use would involve the short-term use of energy for construction activities. Project construction would primarily consume diesel and gasoline through operation of construction equipment, material deliveries, and debris hauling. Construction is estimated to result in a short-term consumption of energy, representing a small demand on local and regional fuel supplies that would be easily accommodated and would be temporary. Long-term use of electricity for operations within the warehouses such a lighting, and heating and cooling in the office portions of the building is excepted to be less than significant due to the small scale of the project.
- b) The project will not conflict with any State or local plans for renewable energy or energy efficiency.

Documentation:

City of Redding General Plan, Air Quality Element, 2000
California Long-Term Energy Efficiency Strategic Plan, 2011
Regional Transportation Plan for Shasta County, 2015

Mitigation:

None necessary.

VII. GEOLOGY AND SOILS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i) Rupture of a known earthquake, fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publications 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? 				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

Discussion:

- a, c, d) There are no Alquist-Priolo earthquake faults designated in the Redding area of Shasta County. There are no other documented earthquake faults in the immediate vicinity that pose a significant risk, and the site is located in an area designated in the Health and Safety Element of the *General Plan* as having a low ground-shaking potential. The project is not located on or near any documented landslide hazard areas, and there is no evidence of ground slippage or subsidence occurring naturally on the site. The type of soils and underlying geology is identified as having no potential for liquefaction. No portion of the site falls within the 100-year floodplain of the Sacramento River or any creek.
- b) The project site contains the soil classification PmA, Perkins gravelly loam. This classification is characterized by slopes of 0-3 percent and slow to medium runoff with a hazard of erosion that is slight to moderate. The soil is well-drained and has

moderately slow permeability. Proposed grading will consist of that necessary for improvements to the developing 5 acres of land in preparation for paving, landscaping, and building construction.

The project is subject to certain erosion-control requirements mandated by existing City and State regulations. These requirements include:

- ◆ *City of Redding Grading Ordinance.* This ordinance requires the application of “Best Management Practices” (BMPs) in accordance with the City Erosion and Sediment Control Standards Design Manual (Redding Municipal Code Section 16.12.060, Subsections C, D, E). In practice, specific erosion-control measures are determined upon review of the final project improvement plans and are tailored to project-specific grading impacts.
- ◆ *California Regional Water Quality Board “Construction Activity Storm Water Permit.”* This permit somewhat overlaps the City’s Grading Ordinance provision by applying state standards for erosion-control measures during construction of the project.
- ◆ *California Regional Water Quality Control Board “Project Storm Water Pollution Prevention Plan (SWPPP).”* This plan emphasizes stormwater best management practices and is required as part of the Construction Activity Storm Water Permit. The objectives of the SWPPP are to identify the sources of sediment and other pollutants that affect the quality of stormwater discharges and to describe and ensure the implementation of practices to reduce sediment and other pollutants in stormwater discharges.
- ◆ *California Department of Fish and Wildlife “1600 Agreement.”* This notification is required for any work within a defined streambed.
- ◆ *U.S. Army Corps of Engineers Nationwide Permit.* A new Nationwide 29 Permit (residential developments) will be required from the U.S. Army Corps of Engineers to address impacts to jurisdictional waters.

Actions for compliance with these regulations are addressed under standard conditions of approval, which are uniformly applied to all land development projects. Since the project is subject to uniformly applied ordinances and policies and the overall risk of erosion is low, potential impacts related to soil erosion and sedimentation are less than significant.

- e) The proposed project proposes use of a septic system with Phase I of the project because there is no sewer currently available in this area. Shasta County Environmental Health Division has indicated no impacts have been identified or are anticipated. However, Phase 2 of the project is contingent upon connection to the future sewer lift station that would be constructed with an approved industrial subdivision development located on the southeast corner of the intersection Rancho Road and Airport Road. The subject project would need to include construction of an off-site extension of a public sewer main in Old Oregon Trail and Nordona Lane to the lift station location when constructed.
- f) No unique geologic features, fossil-bearing strata, or paleontological sites are known to exist on the project site.

Documentation:

City of Redding Health and Safety Element, figures 4-1 (Ground Shaking Potential) and 4.2 (Liquefaction Potential)

City of Redding General Plan Final Environmental Impact Report

City of Redding General Plan Background Report, 1998

City of Redding Grading Ordinance, RMC Chapter 16.12

City of Redding Standard Specifications, Grading Practices

City of Redding Standard Development Conditions for Discretionary Approvals

Soil Survey of Shasta County Area, United States Department of Agriculture, Soil Conservation Service and Forest Service, August 1974

Division of Mines and Geology Special Publication 42

State Regional Water Quality Control Board, Central Valley Region, Regulations related to Construction Activity Storm Water Permits and Storm Water Pollution Prevention Plans

Mitigation:

None necessary.

VIII. GREENHOUSE GAS EMISSIONS: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

Discussion:

- a) In 2005, the Governor of California signed Executive Order S-3-05, establishing that it is the State of California's goal to reduce statewide greenhouse gas (GHG) emission levels. Subsequently, in 2006, the California State Legislature adopted Assembly Bill AS 32, the California Global Warming Solutions Act. In part, AB 32 requires the California Air Resources Board to develop and adopt regulations to achieve a reduction in the State's GHG emissions to year 1990 levels by year 2020.

California Senate Bill SB97 established that an individual project's effect on GHG emission levels and global warming must be assessed under CEQA. SB97 further directed that the State Office of Planning and Research (OPR) develop guidelines for the assessment of a project's GHG emissions. Those guidelines for GHG emissions were subsequently included as amendments to the CEQA Guidelines. The guidelines did not establish thresholds of significance and there are currently no state, regional, county, or city guidelines or thresholds with which to direct project-level CEQA review. As a result, the City of Redding has utilized the best available information to develop a threshold until a specific quantitative threshold is adopted by the state or regional air district.

As the Lead Agency, the City has opted to utilize a quantitative non-zero project-specific threshold using a methodology recommended by the California Air Pollution Officers (CAPCOA) and accepted by the California Air Resources Board. According to CAPCOA's *Threshold 2.3, CARB Reporting Threshold*, 10,000 metric tons of carbon-dioxide equivalents per year (mtCO₂eq/yr) is recommended as a quantitative non-zero threshold. According to the CAPCOA, this threshold would be equivalent to 550 dwelling units, 400,000 square feet of office use, 120,000 square feet of retail, or 70,000 square feet of supermarket use. This approach is estimated to capture over half the future residential and commercial development projects and is designed to support the goals of AB 32 and not hinder it.

The United States Environmental Protection Agency (EPA) identifies four primary constituents that are most representative of the GHG emissions. They are:

- **Carbon Dioxide (CO₂):** Emitted primarily through the burning of fossil fuels. Other sources include the burning of solid waste and wood and/or wood products and cement manufacturing.
- **Methane (CH₄):** Emissions occur during the production and transport of fuels, such as coal and natural gas. Additional emissions are generated by livestock and agricultural land uses, as well as the decomposition of solid waste.
- **Nitrous Oxide (N₂O):** The principal emitters include agricultural and industrial land uses and fossil fuel and waste combustion.
- **Fluorinated Gases:** These can be emitted during some industrial activities. Also, many of these gases are substitutes for ozone-depleting substances, such as CFC's, which have been used historically as refrigerants. Collectively, these gases are often referred to as "high global-warming potential" gases.

The primary generators of GHG emissions in the United States are electricity generation and transportation. The EPA estimates that nearly 85 percent of the nation's GHG emissions are comprised of carbon dioxide (CO₂). The majority of CO₂ is generated by petroleum consumption associated with transportation and coal consumption associated with electricity generation. The remaining emissions are predominately the result of natural-gas consumption associated with a variety of uses.

With regard to the project, the predominant associated GHG is CO₂ generated by motor-vehicle travel to and from the site. To a substantially lesser degree, the project will result in CH₄ emissions associated with use of electric power generated by the Redding Electric Utility (REU), though it should be noted that REU distributes power from a variety of sources, including hydroelectric, wind, and natural gas.

Given the scope and nature of the proposed project compared to that of similar projects, emissions from the project would be significantly below the thresholds put forth by CARB, as well as the City's air-quality thresholds. Therefore, the project would not contribute significantly to GHG emissions in the air basin. Additionally, the City and State's construction standards and BMPs, including Air Quality SSM 1 through 9 (listed in Section III, Air Quality, above), will be used during construction to further limit any potential contribution to negative impacts from GHG emissions. The project's direct or indirect impact on measurable GHGs in the Redding area would be less than significant.

Documentation:

City of Redding General Plan, 2000

CPCOA website, July 19, 2010

California Office of the Attorney General, "The California Environmental Quality Act Addressing Global Warming Impacts at the Local Agency Level," updated January 6, 2010.

Shasta Air Quality Management District, https://www.co.shasta.ca.us/index/drm_index/aq_index.aspx. Accessed May 27, 2020.

Mitigation:

None necessary.

IX. HAZARDS AND HAZARDOUS MATERIALS: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				X

Discussion:

- a, b, c, d) The nature of the project as an industrial warehouse facility does not present a significant risk related to hazardous materials or emissions. There are no documented hazardous material sites located on or near the project.
- e) The project site is located within the Inner Approach Zone for the Redding Municipal Airport and is allowed clustered low intensity development within the airport land use plan for the airport. The project was referred to Shasta County Department of Resource Management, Planning Division. Senior Planner, Liza Lozier determined that the design of the project and nature of the proposed uses (industrial warehousing with small office) would meet the intent of the requirements for no more than 10 employees per acre and providing 20 percent area clear (without buildings that would allow a small aircraft to land in the event of an emergency). She indicated that a formal meeting of the Airport Land Use Commission Board of Administrative Review would not be necessary.
- f) The project does not involve a use or activity that could interfere with emergency-response or emergency-evacuation plans for the area. The project design provides adequate access for emergency response.
- g) The project site is not located within the Very High Fire Severity Zone and is not adjacent to areas with significant fuel loads. Much of the land to the east and south around the Redding Municipal Airport has been used for animal grazing. The property does not have a wildland fire-hazard potential and will not expose people or structures to significant risk involving wildland fires.

Documentation:

City of Redding General Plan, Health and Safety Element, 2000

Mitigation:

None necessary.

X. HYDROLOGY AND WATER QUALITY: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i) Result in substantial erosion or siltation on- or off-site;			X	
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) Impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X

X. <u>HYDROLOGY AND WATER QUALITY</u> : <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Discussion:

- a) The project proposes two small septic systems for development of Phase 1 (Buildings 1 and 2); however construction and operation of the project would not violate any water quality standards established by the Central Valley Regional Water Quality Control Board (RWQCB) in its Basin Plan for the Sacramento River and San Joaquin River Basins. Water pollution best management practices are required and will be incorporated into the improvement plans for the project. The City's construction standards require that all projects prepare an erosion and sediment control plan (ESCP) prior to construction to address water pollution control. The ESCP will ensure that water quality standards are not substantially affected by the project during construction.
- b) The project would utilize City water service for domestic uses and fire protection. The proposed project would not impact groundwater supplies.
- c) The stormwater drainage from the site currently sheet flows from west to east toward Stillwater Creek and the project would not alter that pattern. Stillwater Creek is located approximately 1,000 feet downstream and east of Old Oregon Trail. Off-site construction of storm drain facilities in Rancho Road will be required to outfall to the Creek if not already in place at the time of construction. The project is subject to standard requirements defined under Section VII., *Geology and Soils*, above that minimize the potential for erosion or siltation on- or off-site. The final improvement plans for the project must also incorporate specific design measures intended to limit pollutant discharges in stormwater from urban improvements as established under the State's National Pollutant Elimination System (NPDES) general permit, which the City is now obligated to follow in accordance with State Water Quality Control Order No. 2003-0005-DWQ. Feasible Best Management Practices (BMPs) would be incorporated in the final design of the project's storm-drain system, as approved by the City Engineer, based on the BMPs listed in the latest edition of the California Storm Water Quality Association Storm Water Best Management Practices Handbook. The project would not result in substantial erosion, surface runoff, flooding on or off site, or otherwise substantially degrade water quality. Impacts would be less than significant.

City of Redding Policy 1806 requires that all development include stormwater detention facilities designed to maintain existing predevelopment rates of runoff during a 10-, 25-, and 100-year storm event with a 6-hour duration. The project is required to provide a final drainage report stamped by a licensed civil for review and approval by the City to ensure conformance with City standards and verifying there is no increase in stormwater flow from existing conditions with construction of the project.

The property is not located within any agency or otherwise-documented flood-hazard boundary and would not impede or redirect flood flows.

- d) The threat of a tsunami wave is not applicable to inland, central valley communities such as Redding. Seiches could potentially be generated in either Shasta or Whiskeytown Lakes during an earthquake. However, neither lake has been identified in the Health and Safety Element of the General Plan as having any risk to the City under such circumstances. There is no documented threat of mudflows affecting the project site.
- e) The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Documentation:

City of Redding General Plan Background Report, Chapter 10, Health and Safety Element, 1998

Federal Emergency Management Agency Floodplain regulations, FIRM map [Number], dated March 17, 2011
City of Redding Storm Drain Master Plan, Montgomery-Watson Engineers 1993

Mitigation:

None necessary.

XI. LAND USE AND PLANNING: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

Discussion:

- a) The project does not have the potential to physically divide an established community. The project site, as well as the surrounding area, both in the City and Shasta County, are zoned for industrial uses and would allow development similar to the proposed project.
- b) The project is compatible with the applicable policies and regulations of the City General Plan and Zoning Ordinance and is not in conflict with any other Plan adopted by a jurisdictional agency for the purpose of avoiding or mitigating an environmental effect.

Documentation:

City of Redding General Plan, Community Development Element, 2000
City of Redding General Plan Environmental Impact Report, 2000, SCH #1998072103
City of Redding General Plan, Natural Resources Element, 2000

Mitigation:

None necessary.

XII. MINERAL RESOURCES: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, specific plan or other land use plan?				X

Discussion:

- a, b) The project site is not identified in the General Plan as having any known mineral-resource value or as being located within any "Critical Mineral Resource Overlay" area.

Documentation:

City of Redding General Plan, Natural Resources Element, 2000

Mitigation:

None necessary.

XIII. NOISE: <i>Would the project result in:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive ground-borne vibration or ground-borne noise levels?				X
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			x	

Discussion:

- a, b) During the construction of the proposed project, there will be a temporary increase in noise in the project vicinity above existing ambient noise levels. The most noticeable construction noise will be related to grading, utility excavation, and land-clearing activity. The City's Grading Ordinance (RMC Chapter 16.12.120.H) limits grading-permit-authorized activities to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No operations are allowed on Sunday. Since heavy construction work associated with the project is limited in scope and by existing regulation, the anticipated noise impact is considered less than significant. Due to the nature of the project as an industrial warehouse facility, it would not result in a permanent increase in ambient noise levels and would not result in generation of excessive ground-borne vibration or ground-borne noise levels.
- c) The project site is located north of the Redding Municipal Airport and between the projected 60 and 65 dB contour. As an industrial project, it would not expose people working in the area to excessive noise that would be considered significant. Impacts would be considered less than significant. There are no private airstrips in the vicinity of the project site.

Documentation:

City of Redding General Plan, Noise Element, 2000
City of Redding Grading Ordinance Redding Municipal Code, Section 16.12.120
City of Redding General Plan, Transportation Element, 2000
City of Redding Zoning Ordinance Redding Municipal Code, Section 18.40.100
City of Redding Municipal Airport Area Plan

Mitigation:

None necessary.

XIV. POPULATION AND HOUSING: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Discussion:

a, b) The nature of the project as an industrial warehouse project would not induce unplanned population growth or displace substantial numbers of people. No impacts to population and housing will result from the project.

Documentation:

City of Redding General Plan, Housing Element, 2014

Mitigation:

None necessary.

XV. PUBLIC SERVICES: <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Fire Protection?			X	
Police Protection?			X	
Schools?				X
Parks?				X
Other public facilities?				X

Discussion:

Fire and Police Protection:

The City would provide police and fire protection to the project from existing facilities and under existing service levels. The size of the project would not mandate the need for additional police or fire facilities.

The project is subject to Chapter 16.20 of the Redding Municipal Code, which requires new development to pay a citywide fire facilities-impact fee calculated to mitigate a project's fair share of cumulative impacts to the City's fire-protection infrastructure based upon improvements necessary to accommodate new development under the City's *General Plan*.

Schools:

The project is an industrial warehouse project and would have no impacts to area schools.

Parks:

The project will not cause a physical deterioration of an existing park facility or cause an adverse physical impact associated with a new park facility.

Other public facilities:

See discussion under Item XIX (Utilities and Service Systems) below.

Documentation:

City of Redding General Plan, Public Facilities Element, 2000

Mitigation:

None necessary.

XVI. RECREATION:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion:

- a) The project is an industrial warehouse project in an industrially zoned area. It will not cause a physical deterioration of an existing recreation facility or cause an adverse physical impact associated with a new recreation facility.
- b) The project does not propose any recreational facilities or require construction or expansion of facilities. There would not be any potentially significant impacts to recreation associated with the project.

Documentation:

City of Redding General Plan, Natural Resources Element, 2000

City of Redding General Plan, Recreation Element, 2000

City of Redding General Plan, Public Facilities Element, 2000

Mitigation:

None necessary.

XVII. TRANSPORTATION: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

Discussion:

- a, b, c) The project would not conflict with any program, plan, ordinance, or policy addressing the circulation system and the project will not conflict with CEQA guidelines section 15064.3(b), or substantially increase hazards due to design features or incompatible uses. Access to the project will be taken from Rancho Road and Old Oregon Trail and a condition of development will require construction of frontage improvements on both streets including curb, gutter, and sidewalk. A 12-foot dedication is required along Old Oregon Trail for the ultimate 42-foot half section of the future road. Additional right-of-way was previously acquired along Rancho Road to complete that street. An industrial warehouse project would generate very low traffic volumes, however, the street widening of both streets would be necessary with buildout of the Stillwater Business Park. Therefore, road widening and tie-in paving will not be required at time of construction of the project but would occur at a later date when traffic volumes warrant. Old Oregon Trail is within Shasta County jurisdiction and tie-in paving may be required by that jurisdiction.

The project is subject to Chapter 16.20 of the Redding Municipal Code, which requires new development to pay a citywide transportation development impact fee calculated to mitigate a project's fair share of cumulative impacts to the City's street- and traffic-control infrastructure based upon improvements necessary to accommodate new development under the City's *General Plan*.

Impacts to transportation would be considered less than significant.

- d) Access to the site is provided by a driveway from Rancho Road and two driveways from Old Oregon Trail, one with each phase and a looped access through the site and around the buildings. The Redding Fire Marshal has deemed this to be adequate access for emergency access and fire protection.

Documentation:

City of Redding General Plan, Transportation Element, 2000
City of Redding General Plan Environmental Impact Report, 2000, SCH #1998072103
City of Redding Parks, Trails, and Open Space Master Plan, 2018
City of Redding Traffic Impact Fee Program
City of Redding Active Transportation Plan, 2018
Redding Area Bus Authority System Map and Route Guide, October 2000

Mitigation:

None necessary.

XVIII. TRIBAL CULTURAL RESOURCES: <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X

XVIII. TRIBAL CULTURAL RESOURCES: <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X

Discussion:

a, b) The project was referred to the appropriate tribal entities and no request for consultation was received.

Mitigation:

None necessary.

XIX. UTILITIES AND SERVICE SYSTEMS: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry year			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X

Discussion:

a) A septic system approved by the Shasta County Department of Resource Management, Environmental Health Division would be utilized for wastewater generated from Phase 1 of the project. Phase 2 of the project, however would be required to construct a public sewer line in Old Oregon Trail and Nordona Lane to connect to the proposed sewer lift station to be constructed on City-owned property addressed as 3890 Nordona Lane (Assessor Parcel No. 054-200-006). The future sewer lift station is proposed to be constructed with an industrial subdivision development located at the southeast corner of Rancho Road and Airport Road,

approved by Parcel Map PM-2018-01476, with discharge into the City sanitary sewer system. This type and intensity of land use activity does not generate wastewater demands that would exceed treatment requirements of the Regional Water Quality Control Board. The project would not generate the need for the construction of new water or wastewater-treatment facilities.

The project is subject to Chapter 16.20 of the Redding Municipal Code, which requires new development to pay water- and sewer-impact fees calculated to mitigate a project's fair share of cumulative impacts to the City's water and sewer distribution, collection, and treatment infrastructure based upon improvements necessary to accommodate new development under the City's *General Plan*.

Project-related stormwater-management improvements consist of construction of collection and conveyance systems in accordance with City construction standards and City Policy 1806 pertaining to stormwater detention (also see X, *Hydrology and Water Quality*, d and e). Off-site extension of the storm drain in Rancho Road will also be required to provide outfall to Stillwater Creek. Construction of sewer and storm drain extensions necessary to serve the project are proposed to be located within the public right-of-way and would not cause any significant impacts.

- b) Potable water is available from the City to serve the project with adequate pressure and flows for fire suppression. The demands of the project can be accommodated within the City's existing water resources.
- c) At the time of construction of Phase 2 of the project, the City's sanitary sewer system will be utilized to dispose of wastewater. Adequate sewer capacity is available in the City's existing system.
- d, e) The project would not generate solid waste in excess of State or local standards, or infrastructure, or otherwise impair the attainment of solid waste reduction goals. The City provides solid waste disposal service which the project would utilize. Adequate capacity is available to serve the needs of the project without need of special accommodation.

Documentation:

City of Redding General Plan, Public Facilities Elements, 2000
City of Redding Water and Sewer Atlas

Mitigation:

None necessary.

XX. WILDFIRE: <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation Plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose projects occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?				X
c) Require installation or maintenance of associated infrastructure (such as roads, fuel sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X

XX. WILDFIRE: <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result, post-fire slope instability, or drainage changes?				X

Discussion:

- a) The project site is not located within the Very High Fire Severity Zone and is not adjacent to areas with significant fuel loads; however there is an area along Stillwater Creek east of the property that is in close proximity. The project, however, would not impair an emergency response plan or emergency evacuation plan.
- b, c, d) Because the project site is flat without any slope and no vegetation, nor is it surrounded by any significant vegetated area or slopes, the project would not exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire, require the installation or maintenance of associated infrastructure that could exacerbate wildfire risks, or expose people or structures to downstream flooding or landslides. No impacts associated with wildfire are anticipated.

Documentation:

CalFire, Fire Hazard Severity Zone Maps, Shasta County, 2008

Mitigation:

None necessary.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have potential environmental effects which may cause substantial adverse effects on human beings, either directly or indirectly?				X

Discussion:

Based on the analysis undertaken as part of this Initial Study, the following findings can be made:

- a) The project has the potential to degrade wildlife habitat in general due to erosion and sedimentation resulting from grading and construction of project infrastructure. However, the project conditions as identified under *Hydrology/Water Quality* have

been established to reduce potential impacts to a level less than significant.

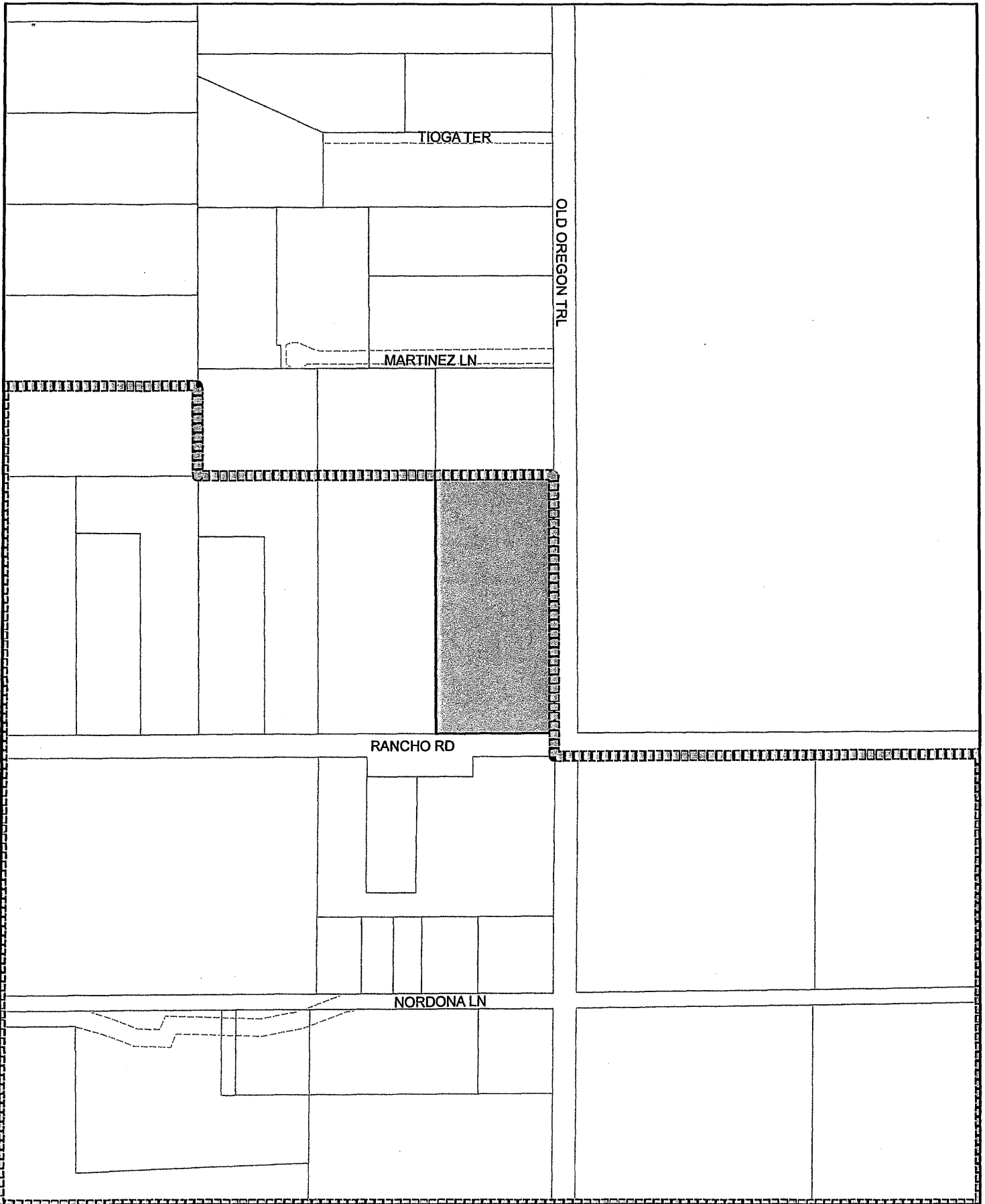
- b) As discussed in Item III, the project will contribute to regionwide cumulative air quality impacts. However, under policy of the *General Plan*, application of Standard Mitigation Measures (SMMs) and Best Available Mitigation Measures (BAMMS) will reduce potential impacts from this project to a level less than significant.
- c) As discussed herein, the project does not have characteristics which could cause substantial adverse effects on human beings, either directly or indirectly.

Documentation:

See all sections above.

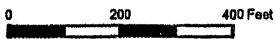
Mitigation:

None necessary.



GIS DIVISION
INFORMATION TECHNOLOGY DEPARTMENT

DATE PRODUCED:
APRIL 5, 2019



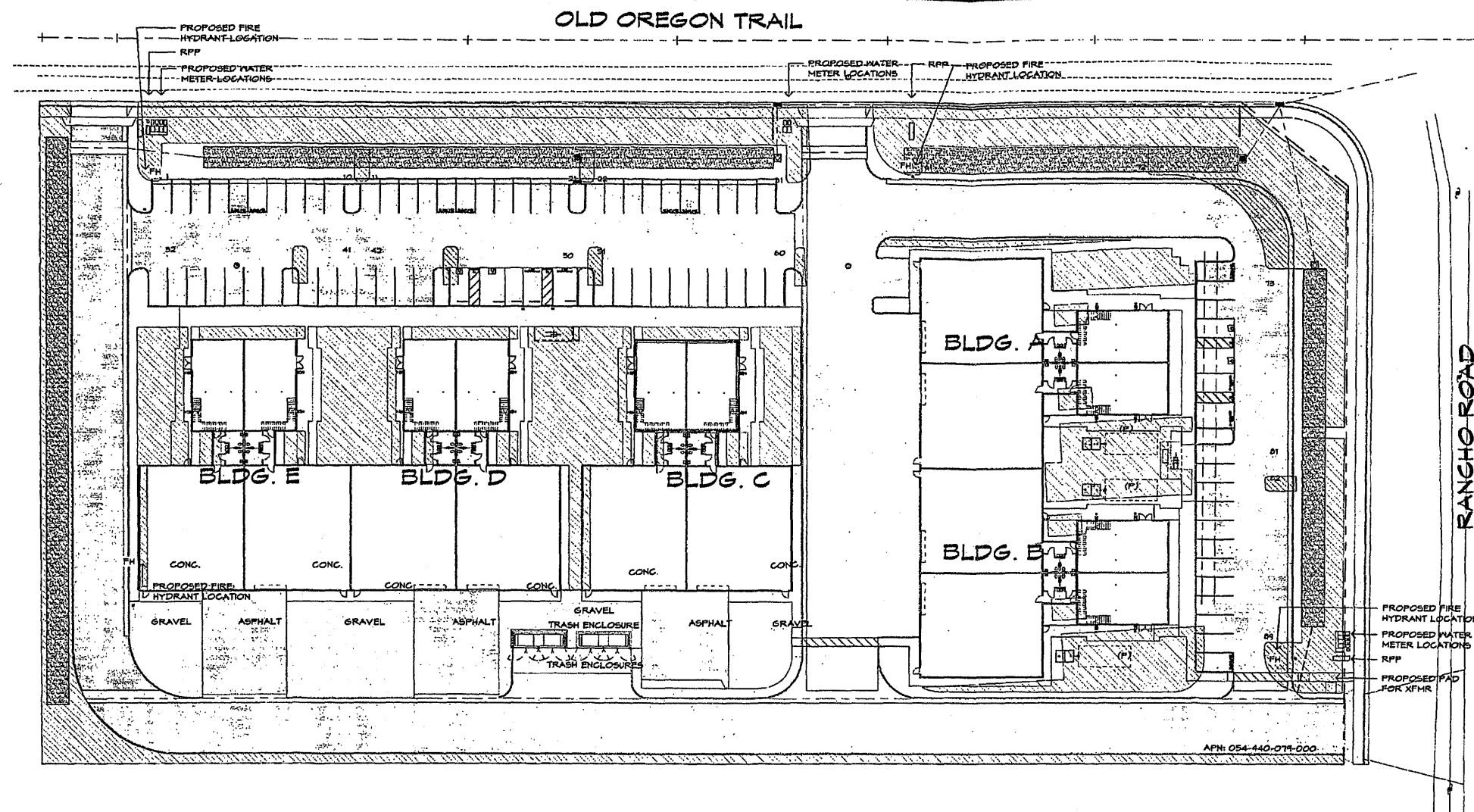
LOCATION MAP

SDP-2019-00625
JAKE MEYERS
3950 RANCHO ROAD
AP# 054-440-079

MTG. DATE:

ITEM:

ATTACHMENT:



lg...
LOCKHEED GROUP, LLC
DEVELOPMENT SERVICES
 3710 ELECTRO WAY
 REDDING, CA, 96002
 PHONE: (530) 223-5837
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REDDING, CALIFORNIA

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NO.	DATE	DESCRIPTION

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 EMAIL: sharrah.john@gmail.com

PROJECT:

3950 Rancho Road
 Redding, CA 96002

DRAWING TITLE:
SITE PLAN

PROJ. NO.:
DATE: 15 MAY 20
SCALE: As Indicated
DRAWN BY:
CHECKED BY:
DATE: MAY 22 2020
SHEET NO.:
AS.1
REVISIONS:
JUN 01 2020
BY:



SITE PLAN

SCALE: 1" = 30'-0"

BUILDING ANALYSIS

PROPOSED BUILDING "A"	
PROFESSIONAL OFFICE SPACE	2,600 SF
WAREHOUSE SPACE	6,000 SF
TOTAL AREA	8,600 SF
PROPOSED BUILDING "B"	
PROFESSIONAL OFFICE SPACE	2,600 SF
WAREHOUSE SPACE	6,000 SF
TOTAL AREA	8,600 SF
PROPOSED BUILDING "C"	
PROFESSIONAL OFFICE SPACE	2,600 SF
WAREHOUSE SPACE	6,000 SF
TOTAL AREA	8,600 SF
PROPOSED BUILDING "D"	
PROFESSIONAL OFFICE SPACE	2,600 SF
WAREHOUSE SPACE	6,000 SF
TOTAL AREA	8,600 SF
PROPOSED BUILDING "E"	
PROFESSIONAL OFFICE SPACE	2,600 SF
WAREHOUSE SPACE	6,000 SF
TOTAL AREA	8,600 SF
TOTAL BUILDING AREA ON SITE	43,400 SF

LEGEND

- AC PAVING
- CONCRETE
- GRAVEL
- LANDSCAPING

PARKING ANALYSIS

PROPOSED BUILDING "A"	
SPACES REQUIRED	
PROFESSIONAL OFFICE SPACE (1/350)	8 SPACES
WAREHOUSE SPACE (1/1250)	5 SPACES
TOTAL REQUIRED SPACES	13 SPACES
PROPOSED BUILDING "B"	
SPACES REQUIRED	
PROFESSIONAL OFFICE SPACE (1/350)	8 SPACES
WAREHOUSE SPACE (1/1250)	5 SPACES
TOTAL REQUIRED SPACES	13 SPACES
PROPOSED BUILDING "C"	
SPACES REQUIRED	
PROFESSIONAL OFFICE SPACE (1/350)	8 SPACES
WAREHOUSE SPACE (1/1250)	5 SPACES
TOTAL REQUIRED SPACES	13 SPACES
PROPOSED BUILDING "D"	
SPACES REQUIRED	
PROFESSIONAL OFFICE SPACE (1/350)	8 SPACES
WAREHOUSE SPACE (1/1250)	5 SPACES
TOTAL REQUIRED SPACES	13 SPACES
PROPOSED BUILDING "E"	
SPACES REQUIRED	
PROFESSIONAL OFFICE SPACE (1/350)	8 SPACES
WAREHOUSE SPACE (1/1250)	5 SPACES
TOTAL REQUIRED SPACES	13 SPACES
TOTAL PARKING SPACES REQUIRED	65 SPACES
ACCESSIBLE PARKING SPACES	9 SPACES
PARKING SPACES	62 SPACES
TOTAL PARKING SPACES PROVIDED	84 SPACES
ACCESSIBLE PARKING SPACES	4 SPACES
PARKING SPACES	85 SPACES

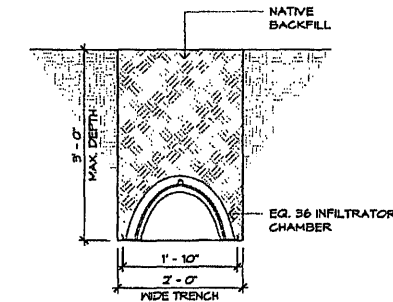
PARKING ANALYSIS (CONT.)

PER 2016 C6BSC 5.106.4
 FOR 5.106.4.1.1 SHORT-TERM BICYCLE PARKING
 84 PARKING SPACES X 5 PERCENT = 4.45
 5 BICYCLE SPACES PROVIDED.

FOR 5.106.4.1.2 LONG-TERM BICYCLE PARKING
 84 PARKING SPACES X 5 PERCENT = 4.45
 5 BICYCLE LOCKERS PROVIDED.

PER 2016 C6BSC TABLE 5.106.5.2 DESIGNATED
 PARKING REQUIRED FOR CLEAN AIR VEHICLES
 8 PARKING SPACES PROVIDED.

PER 2016 C6BSC TABLE 6BSC5.106.5.3.3 NUMBER
 OF REQUIRED EV CHARGING SPACES
 5 CHARGING SPACES PROVIDED.

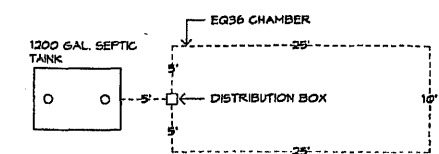


3 LEACH FIELD SECTION
 NO SCALE

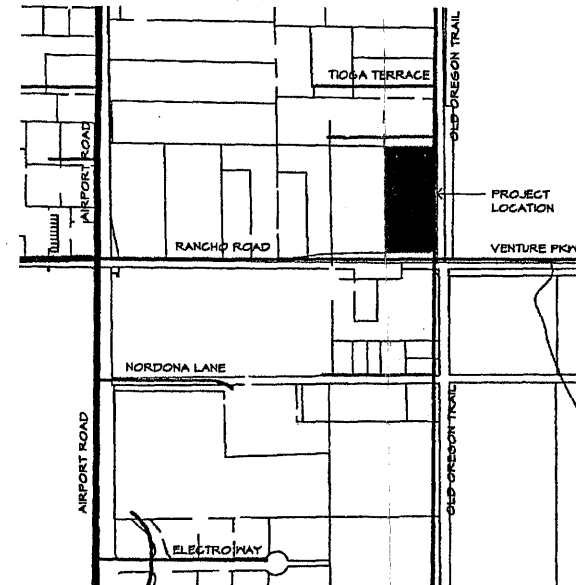
- NOTES:
1. ALL SEPTIC TANKS TO BE 1200 GALLONS.
 2. SEPTIC TANK AND LEACH LINES ARE TO BE SETBACK 10'-0" FROM ALL STRUCTURES.
 3. EXPANSION AREAS WILL NEED A PUMP UNIT FOR FUTURE USE.

LEGEND:

- (P) PROPOSED LEACH LINES FOR CURRENT USE.
- (E) LEACH LINES FOR EXPANSION AREAS.



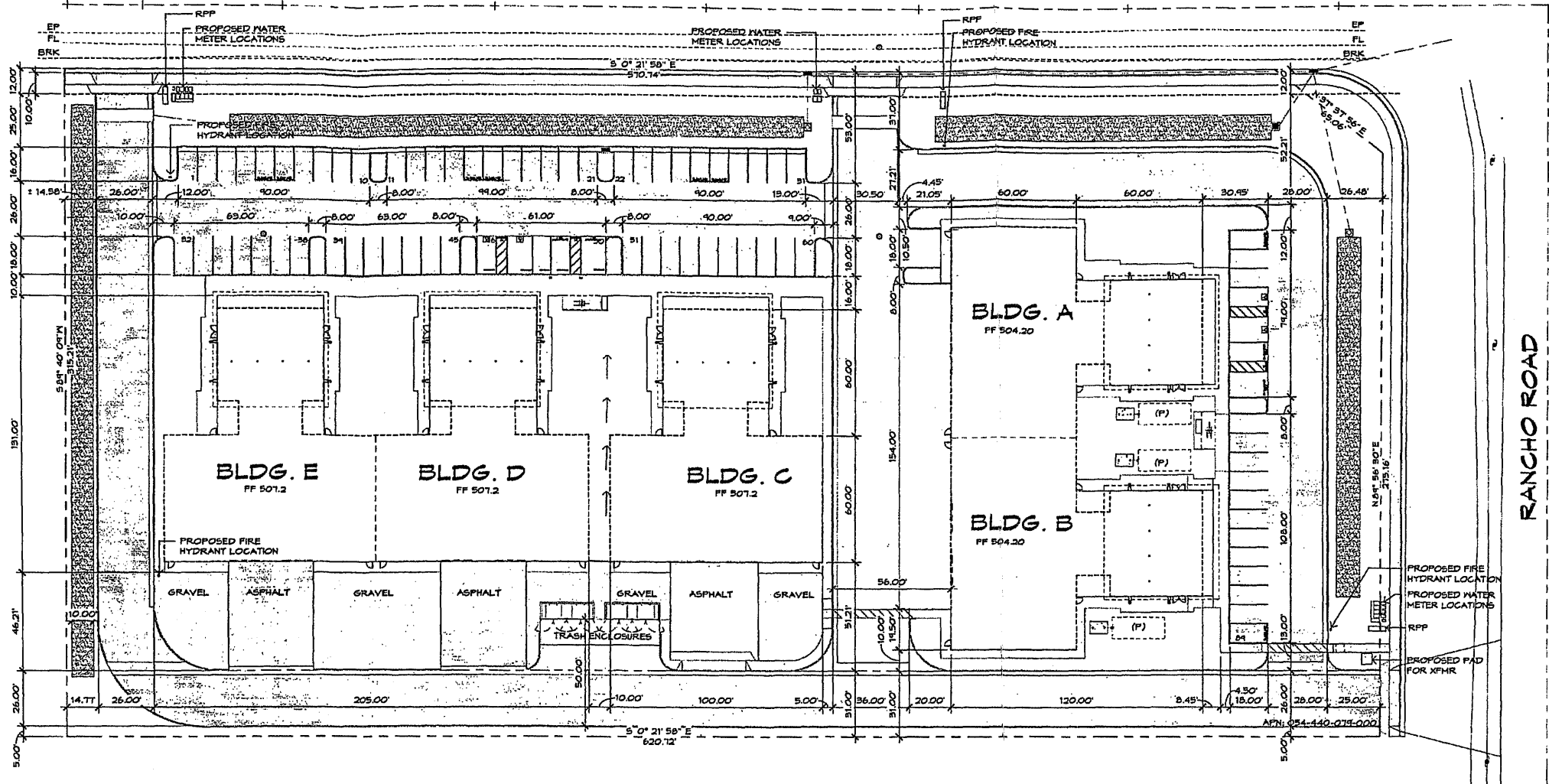
2 TYPICAL LEACH FIELD LAYOUT
 NO SCALE



1 VICINITY MAP
 NO SCALE

PRELIMINARY

OLD OREGON TRAIL



PROJECT LAYOUT PLAN
SCALE: 1" = 30'-0"

lg...
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FAX: (530) 221-7038

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REDDING, CALIFORNIA

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PROJECT LAYOUT PLAN

PROJ. NO.:
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C-1
JUN 01 2020
BY:

PRELIMINARY

RANCHO ROAD

LAST PRINTED: 5/15/2020 12:22:38 AM