



ITEM NO.	5
MEETING DATE	6-26-08
APPROVED BY	
STAFF AUTHOR	
PLANNING MANAGER	

CITY OF REDDING

REPORT TO THE PLANNING COMMISSION

DATE: June 17, 2008

CODE: S-070

FROM: Transportation and Engineering Department

SUBJECT: Review of Mitigated Negative Declaration and Consistency Determination for the North Shasta View Drive Extension Project

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. Determine that the preferred alternative is consistent with the Redding General Plan.
2. Recommend that the City Council adopt the Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) for the North Shasta View Drive Extension Project. Adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Program indicates that the requirements of the California Environmental Quality Act have been met (CEQA Guidelines §15074).

BACKGROUND

The Redding General Plan Transportation Element identifies the need to construct an extension of Shasta View Drive between Collyer Road and Oasis Road. The road will serve as the major arterial access route for a large part of northeast Redding. In the past, the Planning Commission has approved several subdivisions and other projects which are conditioned to construct portions of the road and/or to provide necessary right-of-way.

Among the many projects which reflect these conditions are the Promenade multiple-family development and the Gold Hills Subdivision(s). In the case of Gold Hills, right-of-way has been dedicated for a portion of the alignment, and past approvals have recognized the need to construct the extension of the road as a critically needed secondary emergency-access route.

The Transportation and Engineering Department has completed work to establish a more precise road alignment and evaluate the related environmental impacts of its construction. To move this action forward, staff is requesting a General Plan consistency determination from the Commission, as well as a recommendation to the City Council on the environmental document. There is currently no schedule for construction of the road.

PROJECT DESCRIPTION This project involves construction of a section of Shasta View Drive from Collyer Drive to Manzanoaks Drive. Three alternative project designs were considered for this project.

- Alternative 1 would provide a City-standard residential collector two-lane roadway with a 60-foot right-of-way (ROW). This alternative does not conform to the General Plan Transportation Element and therefore was not evaluated further.
- Alternative 2 would require a 110-foot ROW and would provide a City-standard major arterial/expressway four-lane roadway that can be expected to meet the General Plan build out traffic-volume demand. This alternative will meet the General Plan Community Development and Design Element, bicycle-mobility, and pedestrian-access goals. Bicycle lanes and sidewalks would be created along both sides of the roadway and would be compliant with the Americans with Disabilities Act (ADA). Bus stops would be constructed adjacent to each cross street along the Shasta View Drive corridor. Streetlights and a landscaped median will also be constructed with the full build out of the project.
- Alternative 3 is the preferred alternative and was developed in response to public feedback on the original preferred alternative (Alternative 2). Alternative 3 would include the features and amenities offered by Alternative 2 (e.g., bicycle lanes, sidewalks, 55-mph design speed), but would be aligned, in general, slightly to the east of that proposed under Alternative 2. The roadway will initially be built as a two-lane roadway. As traffic counts warrant, the roadway will be expanded to four lanes and will be extended to Oasis Road. Alternative 3 would require a 110-foot ROW and would provide a City-standard major arterial/expressway four-lane roadway that can be expected to meet the General Plan build out traffic-volume demand. This alignment would result in fewer adverse environmental impacts and would be located farther away from existing residences than Alternative 2.

PUBLIC COMMENTS The environmental review process began with development of an Initial Study (IS) and proposed Mitigated Negative Declaration (MND) in September 2007. A public meeting was held to obtain input on the project and the environmental document, and the public comments that were received indicated that additional studies were warranted. A new traffic study was completed and combined with other updated technical studies, ultimately leading to development of a new roadway alignment (Alternative 3). A revised IS/MND was prepared and circulated for public comment, and a public meeting was held March 19, 2008, to obtain input. Comments were received and responses to those comments were mailed to the commentors and also incorporated into the IS/MND.

The majority of the comments focused on concerns over increased traffic in the Gold Hills Subdivision, impacts to existing private access points, and additional right-of-way needs.

GENERAL PLAN CONSISTENCY

As described above, the preferred alternative calls for the extension of Shasta View Drive as a two lane roadway between Collyer Drive and Manzanoaks Drive. The layout and design of the roadway will accommodate future widening to four lanes and extension to Oasis Road when traffic volumes and development in the area dictate. In the opinion of staff, this alternative is consistent with the direction of the General Plan based upon the following:

- Figure 2-2 of the General Plan Transportation Element identifies North Shasta View Drive as an arterial roadway, indicating a design with limited direct access and a maximum speed limit of 55 mph.
- Appendix A of the Transportation element specifically calls for the widening of Shasta View Drive between Collyer and Oasis to four lanes to accommodate projected traffic levels. Although the project would connect to Manzanoaks Drive at Gold Hills Drive on an interim basis, it will be extended to Oasis at the time 4 lanes are warranted.
- The IS/MND and the preferred alternative specifically further the following General Plan goals and objectives:

Goal T3. Build and maintain a safe and efficient local street system with the aim of meeting Level of Service (LOS) standards.

Policy T3A. Establish a system of street cross-sections that will:

- Accommodate all improvements necessary to handle forecasted volumes at adopted LOS standards
- Attain the design objectives for streets as addressed in the Community Development and Design Element.

Policy T3C. Maximize intersection and driveway spacing on arterial and collector streets. Require shared/common driveways wherever feasible.

Policy T3D. Provide right-turn lanes for arterial to arterial and arterial to collector intersections wherever feasible.

Goal CDD 16. Improve the visual attractiveness of the City's arterial and collector streets; Improve pedestrian safety.

Policy CDD16B. Provide sufficient right-of-way for sidewalks and street side and median landscapes and necessary utilities along new arterials and new collector streets. Install such improvement with the construction of the street where appropriate.

AUTHORITY

The North Shasta View Drive Extension Project requires approval by the City Council. As the lead agency for the project, the Council must adopt the MND and Mitigation and Monitoring Program (MMP). Pursuant to Chapter 18.24 of the Redding Municipal Code, the Planning Commission makes a recommendation to the City Council whether or not to proceed with the environmental decision-making as described above.

State planning law also requires the Commission to determine consistency of proposed major public works projects with the General Plan (CGC 64500, et al.).

CONCLUSION

Recommending that the City Council adopt the IS/MND and MMP for the North Shasta View Drive Extension Project is necessary for the project to proceed in the future. The environmental phase must be completed prior to the project moving forward. It is also important that the City be prepared for future growth by accepting the recommended preferred alternative and making a determination that it is consistent with the General Plan.

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. Recommend that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the North Shasta View Drive Extension Project. Adoption of the Mitigated Negative Declaration and the Mitigation Monitoring Program indicates that the requirements of the California Environmental Quality Act have been met (CEQA Guidelines §15074).
2. Determine that the preferred alternative is consistent with the General Plan.

ATTACHMENTS

- A. Mitigated Negative Declaration

JO;jh

STAF\ENGR\NoShVwDrExt-MND-Consist-JO-PC.wpd