



CITY OF REDDING
777 Cypress Avenue, Redding, CA 96001
PO BOX 496071, Redding, CA 96049-6071
cityofredding.gov

MITIGATED NEGATIVE DECLARATION

Permit No. S-2023-00582
State Clearinghouse No. _____

SUBJECT

The River Subdivision

PROJECT DESCRIPTION

Subdivision Map Application S-2023-00582, The River Subdivision, submitted by L&S Redding Development, proposes to subdivide approximately 10.5-acres into 21 single-family residential lots as well as roadways and other supporting infrastructure. Residential lot sizes range from 7,865 square feet to 55,037 square feet. However, the majority of the lot sizes are within the 11,000 square foot to 17,000 square foot range. The project proposes a density of 2.3 units per net developable acre, excluding the area within the Federal Emergency Management Agency (FEMA) floodplain along the Sacramento River.

Lots 1 through 18 are proposed to take access from a public road (Road A) via Wyndham Lane. Road "A" is proposed to be improved with a City standard design for a 56 foot right-of-way including two travel lanes and, curb, gutter, and sidewalk. The remaining three lots (Lots 19 through 21) will have frontage on Wyndham Lane; two of those will be flag lots.

No off-site improvements are proposed. All street and utility improvements will connect to existing systems located adjacent to the project boundaries. The storm drain system would connect to the Sacramento River directly adjacent to the subdivision after any required on-site water treatment.

ENVIRONMENTAL SETTING

The project consists of approximately 10.5 gross acres of land. The site is relatively flat with an elevation of approximately 472 feet above mean sea level (MSL) and primarily composed of annual grassland and scattered patches of valley oak woodland. There is also some riparian habitat along the Sacramento River. The river runs along the eastern boundary of the project site from north to south. The project site is currently vacant and completely surrounded on all other sides with single-family residential development.

FINDINGS AND DETERMINATION

The City of Redding conducted an Initial Study (attached), which determined that the proposed project could have significant environmental effects. Subsequent revisions in the project proposal create the specific mitigation measures identified below. The project, as revised and as agreed to by the applicant, avoids or mitigates the potentially significant environmental effects identified, and the preparation of an Environmental Impact Report will not be required. There is no substantial evidence, in light of the whole record before the City, that the project as revised may have a significant effect on the environment. If there are substantial changes that alter the character or impacts of the proposed project, another environmental impact determination will be necessary.

The project includes measures to mitigate potentially significant impacts of development on biological and cultural resources.

Prior to approval of the project, the lead agency may conclude, at a public hearing, that certain mitigation measures identified in the Mitigated Negative Declaration are infeasible or undesirable. In accordance with CEQA Section 15074.1, the lead agency may delete those mitigation measures and substitute other measures which it determines are equivalent or more effective. The lead agency would adopt written findings that the new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that the measure, in itself, would not cause any potentially significant effect on the environment.

- 1. Based on the whole record (including the Initial Study and any supporting documentation) and the mitigation measures incorporated into the project, the City of Redding has determined that a Mitigated Negative Declaration is appropriate. All potentially significant impacts would be reduced to less than significant.**
- 2. The Mitigated 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.

MITIGATION MEASURES

MM-Bio-1 To the extent practicable, removal of large trees with cavities shall occur before bat maternity colonies form (i.e., prior to March 1) or after young are volant (i.e., after August 15). If construction (including the removal of large trees) occurs during the bat non-volant season (March 1 through August 15), a qualified professional shall conduct a pre-construction survey of the study area to locate maternity colonies and identify measures to protect colonies from disturbance. The preconstruction survey will be performed no more than seven days prior to the implementation of construction activities. If a maternity colony is located within the study area, or adjacent to the study area, a disturbance free buffer shall be established by a qualified professional, in consultation with the California Department of Fish and Wildlife, to ensure the colony is protected from project activities.

MM-Bio-2 If vegetation removal or construction activities will occur during the nesting season for migratory birds and raptors (February 1 through August 31), a qualified biologist shall conduct

a pre-construction survey seven days before construction activities begin. If any candidate, sensitive, or special-status nesting birds are found, the California Department of Fish and Wildlife (CDFW) will be notified and consulted. An appropriate buffer, as determined by the CDFW and the qualified biologist, will be placed around the nest until the young have fledged. If construction activities cease for a period greater than seven days, additional preconstruction surveys will be required.

MM-CR-1 At time of development, the boundary of “Wyndham 1,” as discussed in the Cultural Resources Inventory Survey by Gallaway Enterprises dated March 21, 2023, shall be accurately located through survey by a qualified professional archaeologist. Geotechnical cloth shall be placed over “Wyndham 1”, and soil fill material compacted to an elevation of at least 12-inches above the ground surface. Soil importation and placement shall be accomplished with a rubber-tired front loader, utilizing a limited path which would minimize any natural soil disturbance. A qualified professional archaeologist shall be present to monitor and direct the placement of both the geotechnical cloth and the imported fill to minimize disturbances within the site boundary. Additionally, once the final residence footprint is located, then additional fill material shall be placed upon the already imported and compacted soils, bringing the elevation of the house pad to approximately 20-inches above the original ground surface.

MM-CR-2 A qualified professional archaeologist shall monitor the excavation of the storm drain discharge pipe trench proposed to be installed approximately 45-feet south of “Wyndham 1” to ensure that any resources inadvertently identified during ground disturbance are offered adequate evaluation opportunities.

PUBLIC REVIEW DISTRIBUTION

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

- State Clearinghouse
- Shasta County Clerk
- U.S. Army Corp of Engineers, Redding
- California Department of Fish and Wildlife, Redding
- Central Valley Regional Water Quality Control Board, Redding
- California Native Plant Society, Shasta County
- Shasta Environmental Alliance
- Redding Rancheria
- Wintu Tribe of Northern California
- Paskenta Tribe of Nomlaki Indians
- All property owners within 300 feet of the property boundary
- Applicant
- Property Owner, if not applicant
- Representative
-

PUBLIC REVIEW

(X) Draft document referred for comments November 6, 2023.

() No comments were received during the public review period.

- () Comments were received but did not address the draft Mitigated 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 Mitigated 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).

The draft Mitigated Negative Declaration, Initial Study, Mitigated Negative Declaration, and other information concerning the project are available for public review Monday through Friday from 8:00 a.m. to 3:00 p.m., at the Planning Division of the Development Services Department, City of Redding, 777 Cypress Avenue, Redding, CA 96001 and online on the City Planning Projects page of the Planning website at: www.cityofredding.gov. If you have any questions or wish to submit comments, please contact Danny Castro, Assistant Planner, at dcastro@cityofredding.org, or by telephone at (530) 225-4471.



Lily Toy, Planning Manager

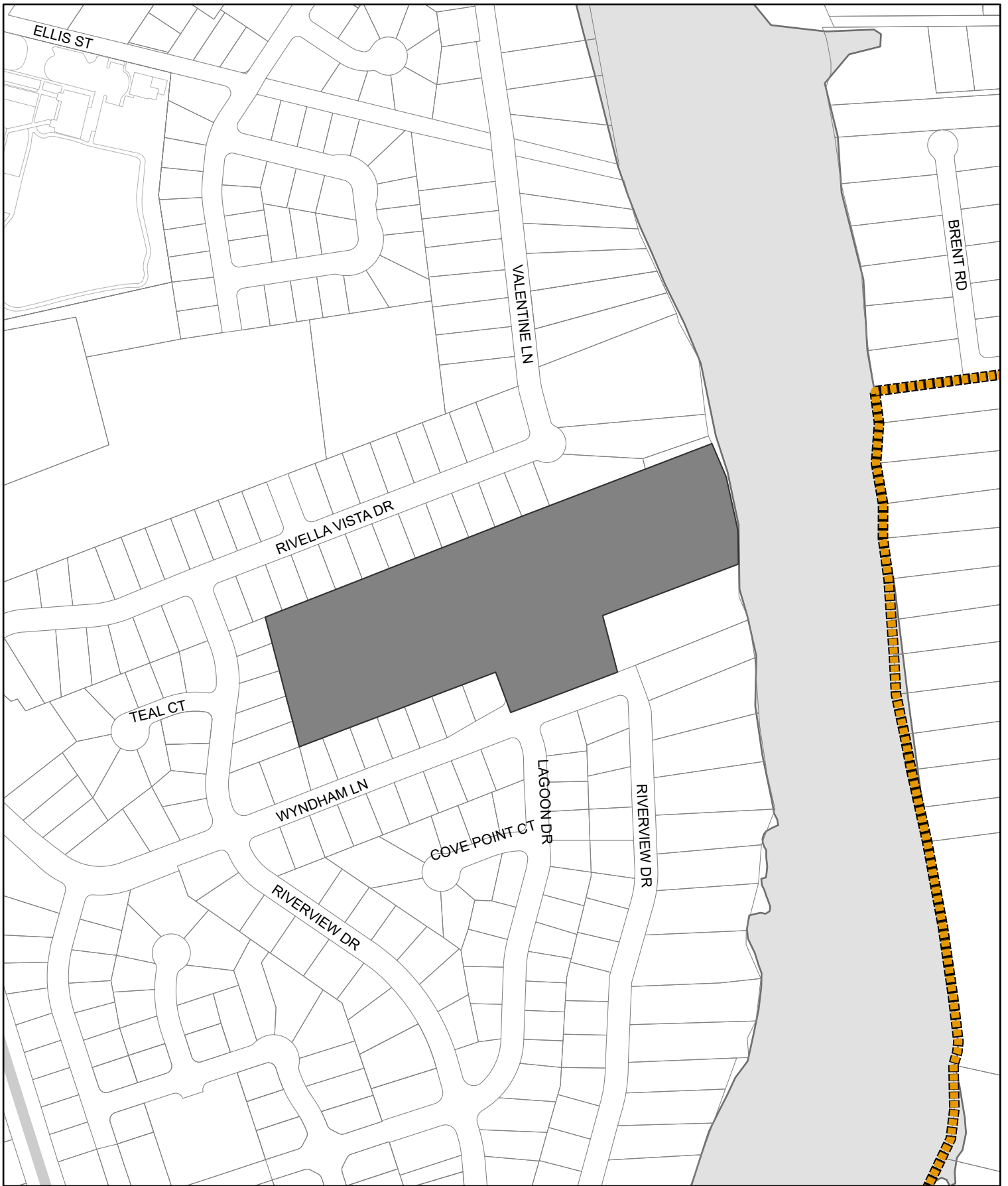
November 6, 2023

Date

Date of Final Report

Attachments:

- A. Location map
- B. Initial Study
- C. Mitigation Monitoring Program



	GIS DIVISION INFORMATION TECHNOLOGY DEPARTMENT	LOCATION MAP S-2023-00582 THE RIVER SUBDIVISION 2980 WYNDHAM LANE AP# 048-500-048	MTG. DATE:
	DATE PRODUCED: APRIL 12, 2023		ITEM:
			ATTACHMENT:

ENVIRONMENTAL INITIAL STUDY

INITIAL STUDY CHECKLIST References and Documentation The River Subdivision

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

November 6, 2023

CITY OF REDDING

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** The River

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:** Danny Castro, (530) 225-4471

4. **Project Location:** 2980 Wyndham Lane

5. **Applicant's Name and Address:** L&S Redding Development, LLC
PO Box 496028
Redding, CA 96049

Representative's Name and Address: Sharrah Dunlap Sawyer
320 Hartnell Avenue
Redding, CA 96002

6. **General Plan Designation:** 3.5 to 6 Units per Acre

7. **Zoning:** "RS-3.5" Residential Single-Family

8. **Description of Project:**

Subdivision Map Application S-2023-00582, submitted by L&S Redding Development, LLC, proposes to subdivide approximately 10.5 acres into 21 single-family residential lots as well as roadways and other supporting infrastructure to create the River Subdivision. Residential lot sizes range from 7,865 square feet to 55,037 square feet. However, the majority of the lot sizes are within the 11,000 square foot to 17,000 square foot range. The project proposes a density of 2.3 units per net developable acre, excluding the area within the Federal Emergency Management Agency (FEMA) floodplain along the Sacramento River.

Lots 1 through 18 are proposed to take access off a public road (Road A) via Wyndham Lane. Road "A" is proposed to be improved with a City standard design for a 56-foot right-of-way including 2 travel lanes and, curb, gutter, and sidewalk. The remaining 3 lots (Lots 19 through 21) will have frontage on Wyndham Lane with two being flag lots.

No off-site improvements are proposed. All street and utility improvements will connect to existing systems located adjacent to the project boundaries. The storm drain system would connect to the Sacramento River directly adjacent to the subdivision after any required on-site water treatment.

9. **Surrounding Land Uses and Setting:**

The project consists of approximately 10.5 gross acres of land. The site is relatively flat with an elevation of approximately 472 feet above mean sea level (MSL) and primarily composed of annual grassland and scattered patches of valley oak woodland with some riparian habitat. The Sacramento River runs along the eastern boundary of the project site from north to south. The project site is currently vacant and completely surrounded on all other sides with single family residential development.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**
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, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

The Redding Rancheria and the Wintu Tribe of Northern California were noticed about this project and the preparation of its associated initial study. No California Native American tribes requested consultation pursuant to Public Resources Code section 21080.3.1.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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
X	Biological Resources	X	Cultural Resources	X	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 Danny Castro at (530) 225-4471.



Danny Castro, Assistant Planner
Development Services Department

November 6, 2023

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
- 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

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 – Tentative Subdivision Map

Attachment B – *Biological Resource Assessment*, Gallaway Enterprises, March 2023 (on file in the Development Services Department, Planning Division)

Attachment C – *Draft Delineation of Aquatic Resources*, Gallaway Enterprises, March 2023 (on file in the Development Services Department, Planning Division)

Attachment D – *Amended Tree Inventory Assessment Report*, McEntire Associates, July 26, 2023 (on file in the Development Services Department, Planning Division)

Attachment E – *Gallaway Response to California Department of Fish and Wildlife (CDFW)*, Gallaway Enterprises, September 26, 2023 (on file in the Development Services Department, Planning Division)

Attachment F – *Cultural Resources Inventory Survey*, Gallaway Enterprises, March 21, 2023 (on file in the Development Services Department, Planning Division)

Attachment G – Letters sent to Redding Rancheria and the Wintu Tribe of Northern California, April 24, 2023 (on file in the Development Services Department, Planning Division)

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 publicly 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 project would be consistent in height with buildings 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 the 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. It would not conflict with applicable zoning and other regulations governing scenic quality.
- d) The project would generate light that is customary for residential development and comply with the Zoning Ordinance light standards. 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. <u>AGRICULTURE RESOURCES:</u> <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 Reiff fine sandy loam, 0 to 3 percent slopes, Reiff gravelly fine sandy loam, deep, 0 to 3 percent slopes, and Cobbly alluvial land 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 with crops within the past three years, which is not the case. According to the General Plan 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 contain soils that are prime for agricultural production. The project site is not under Williamson Act contract and does not contain forest land, or timberlands. The project would not convert or rezone any farmland to non-agricultural use, or any forest land 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: <i>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:</i>	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 a residential development 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) 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 the SMMs and the application of Best Available Mitigation Measures for NOx emissions as outlined below would reduce the project's potential air quality impacts to a level less than significant.

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 truck 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 homes (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>

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		
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

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
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:

The information below is based on the survey results documented in the Biological Resource Assessment and the Draft Delineation of Aquatic Resources Delineation Studies prepared by Gallaway Enterprises for the project in March of 2023.

a) Plants

The eastern portion of the site and small areas scattered throughout the site are composed of valley oak woodlands. These widely scattered but sparsely occurring on-site woodlands are characterized by an overstory of primarily valley oaks (*Quercus lobata*) and willow (*Salix*) species in the riparian zone.

The eastern border of the site adjacent to the Sacramento River is composed of a valley foothill riparian habitat characterized by an overstory of primarily cottonwood (*Populus fremontii*), California sycamore (*Platanus racemose*), and valley oak (*Quercus lobata*). Subcanopy trees are white alder (*Alnus rhombifolia*), boxelder (*Acer negundo*), and Oregon ash (*Fraxinus latifolia*). Typical understory shrub layer plants include wild grape, wild rose, California blackberry, blue elderberry, poison oak, buttonbrush, and willows. The herbaceous layer consists of sedges, rushes, grasses, miner's lettuce, douglas sagewort, poison-hemlock, and hoary nettle. The river substrate is composed of cobble and mud, and some vegetation within the banks including cottonwood (*Populus fremontii*), himalayan blackberry (*Rubus armeniacus*), common horsetail (*Equisetum arvense*), and scattered willows (*Salix* sp.).

Annual grassland makes up the majority of the remainder of the site, and also makes up the herbaceous layer of oak-foothill pine woodland found throughout the site. Species observed in the on-site annual grassland include miner's lettuce (*Claytonia perfoliata*), common vetch (*Vicia sativa*), soft chess (*Bromus hordeaceus*), wall barley (*Hordeum murinum*), broadleaf filaree (*Erodium botrys*), field mustard (*Brassica rapa*), and himalayan blackberry (*Rubus armeniacus*).

The Biological Resource Assessment, which included a protocol-level rare plant survey, concluded that no special-status plant species were observed within the site and that there is no potential for special-status plants to occur. Early consultation with the California Department of Fish and Wildlife representative concurred with this finding. Since the project would have no effect on federal or state listed plant species or their habitats, no mitigation measures are proposed.

In addition, no wetland features or wetland indicators were observed within the project site, although the Sacramento River was identified as "other waters of the United States" (OW). The project would avoid the Sacramento River entirely and there would be no impacts to upstream or downstream aquatic resources. General construction related water-quality concerns would be addressed through the implementation of the site-specific Storm Water Pollution Prevention Plan (SWPPP) and erosion control Best Management Practices required by the City.

Animals

The project site contains or is directly adjacent to potentially suitable habitat for special-status wildlife, including Central Valley spring-run Chinook salmon, Sacramento River winter-run Chinook salmon, California Central Valley steelhead, green sturgeon,

Pacific lamprey, Pallid bat, Townsend's big eared bat, purple martin, bald eagle, and for avian species protected under the Migratory Bird Act.

Green sturgeon, Chinook, and steelhead are known to occur in the Sacramento River. Pacific lamprey may also occur. The portion of the Sacramento River where the project occurs is used predominately as a migration corridor for adult and juvenile green sturgeon, Chinook and steelhead to reach northerly spawning grounds and facilitate outward migration, but there is potential for spawning to occur. It is also potentially used by juvenile Chinook as an area for refugia during the wet/winter season. It is unknown if juvenile green sturgeon rear or occupy the Redding reach of the Sacramento River. It is also unknown if there is suitable holding habitat for Central Valley spring-run Chinook salmon. It is known that green sturgeon, Chinook and steelhead use this portion of the Sacramento River for migration. No development within the riparian area of the Sacramento River is proposed; development is required to be setback 75 feet from the riparian boundary and 150 feet from top of bank. This setback area, or waterway corridor, is also required to be put into an open space easement with the final map. Therefore, the project is expected to have no impact on fish species. However, although not positively identified onsite, special-status bat and bird species have the potential to be affected by development of the project site. This is considered a potentially significant impact. Implementation of Mitigation Measures Bio-1 and Bio-2 below would reduce or eliminate project-associated impacts to special-status wildlife species to less than significant.

- b, c) Riverine habitat is characterized by intermittent or continually running water. The Sacramento River flows north to south at the eastern edge of the project site. This river provides aquatic habitat throughout the year. Its substrate is composed of cobble and mud, and some vegetation within the banks including cottonwood (*Populus fremontii*), Himalayan blackberry (*Rubus armeniacus*), common horsetail (*Equisetum arvense*), and scattered willows (*Salix* sp.). Along with functioning as habitat for fishes and other aquatic species, riverine habitat provides food for waterfowl, herons (*Ardeidae* sp.), and many species of insectivorous birds, hawks, and their prey. Based on the results of the draft Delineation of Waters of the United States prepared for the project site by Gallaway Enterprises, the Sacramento River is most likely the only jurisdictional feature within the project site. No on-site wetlands were identified.

The Sacramento River is designated as critical habitat for Sacramento River winter-run chinook salmon, Central Valley springrun chinook salmon, green sturgeon, and California Central Valley steelhead. The Sacramento River within the project site is also designated as essential fish habitat for Chinook Salmon species.

Valley Foothill Riparian habitat within the project site may qualify as a sensitive natural community. This habitat appears to have been relatively undisturbed and has grown and spread along the bank of the Sacramento River. However, this habitat is outside of the area proposed for development and will not be impacted. According to a memo from Gallaway Enterprises in response to early consultation with CDFW, the Valley Oak Woodland habitat within the area of the site proposed for development does not meet the CDFW definition of a sensitive natural community. Invasive species are present within the site, there has been regular mowing of the site for decades, the site is surrounded by urbanization, and potentially naturally occurring valley oak woodland habitat has been removed or disturbed by residential development. Because there are currently no CDFW-designated sensitive natural communities within the project site and there will be no impacts to potentially qualifying valley foothill riparian habitat, impacts to sensitive natural communities would be less than significant.

The project will avoid the Sacramento River entirely and there will be no impacts to upstream or downstream aquatic resources and the Biological Resource Assessment concluded that there are no CDFW-designated sensitive natural communities within the project site. General construction related water-quality concerns will be addressed through the implementation of the site-specific Storm Water Pollution Prevention Plan (SWPPP) and erosion control Best Management Practices. Thus, no impact to any riparian habitat or other sensitive natural community would occur and no mitigation is required.

- d) The project site is surrounded by existing development to the north, west, and south with the Sacramento River on the east. The project would not develop in or within the waterway corridor setback of the river, thus leaving any functioning of the river as a wildlife corridor intact. The remainder of the site does not serve as a wildlife movement corridor as it does not link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human development. The site contains trees that could be used for nesting migratory birds and bats. Although no special status bird or bat species were observed on the project site during the protocol level field survey, the potential for the project to interfere with an established native resident, migratory wildlife, or native wildlife nursery site is considered a potentially significant impact. Mitigation measures Bio-1, Bio-2, bring those impacts to less than significant.

- e) The City has adopted a Tree Management Ordinance (Chapter 18.45 of the RMC) that promotes the conservation of mature, healthy trees in the design of new development. The ordinance also recognizes that the preservation of trees will sometimes conflict with necessary land-development requirements. The City's General Plan EIR further acknowledges that preservation of native trees will sometimes conflict with normal land development and that implementation of the General Plan will ultimately set aside over 7,000 acres of open space, much of which contains oak habitat. But efforts must still be made to retain existing trees if reasonably possible, and to sufficiently plant new trees in the context of the new development. A tree survey is required to identify natural trees and tree groups most suitable for preservation or "candidate trees/groups." Where all identified candidate trees/groups cannot be preserved, the set-aside of a natural area or areas within a project site that is particularly suitable for the planting, retention, and/or natural regeneration of trees is considered to be a desirable means of accomplishing the goals of the ordinance.

An Amended Tree Inventory Assessment Report (arborist report) was prepared for the project by McEntire Associates dated July 26, 2023. The tree study identified 3 ash, 1 black oak, 1 cherry plum, 1 deodar cedar, 2 fig, 2 ghost pine, 3 live oak, 4 pecan, 2 privet, 1 redwood and 47 valley oak for a total of 68 trees that measured over 6-inches in diameter at breast height. Trees outside of the proposed development along the Sacramento River were not surveyed as they are not in the project area.

The report concluded that, overall, the trees evaluated for risk assessment are either dead, dying, diseased, or in poor, deteriorating health. Four trees scored good: 2 pecan, 1 redwood, and 1 valley oak, but still had dead dying limbs. Twenty-six trees scored fair; however, nearing a poor state, thirty-six trees scored an eleven or below, representing their indigent condition, and two scored dead and diseased, representing the trees' nonviable state. Although several trees scored fair or nearing, the report also concluded there is a fundamental expectation that the trees will only survive for up to five years post- development. Although less than 20 trees are proposed to be removed, the survey recommends that no trees be formally designated as candidate trees to be saved. Accordingly, City of Redding staff is not recommending the designation of any trees to be candidate trees. Therefore, with the set-aside area along the Sacramento River, the removal of other site trees would be considered a less than significant impact and would not conflict with local Tree Management Ordinance.

- f) No habitat conservation plans or other similar plans have been adopted for the area of the project site proposed for development. 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
Biological Resource Assessment, Gallaway Enterprises, March 2023
Draft Delineation of Aquatic Resources, Gallaway Enterprises, March 2023
Amended Tree Inventory Assessment Report, McEntire Associates, July 26, 2023
Gallaway Response to California Department of Fish and Wildlife (CDFW), Gallaway Enterprises, September 26, 2023

Mitigation:

MM-Bio-1 To the extent practicable, removal of large trees with cavities shall occur before bat maternity colonies form (i.e., prior to March 1) or after young are volant (i.e., after August 15). If construction (including the removal of large trees) occurs during the bat non-volant season (March 1 through August 15), a qualified professional shall conduct a pre-construction survey of the study area to locate maternity colonies and identify measures to protect colonies from disturbance. The preconstruction survey will be performed no more than 7 days prior to the implementation of construction activities. If a maternity colony is located within the study area, or adjacent to the study area, a disturbance free buffer shall be established by a qualified professional, in consultation with the California Department of Fish and Wildlife to ensure the colony is protected from project activities.

MM-Bio-2 If vegetation removal or construction activities will occur during the nesting season for migratory birds and raptors (February 1 through August 31), a qualified biologist shall conduct a pre-construction survey 7 days before construction activities begin. If any candidate, sensitive, or special-status nesting birds are found, the California Department of Fish and Wildlife (CDFW) will be notified and consulted. An appropriate buffer, as determined by the CDFW and the qualified biologist, will be placed around the nest until the young have fledged. If construction activities cease for a period greater than 7 days, additional preconstruction surveys will be required.

V. CULTURAL RESOURCES: <i>Would the project:</i>	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		
c) Disturb any human remains, including those interred outside of dedicated cemeteries?				X

Discussion

a-c) A cultural resources inventory survey was conducted by Gallaway Enterprises for the project site. This included a records search at the Northeast Information Center of the California Historical Resources Information System, consultation with the Native American Heritage Commission and interested Native American representatives, and a pedestrian survey of the project site.

Disturbance to the ground surface is generally consistent throughout the site and has resulted, primarily, from decades of farming and ranching activities, disturbances associated with the construction of an ancillary building associated with a 1973 residence (located off-site) and utilities. Records dating as far back as 1946 show that no buildings or structures were located on the project site until after 1973, at which time a small ancillary shed was installed within the southeastern portion of the site. Although no evidence of historic-era resources was observed within the project site, one prehistoric resource was identified during the investigation. This resource was documented and assigned the temporary designation, “Wyndham 1.” The survey finds that Wyndham 1 could have archeological significance. Furthermore, while not performed during the survey, subsurface evaluation in the area of Wyndham 1 could unearth additional historical and/or archeological resources. Therefore, development in the area could substantially change a historical or archaeological resource and is considered to be a potentially significant impact. Implementation of Mitigation Measures MM-CR-1 and MM-CR-2 below would reduce or eliminate project-associated impacts to cultural resources to less than significant.

Documentation:

- City of Redding General Plan Background Report, 1998*
- City of Redding General Plan Final Environmental Impact Report, 2000, SCH #1998072103*
- Cultural Resources Inventory Survey, Gallaway Enterprises, March 21, 2023*

Mitigation:

MM-CR-1 At time of development, the boundary of “Wyndham 1,” as discussed in the Cultural Resources Inventory Survey by Gallaway Enterprises dated March 21, 2023, shall be accurately located through survey by a qualified professional archaeologist. Geotechnical cloth shall be placed over “Wyndham 1”, and soil fill material compacted to an elevation of at least 12-inches above the ground surface. Soil importation and placement shall be accomplished with a rubber-tired front loader, utilizing a limited path which would minimize any natural soil disturbance. A qualified professional archaeologist shall be present to monitor and direct the placement of both the geotechnical cloth and the imported fill to minimize disturbances within the site boundary. Additionally, once the final residence footprint is located, then additional fill material shall be placed upon the already imported and compacted soils, bringing the elevation of the house pad to approximately 20-inches above the original ground surface.

MM-CR-2 A qualified professional archaeologist shall monitor the excavation of the storm drain discharge pipe trench proposed to be installed approximately 45-feet south of “Wyndham 1” to ensure that any resources inadvertently identified during ground disturbance are offered adequate evaluation opportunities.

VI. Energy: <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 residential living, such as lighting, heating, and cooling is expected to be less than significant due to the 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: <i>Would the project:</i>	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	

<u>VII. GEOLOGY AND SOILS:</u> <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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) 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. Although a portion of the site falls within the 100-year floodplain of the Sacramento River, that area is not developable per the City of Redding Municipal Code. All buildings will be required to be setback 30-feet from the FEMA floodline.

b, d) The project site contains three primary soil classifications: Reiff fine sandy loam, 0 to 3 percent slopes, Reiff gravelly fine sandy loam, deep, 0 to 3 percent slopes, and cobbly alluvial land. Reiff fine sandy loam, 0 to 3 percent slopes is well drained and has moderately rapid permeability. Reiff gravelly fine sandy loam, deep, 0 to 3 percent slopes is similar to Reiff fine sandy loam, 0 to 3 percent except that very gravelly sand is at a depth of more than 60 inches and the content of gravel is 15 to 35 percent in the surface layer. It is well drained with moderately rapid permeability in the upper part and very rapid permeability in the very gravelly sand substratum. Runoff is slow and the hazard of erosion is none to slight. Cobbly alluvial land consists of very gravelly, very cobbly, or very stony course textured alluvium. It is excessively drained and has very rapid permeability. Runoff is very slow and the hazard of erosion and deposition is moderate. Neither Reiff fine sandy loam, Reiff gravelly fine sandy loam, nor cobbly alluvial land are considered to be expansive soils. No substantial direct or indirect risks to life or property due to the presence of expansive soils are expected.

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.

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 does not involve the use of septic tanks or alternative wastewater disposal. No impact has been identified.
- f) No unique geologic features, fossil-bearing strata, or paleontological sites are known to exist on the project site. No impact is anticipated.

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.

On a larger scale, the City of Redding's General Plan acknowledges that land use decisions have an impact on climate and air quality. Land use decisions that result in low or very low density on the periphery of the community increase the amount of vehicle-miles traveled (VMT), which increases vehicle emissions. In response to this impact, the City's *General Plan* includes a number of goals and policies in the Community Development and Design Element, Transportation Element, and Housing Element that promote a compact urban form and encourage infill development, advocate higher housing density, and ensure connectivity to citywide bikeways and pedestrian plans. The goal of these policies is to reduce VMT, which also reduces emissions and reduces a wide variety of air quality impacts. Since automobiles are considered a major source of GHG emission, each vehicle trip reduced also reduces GHG emissions.

- b) The project would not conflict with any applicable plan, policies, or regulations adopted to reduce GHG emission. As noted, in "a" above, the project is in conformance with the City's air quality policies and thresholds, and with state guidelines and regulations, and Standard Mitigation Measures listed in Section III Air Quality, above. The proposed project would have no impact on any plans, policies, or regulations related to GHG emissions.

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.

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	

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
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 directly 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 a residential subdivision 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) While the project site is located within two miles of the Benton Airpark, it is outside of any airport clear zones as well as being over one mile away from the airport’s 55 decibel noise contour. Due to its distance from Benton Airpark, the project would not result in a safety hazard or excessive noise for people residing or working in the project area with regards to airport proximity and there would be no significant impact on public safety.
- f) The project does not involve a use or activity that could interfere with emergency-response or emergency-evacuation plans for the area.
- g) The project site is located outside of the very high fire hazard severity zone and proposes to develop the majority of the area associated with wildlands on the site. The majority of the site has been disturbed in the past and is surrounded on three sides by developed residential lots. Furthermore, the project will need to comply with all fire safety regulations included in the standard conditions of approval and in the City of Redding Municipal Code. The project is expected to have a less than significant wildland fire-hazard potential.

Documentation:

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

Mitigation:

None necessary.

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
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:				
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	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Discussion:

- a) Since the project would be served by City sanitary sewer service, the project would not involve any permitted discharges of waste material into ground or surface waters. 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 municipal water service for domestic uses and fire protection. The proposed project would have no significant impact on groundwater supplies or groundwater recharge.
- c) The project is subject to standard requirements discussed under Section VII., *Geology and Soils*. 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.

City of Redding Policy 1806 requires that subdivision developments maintain the existing pre-development peak runoff rates during a 10-, 25-, and 100-year storm event. In the case of development with close proximity to the Sacramento River, it is advantageous for the peak flow from the development to leave the site before the peak flow from the Sacramento River occurs. Detention could cause the peak flow leaving the site to coincide with the peak flow in the River, thus increasing peak flows

downstream. Allowing the peak flow from the site is optimal as it meets the goal of maintaining existing predevelopment rates of runoff during storm events. Areas directly adjacent to the river would naturally drain to the river with little to no time for the ground and environment to naturally detain the run-off.

- d) While a portion of the site is in the flood plain of the Sacramento River, the area planned for development is not in a flood hazard zone. The project site is not located in a tsunami or seiche zone.
- e) The project would not conflict with a water quality control plan or 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 06089C1545G, dated March 17, 2011
 City of Redding Storm Drain Master Plan, Montgomery-Watson Engineers 1993

Mitigation:

None necessary.

XI. LAND USE AND PLANNING: <i>Would the project:</i>	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.
- 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 land use plan, policy, or regulation adopted 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: <i>Would the project:</i>	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) Due to the nature of the project as a residential subdivision, 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.

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 to neighboring properties is considered less than significant.

c) The project is not located within the vicinity of a private airstrip or airport, is not in an airport land use plan. While it is within two miles of Benton Airpark, the project is well outside of its 55-decibel noise contour.

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 (<i>for example, by proposing new homes and businesses</i>) or indirectly (<i>for example, through extension of roads or other infrastructure</i>)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Discussion:

a, b) The project would create opportunity for the construction of new homes as planned and anticipated by the Redding *General Plan*. The project is similar in character to that of the surrounding area. The project would not induce unplanned population growth and does not propose the extension of any new roads or utilities not anticipated by the *General Plan*. The project does not displace people or housing as the site is vacant. The project will be providing housing.

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 located in the Redding Elementary School District and the Shasta Union High School District and may contribute to the total student enrollment in these districts. However, a school-facility impact (in-lieu) fee exists, as provided under State law that is paid prior to the issuance of a building permit for each residential unit to address school-facility funding necessitated by the effects of growth citywide.

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. The project is subject to Chapter 16.20 of the Redding Municipal Code, which requires new residential development to pay a citywide park and recreation-facilities impact fee calculated to mitigate a project’s fair share of cumulative impacts to the City’s parks and recreation infrastructure based upon improvements necessary to accommodate new development under the City’s General Plan. See discussion under Item XVI (Recreation) below.

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 will not cause a physical deterioration of an existing recreation facility or cause an adverse physical impact associated with a new recreation facility. Chapter 17.42 of the City’s Subdivision Ordinance, *Park and Recreational Land Dedications and In-Lieu Fees*, requires that as a condition of approval of a tentative map, a subdivider shall either dedicate land or pay a fee in lieu thereof for park or recreation purposes. In accordance with state subdivision law, only projects containing 50 or more lots may be *required* to dedicate land for park development. The proposed subdivision would not meet that threshold.
- 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: <i>Would the project:</i>	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) Access to the subdivision would be derived from Wyndham Lane. While the additional development would normally trigger additional improvements along a large segment of Wyndham Lane, these improvements are already required of and bonded for with the neighboring Rio subdivision. The City's Traffic Engineer has determined that the number of average vehicle trips that would be generated with development of the project would not trigger any requirements in addition to what is already required by that neighboring project.
- b) The potential for the project to conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b) was evaluated based the project's anticipated Vehicle Miles Traveled (VMT). Senate Bill (SB) 743 established VMT as the metric to be applied for determining transportation impacts associated with development projects. Like many other jurisdictions in California, the City of Redding has not yet adopted a policy or thresholds of significance regarding VMT so the project-related VMT impacts were assessed based on guidance provided by the California Governor's Office of Planning and Research (OPR) in the publication *Technical Advisory on Evaluating Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory, 2018*. This document identifies several criteria that may be used by jurisdictions to identify certain types of projects that are unlikely to have a VMT impact and can be "screened" from further VMT analysis. Additionally, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than significant transportation impact. As stated above, the City's Traffic Engineer has determined that the number of average vehicle trips that would be generated with development of the project would not have the potential to cause a significant impact. The project would not conflict with any program, plan, ordinance, or policy addressing the circulation system. Therefore, the project will not conflict with CEQA guidelines section 15064.3(b).
- c) The new street proposed with the project does not include sharp curves or dangerous intersections. Such hazardous design features are not proposed by or required from the project. The site is in an area zoned for residential development. The entering and exiting of vehicles such as cars, pickup trucks, and recreational vehicles is an existing condition that is expected for this area. No significant increase in transportation related hazards is expected.
- d) Access to the site is provided by way of Wyndham Lane. The Redding Fire Marshal has deemed this to be adequate access for emergency vehicles and fire protection.

General Plan Health and Safety Policies HS4J and HS4I generally require that residential neighborhoods having 50 or more dwelling units have at least two points of public-street access and that cul-de-sac or dead-end street lengths not exceed 600 feet. The project is under the 50-lot threshold for a second access. While it has a dead-end street with a length of approximately 720- feet, new requirements for mandatory fire sprinkler installation in all new residential units negates the need for the 600-foot threshold. Therefore, the project complies with *General Plan* Policy.

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.

<u>XVIII. TRIBAL CULTURAL RESOURCES:</u> <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
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) The California Register of Historical Resources and survey records of Shasta County maintained at the Northeast Information Center were consulted and evaluated as a part of a Cultural Resources Inventory Survey completed by Genisis Society for the project. The report concludes that, apart from “Wyndham 1” as discussed under Item V (Cultural Resources), no historic properties, significant historical resources, or unique archaeological resources are located within the project site and does not identify the project site as being listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources.

However, the survey does recommend Wyndham 1 for eligibility for inclusion on the National Register of Historic Places as a prehistoric cultural resource since it has the potential, with further investigation, to yield information important in prehistory or history. Archaeological sites containing buried cultural deposits related to Native American use typically document protracted habitation and/or performance of a range of domestic activities. For these reasons, further research at such sites frequently has the potential to expand the understanding of local and regional prehistory in various research domains. Such sites are therefore routinely considered significant cultural resources under Criterion d) in Public Resources Code Section 15064.5. Mitigation Measures MM-CR-1 and MM-CR-2 in place, as discussed in the Cultural Resources section of this initial study address this potentially significant issue. Lead Agency staff, however finds that this project would not cause a substantial adverse change in the significance of a potential tribal cultural resource.

- b) Consultation was undertaken with the Native American Heritage Commission (NAHC) regarding sacred land listings for the property. An information request letter was delivered to the NAHC on February 17, 2023. The NAHC responded with a letter dated March 2, 2023, indicating that a search of their Sacred Lands files returned negative results. Letters were delivered on March 10, 2023, to all representatives on the NAHC contact list, and all those contacted were requested to supply any information they might have concerning prehistoric sites or traditional use areas within, adjacent or near the project area. To date, no responses have been received from the contacted parties. The Lead Agency referred the project to the appropriate tribal entities in accordance with Assembly Bill AB52 and no request for consultation was received.

Documentation:

Letters sent to Redding Rancheria and the Wintu Tribe of Northern California, April 24, 2023
Cultural Resources Inventory Survey, Genesis Society, March 21, 2023

Mitigation:

See Item V, *Cultural Resources*

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 years?				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) The proposed development does not generate the need for relocation or construction of new or expanded water or wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities.
- 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. Sufficient water supplies are available to serve the project and reasonably foreseeable future development during normal, dry, and multiple day years.
- c) The project will utilize the City's sanitary sewer system to dispose of wastewater. Adequate sewer capacity and wastewater treatment is available in the City's existing system.
- d) 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 (curbside pick-up) service, which homes in the subdivision would utilize. Adequate capacity is available to serve the needs of the project without need of special accommodation.
- e) The project will comply with Federal, State, and local management and reduction statutes and regulations related to solid waste. The City regulates and operates programs that promote the proper disposal of toxic and hazardous materials from households, including those created by the project.

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
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. Furthermore, it would not impair an emergency response plan or emergency evacuation plan.
- b) The project site is surrounded on three sides by existing development and is located in an area with relatively flat topography. It is outside of a high fire severity zone and is in an area adjacent to riparian habitat and the Sacramento River. The project would not exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire.
- c) The project would not require the installation or maintenance of any roads, fuel sources, power lines or other utilities that could exacerbate wildfire risks. The road proposed by the project would be short and located in an urbanized area while any power lines would be installed underground. The site is located in an area that is already adequately served by utilities and improvements. It would not require the installation of any additional off-site utilities or access roads through vegetated lands or wildlands.
- d) The project is not in an area with slopes and would not result in post-fire slope instability. Proper site drainage to storm drain infrastructure is proposed and required with development. Therefore, the project would not expose people or structures to downstream flooding or landslides.

Documentation:

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

Mitigation:

None necessary.

XXI. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u>	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) As discussed under Item IV, *Biological Resources*, the Sacramento River borders the eastern edge of the site and the waterway corridor, including the adjacent area of Valley Foothill Riparian habitat is required to be put into an open space easement with the final map. Therefore, the project is expected to have no impact on fish species in the Sacramento River. However, if unmitigated, the project has the potential to impact special status animal species (pallid bat, Townsend’s big-eared bat) as well as species of migratory birds and raptors. Mitigation Measure Bio-1 and Bio-2 are established to reduce potential impact to less than significant. 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. One prehistoric cultural resource was identified within the project site, however, with Mitigation Measures MM-CR-1 and MM-CR-2 below the project would not cause a substantial adverse impact.

Documentation:

See all Sections above.

Mitigation:

MM-Bio-1 To the extent practicable, removal of large trees with cavities shall occur before bat maternity colonies form (i.e., prior to March 1) or after young are volant (i.e., after August 15). If construction (including the removal of large trees) occurs during the bat non-volant season (March 1 through August 15), a qualified professional shall conduct a pre-construction survey of the study area to locate maternity colonies and identify measures to protect colonies from disturbance. The preconstruction survey will be performed no more than 7 days prior to the implementation of construction activities. If a maternity colony is located within the study area, or adjacent to the study area, a disturbance free buffer shall be established by a qualified professional, in consultation with the California Department of Fish and Wildlife to ensure the colony is protected from project activities.

MM-Bio-2 If vegetation removal or construction activities will occur during the nesting season for migratory birds and raptors (February 1 through August 31), a qualified biologist shall conduct a pre-construction survey 7 days before construction activities begin. If any candidate, sensitive, or special-status nesting birds are found, the California Department of Fish and Wildlife (CDFW) will be notified and consulted. An appropriate buffer, as determined by the CDFW and the qualified biologist, will be placed around the nest until the young have fledged. If construction activities cease for a period greater than 7 days, additional preconstruction surveys will be required.

MM-CR-1 At time of development, the boundary of “Wyndham 1,” as discussed in the Cultural Resources Inventory Survey by Gallaway Enterprises dated March 21, 2023, shall be accurately located through survey by a qualified professional archaeologist. Geotechnical cloth shall be placed over “Wyndham 1”, and soil fill material compacted to an elevation of at least 12-inches above the ground surface. Soil importation and placement shall be accomplished with a rubber-tired front loader, utilizing a limited path which would minimize any natural soil disturbance. A qualified professional archaeologist shall be present to monitor and direct the placement of both the geotechnical cloth and the imported fill to minimize disturbances within the site boundary. Additionally, once the final residence footprint is located, then additional fill material shall be placed upon the already imported and compacted soils, bringing the elevation of the house pad to approximately 20-inches above the original ground surface.

MM-CR-2 A qualified professional archaeologist shall monitor the excavation of the storm drain discharge pipe trench proposed to be installed approximately 45-feet south of “Wyndham 1” to ensure that any resources inadvertently identified during ground disturbance are offered adequate evaluation opportunities.

List of Attachments

Attachment A

Figure 1 – Location Map

Figure 2 – Tentative Subdivision Map

Attachment B

Biological Resource Assessment

Attachment C

Draft Delineation of Aquatic Resources and supporting delineation map.

Attachment D

Amended Tree Inventory Assessment Report

Attachment E

Galloway Response to California Department of Fish and Wildlife (CDFW).

Attachment F

Cultural Resources Inventory Survey

Attachment G

Letters sent to the Redding Rancheria and the Wintu Tribe of Northern California.

Attachment A

Figure 1 – Location Map
Figure 2 – Project Site Plan

Attachment B
Biological Resource Assessment

Attachment C

Draft Delineation of Aquatic Resources and supporting delineation map.

Attachment D
Amended Tree Inventory Assessment Report

Attachment E
Galloway Response to California Department of Fish and Wildlife (CDFW)

Attachment F

Cultural Resources Inventory Report

NOTE TO REVIEWER: Information contained in the *Cultural Resources Inventory Survey* (Genesis Society, 2022) for the project related to the specific location of prehistoric and historic sites is confidential and exempt from the Freedom of Information Act (FOIA) and the California Public Records Act (CPRA); therefore, site specific cultural resource investigations are not appended to this Initial Study. Professionally qualified individuals, as determined by the California Office of Historic Preservation, may contact the City of Redding Development Services Department, Planning Division directly in order to inquire about its availability.

Attachment G

Letters sent to Redding Rancheria and the Wintu Tribe of Northern California

MITIGATION MONITORING PROGRAM

The River Subdivision TENTATIVE SUBDIVISION MAP S-2023-00582

MITIGATION MONITORING PROGRAM CONTENTS

This document is the Mitigation Monitoring Program (MMP) for the River Subdivision. The MMP includes a brief discussion of the legal basis for and purpose of the program, discussion and direction regarding complaints about noncompliance, a key to understanding the monitoring matrix, and the monitoring matrix itself.

LEGAL BASIS OF AND PURPOSE FOR THE MITIGATION MONITORING PROGRAM

California Public Resources Code Section 21081.6 requires public agencies to adopt mitigation monitoring or reporting programs whenever certifying an Environmental Impact Report (EIR) or a Mitigated Negative Declaration. This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process.

The MMP contained herein is intended to satisfy the requirements of CEQA as they relate to the Initial Study/Mitigated Negative Declaration prepared for the River Subdivision. It is intended to be used by City of Redding (City) staff, participating agencies, project contractors, and mitigation monitoring personnel during implementation of the project.

Mitigation is defined by CEQA Guidelines Section 15370 as a measure that does any of the following:

- Avoids impacts altogether by not taking a certain action or parts of an action.
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifies impacts by repairing, rehabilitating or restoring the impacted environment.
- Reduces or eliminates impacts over time by preservation and maintenance operations during the life of the project.
- Compensates for impacts by replacing or providing substitute resources or environments.

The intent of the MMP is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions. The MMP will provide for monitoring of construction activities as necessary, on-site identification and resolution of environmental problems, and proper reporting to City staff

MITIGATION MONITORING TABLE

The Mitigation Monitoring Table identifies the mitigation measures proposed for the River Subdivision. These mitigation measures are reproduced from the Initial Study and conditions of approval for the project. The tables have the following columns:

Mitigation Measure: Lists the mitigation measures identified within the Initial Study for a specific impact, along with the number for each measure as enumerated in the Initial Study.

Timing: Identifies at what point in time, review process, or phase the mitigation measure will be completed.

Agency/Department Consultation: References the City department or any other public agency with which coordination is required to satisfy the identified mitigation measure.

Verification: Spaces to be initialed and dated by the individual designated to verify adherence to a specific mitigation measure.

NONCOMPLIANCE COMPLAINTS

Any person or agency may file a complaint asserting noncompliance with the mitigation measures associated with the project. The complaint shall be directed to the City in written form, providing specific information on the asserted violation. The City shall conduct an investigation and determine the validity of the complaint. If noncompliance with a mitigation measure has occurred, the City shall take appropriate action to remedy any violation. The complainant shall receive written confirmation indicating the results of the investigation or the final action corresponding to the particular noncompliance issue.

MITIGATION MONITORING TABLE FOR THE RIVER SUBDIVISION MMP

Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
<i>Biological Resources</i>			
<p>MM-Bio-1 To the extent practicable, removal of large trees with cavities shall occur before bat maternity colonies form (i.e., prior to March 1) or after young are volant (i.e., after August 15). If construction (including the removal of large trees) occurs during the bat non-volant season (March 1 through August 15), a qualified professional shall conduct a pre-construction survey of the study area to locate maternity colonies and identify measures to protect colonies from disturbance. The preconstruction survey will be performed no more than 7 days prior to the implementation of construction activities. If a maternity colony is located within the study area, or adjacent to the study area, a disturbance free buffer shall be established by a qualified professional, in consultation with the California Department of Fish and Wildlife to ensure the colony is protected from project activities.</p>	At time of development	Public Works, Planning	
<p>MM-Bio-2 If vegetation removal or construction activities will occur during the nesting season for migratory birds and raptors (February 1 through August 31), a qualified biologist shall conduct a pre-construction survey 7 days before construction activities begin. If any candidate, sensitive, or special-status nesting birds are found, the California Department of Fish and Wildlife (CDFW) will be notified and consulted. An appropriate buffer, as determined by the CDFW and the qualified biologist, will be placed around the nest until the young have fledged. If construction activities cease for a period greater than 7 days, additional preconstruction surveys will be required.</p>	At time of development	Public Works, Planning	

Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
<i>Cultural Resources</i>			
<p>MM-CR-1 At time of development, the boundary of “Wyndham 1,” as discussed in the Cultural Resources Inventory Survey by Gallaway Enterprises dated March 21, 2023, shall be accurately located through survey by a qualified professional archaeologist. Geotechnical cloth shall be placed over “Wyndham 1”, and soil fill material compacted to an elevation of at least 12-inches above the ground surface. Soil importation and placement shall be accomplished with a rubber-tired front loader, utilizing a limited path which would minimize any natural soil disturbance. A qualified professional archaeologist shall be present to monitor and direct the placement of both the geotechnical cloth and the imported fill to minimize disturbances within the site boundary. Additionally, once the final residence footprint is located, then additional fill material shall be placed upon the already imported and compacted soils, bringing the elevation of the house pad to approximately 20-inches above the original ground surface.</p>	At time of development	Public Works, Planning	
<p>MM-CR-2 A qualified professional archaeologist shall monitor the excavation of the storm drain discharge pipe trench proposed to be installed approximately 45-feet south of “Wyndham 1” to ensure that any resources inadvertently identified during ground disturbance are offered adequate evaluation opportunities.</p>	At time of development	Public Works, Planning	