

## 3.0 Project Description

### 3.1 PROJECT LOCATION

The proposed project is located within the south east portion of the incorporated City of Redding, Shasta County, California. The proposed project is located within the Shastina Ranch Subdivision Facility Plan Area as described in the *City of Redding Shastina Ranch Subdivision Environmental Impact Report* (SCH No. 2004032126) and illustrated in **Figure 3.0-1, Project Location**.

### 3.2 PROJECT SUMMARY

Stonesfair Subdivision (Stonesfair) is a residential subdivision project, proposed by Shasta Lake, LLC, that would be developed in southeast Redding, west of Airport Road and south of Rancho Road. Stonesfair will be situated northwest of, and adjacent to, the Shastina Ranch Subdivision project approved by the City of Redding in July 2005. (SCH No. 2004032126) (**Figure 3.0-1, Project Location**).

The Stonesfair project consists of:

1. A Subdivision map to create 118 single-family parcels (**Figure 3.0-2, Tentative Subdivision Map**)
2. Construction of on- and off-site street and utility improvements necessary to support the project, including construction of Shasta View Drive between Rancho Road and the project site and a traffic signal at the intersection of Shasta View Drive and Rancho Road for the initial phase of development and construction between the project site and Airport Road prior to buildout.

The proposed project is located within the Shastina Ranch Facility Plan Area as described in the *City of Redding Shastina Ranch Environmental Impact Report* (SCH No. 2004032126).

### 3.3 PROJECT FEATURES

#### TENTATIVE SUBDIVISION MAP

A tentative Subdivision Map is proposed for 118 single-family residential lots and homes on approximately 51.2 acres. The project is proposed in three phases, consisting of 45 homes, 33 homes and 40 homes respectively.

The project includes the dedication/reservation of a 7.6 acre school/park site along the northwest property line. This land dedication/reservation is part of a larger planned school/park site, that could eventually result in a 20 acre combined school/park site, as planned for in the City of Redding General Plan. (see **Figure 3.0-3, School/Park Property Reservation**). Any eventual use as a school site would need subsequent environmental analysis by the Pacheco Elementary School District. Because a future school/park site is identified in the *City of Redding's General Plan* and described in the Facility Area Plan of the *Shastina Ranch Environmental Impact Report*, the school use is included in the cumulative traffic analysis of this initial study.

The project will also require contributions to the off-site construction of Shasta View Drive from Rancho Road to Airport Road to provide access to the subdivision as a part of this project and contributions to the installation of a traffic signal at the intersection of Rancho Road and Shasta View Drive. Additionally the project will necessitate the off-site construction of utilities to be located within existing right-of-ways. (Note that these two improvements are also identified as part of the Shastina Ranch project, and may be constructed prior to construction of the proposed project.)

### 3.4 PROJECT CONSTRUCTION

#### CONSTRUCTION TIMING

Construction of the proposed project would occur during a typical construction season, which in Redding is February through November. Construction is anticipated to start in spring of 2009. Phases of construction may be accelerated or delayed based on market conditions, available funding or other factors. Construction timing may also be affected by mitigation for sensitive environmental species.

#### CONSTRUCTION METHODS

General construction will be performed in accordance with Section 18.40.100 of the City of Redding Zoning Ordinance which identifies that construction is allowed 7 days a week with timing restrictions for summer and winter months. Temporary nighttime work may be required during connection of new infrastructure in an effort to reduce service outages. Where excavation is necessary across existing pavement, temporary asphalt patching will be done at the end of each day and permanent paving will be completed at the end of the project.

One-lane traffic will be maintained throughout the extent of construction on all City streets within the project vicinity. Access may be temporarily restricted to individual homes due to construction. Homeowners, police, fire, and other agencies will be notified in advance concerning duration and extent of necessary restrictions.

### 3.5 REQUIRED PERMITS AND APPROVALS

The City of Redding is the Lead Agency for this project. In addition, permits and/or approvals would be required from the following agencies:

#### U.S. ARMY CORPS OF ENGINEERS

The U.S. Army Corps of Engineers (ACOE) regulates the discharge of dredged or fill material into Waters of the United States, including wetlands, under Section 404 of the Clean Water Act. Modifications to wetland areas on the project site that have been delineated under ACOE criteria are subject to the Section 404 permitting process.

The ACOE regulations describe two categories of permits: individual and general. A general permit means that the ACOE authorization is issued on a nationwide or regional basis for activities with minimal or cumulative environmental effects. The most well known of the general permits are nationwide permits (NWP). Such permits can be issued in a shorter length of time than an individual permit.

### 3.0 PROJECT DESCRIPTION

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#### CALIFORNIA DEPARTMENT OF FISH AND GAME

Any entity proposing an activity that will substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of any river, stream, or lake designated by the California Department of Fish & Game, must receive a discretionary Stream Alteration Agreement permit. As a general rule, this requirement applies to any work undertaken within the 100-year floodplain of a stream or river containing fish or wildlife resources. Construction activities within the channels of the intermittent creeks may be subject to the jurisdiction of the Department pursuant to Section 1602 of the Fish and Game Code.

#### REGIONAL WATER QUALITY CONTROL BOARD (RWQCB), CENTRAL VALLEY REGION

The RWQCB typically requires that a Construction Storm Water Permit (General Permit) be obtained. If obtained, typical conditions issued with such a permit include the submittal of and adherence to an erosion control plan, prohibitions on the release of oils, grease or other hazardous materials, and prohibition of sediment discharge.

The RWQCB also issues a Water Quality Certification under authority of Section 401 of the Clean Water Act. After submittal of a Pre-Construction Notification Package to the ACOE, the project proponent would need to submit a copy of the Section 404 Notification and appropriate fees directly to the RWQCB to obtain the Section 401 certification or waiver.

#### **General Permit for the Discharge of Storm Water from Small Municipal Separate Storm Sewer Systems (WDID No. 5A45MSW2002)**

The City of Redding received a General Permit for the Discharge of Storm Water from Small Municipal Separate Storm Sewer Systems (WDID No. 5A45MSW2002) from the Central Valley Regional Water Quality Control Board, effective July 15, 2005. Issuance of the permit was predicated in part upon Regional Board acceptance of a Storm Water Management Program for the City titled "City of Redding Storm Water Quality Improvement Plan." This plan outlines programs and measures to be implemented by the City to meet the requirements and achieve the overall intent of the General Permit and Federal Phase II Storm Water Regulations. All development projects within the City are subject to the provisions of the Storm Water Improvement Plan, both during and post construction.

### 3.6 RELATIONSHIP OF PROJECT TO OTHER PLANS

#### CITY OF REDDING GENERAL PLAN

The *City of Redding General Plan [General Plan]* is the fundamental document governing land use development within the incorporated areas of the City. The *General Plan* was last updated in 2000.

Land Use as designated by the *General Plan* is classified for Residential 2 to 3.5 Dwelling Units per Acre. The proposed project is consistent with the existing General Plan designation.

#### CITY OF REDDING ZONING

The *City of Redding Zoning Ordinance [Zoning]*, Title 18 of the City of Redding Municipal Code, provides for the regulation of the intensity of land use and the adoption of standards for development. The broad purposes of the Zoning Ordinance are to implement the General Plan and promote and protect the public health, safety, peace, comfort, and general welfare of the

## 3.0 PROJECT DESCRIPTION

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City of Redding. The Zoning Ordinance was completely revised and subsequently amended by the City of Redding City Council in 2002.

Zoning of the project area is classified as RS-3, Residential Single-Family, 3 units per acre. The proposed project is consistent with the existing Zoning district.

### BASIN PLAN FOR THE CENTRAL VALLEY REGION

The City of Redding is located within the Sacramento River Basin, which is under the jurisdiction of the Regional Water Quality Control Board, Central Valley Region. In 1998, the RWQCB adopted the fourth edition of the *Water Quality Control Plan (Basin Plan) for the California Regional Water Quality Control Board, Central Valley Region*. The *Basin Plan* defines existing and potential beneficial uses of surface and groundwaters in the Sacramento River Basin, and sets forth water quality objectives for these waters.

Clover Creek and Churn Creek are within the vicinity of the proposed project area, and are not mentioned in the *Basin Plan*. However, waters from Clover Creek and Churn Creek ultimately flow into the Sacramento River, which is identified in the plan. Existing or potential beneficial uses of the Sacramento River include municipal and domestic water supply, power generation, recreation, cold freshwater habitat, spawning habitat and wildlife habitat. The water quality objectives include standards for bacteria, chemical constituents, color, dissolved oxygen, pH, sediment and suspended materials, temperature and turbidity (*Basin Plan*). The project does not interfere with surface or groundwater resources in or around Clover Creek and Churn Creek, and would allow water quality objectives within the *Basin Plan* to be met.

### AIR QUALITY MANAGEMENT PLAN

The project is within the Shasta County Air Quality Management District (SCAQMD), which is part of the Sacramento Valley Air Basin. The Sacramento Valley Air Basin has been further divided into two planning areas called the Northern Sacramento Valley Air Basin (NSVAB) and the Greater Sacramento Air region. Shasta County is located in the NSVAB.

The SCAQMD is the local air quality agency. The District adopts/enforces controls on stationary sources of air pollutants through its permit and inspection programs and regulates agricultural burning. Other District responsibilities include monitoring air quality, preparation of clean air plans and responding to citizen air quality complaints.

The District participates with other air districts in the Northern Sacramento Valley Air Basin in formulating open burning plans and attainment plans for achieving and maintaining state ambient air quality standards. Control measures and mitigation of indirect source emissions are developed with as much uniformity as possible, considering unique differences among the various rural and urban areas.

### SHASTINA RANCH SUBDIVISION ENVIRONMENTAL IMPACT REPORT (SCH NO. 2004032126) AND PUBLIC FACILITIES PLAN

The *Shastina Ranch Subdivision Environmental Impact Report*, completed in August 2004 included analysis for a proposed 446-units residential subdivision on 173.8 acres adjacent to the proposed Stonesfair Subdivision Project. The City of Redding certified the *Final Environmental Impact Report* in July 2005.

In conjunction with the Shastina Ranch Subdivision project, a Public Facilities Plan was prepared for 476 acres of land proposed for future development. The 476-acre Public Facilities Plan Area

### **3.0 PROJECT DESCRIPTION**

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included acreage on which the proposed Stonesfair Subdivision is located. The purpose of the Public Facilities Plan is to identify the extent and cost of major improvements needed to ensure public services in the plan area. The plan further provides a basis for establishing a financial plan by assigning estimated costs of the improvements that benefit all parcels within the plan area, and estimating pro rata shares of the costs based on development expectation. The property improvement costs estimated for the Stonesfair subdivision within the Facility Area Plan was based on 2.6 units per acre.

The Public Facilities Plan prepared for the Shastina Ranch Project was not adopted by the City of Redding, and is intended to be a flexible planning tool used to estimate the pro-rata share of improvements for which each project within the Facilities Plan is responsible. The Public Facilities Plan was prepared as a "model" for determining fair share cost of improvements should the property owners choose to adopt a financing plan or district.

### **3.7 SCOPE OF DOCUMENT**

The project has been designed to avoid or minimize the significant environmental impacts associated with the construction of the proposed Stonesfair Subdivision. For some of the potentially significant environmental impacts, mitigation measures are outlined in this document to reduce the impacts to a less than significant level. The proposed project is consistent with the existing general plan, and, pursuant to 14 C.C.R. Section 15183, none of the potential impacts identified in the initial study are peculiar to the project or its site. As a result, the project is anticipated to meet the standards for a Mitigated Negative Declaration under CEQA.