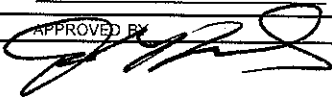


ITEM NO.	5b(3)
MEETING DATE	5-11-10
STAFF AUTHOR	APPROVED BY 
PLANNING MANAGER	

CITY OF REDDING

REPORT TO THE PLANNING COMMISSION

DATE: May 3, 2010

CODE: L-010-075

APPLICANT: Sierra Pacific Industries

APPLICATION: Resolution re Final Environmental Impact Report FEIR-1-08, Salt Creek Heights Subdivision/Planned Development Project (S-15-07, PD-11-07, RZ-6-07) and Development Agreement

LOCATION: Generally Located West of Buenaventura Boulevard and Immediately North of State Route 299

REPRESENTATIVE: Gary Blanc

Hearing notices mailed April 30, 2010. Site visits on various dates by Douglas DeMallie and Jim Wildauer.

RECOMMENDATION

It is the recommendation of staff that the Planning Commission adopt the attached resolution recommending that the City Council certify Final Environmental Impact Report FEIR-1-08 as adequately addressing the environmental impacts associated with the Salt Creek Heights Subdivision/Planned Development project.

PROJECT DESCRIPTION

The Salt Creek Heights Subdivision/Planned Development (project) consists of a proposal to subdivide approximately 272.9 acres to create building sites for a mix of housing types, totaling 440 residential units. This total consists of 248 standard single-family lots/homes, 96 single-family lots/homes built in clusters around common garden/driveway courts, and a parcel for a 96-unit apartment complex. The project also includes a 13.9-acre public park and set-aside of open space totaling 127 acres. The property contains two distinct General Plan "Residential" classifications, with corresponding zoning allowing medium density residential development (6 to 10 units per acre) in the west portion of the site and low density residential development (2 to 3.5 per acre) on the east portion of the site, separated by 400-foot-wide power-line easements and topography. The proposed net density for development in the "RM-9" Residential Multiple Family District is 7.4 dwelling units per acre. The proposed net density for development within the "RS-2" Residential Single Family District is 2.5 dwelling units per acre.

The project consists of the following applications:

1. *Tentative Subdivision Map S-15-07, Salt Creek Heights Subdivision.* Subdivide property to create 344 single-family lots of variable sizes and home types, one large parcel for a future 96-unit apartment project (total 440 residential units), a neighborhood park, and open space.

2. *Planned Development Application PD-11-07, Salt Creek Heights Planned Development Plan.* A planned development request to allow single-family residential lots in the "RM" Residential Multiple Family District and allow certain lot-size and configuration exceptions to accommodate the various housing styles and to establish overall project-design and density parameters.
3. *Rezoning Application RZ-6-07.* Rezone the entire project site to apply the "PD" Planned Development Overlay District.
4. *Salt Creek Heights Development Agreement.* An agreement between the applicant and the City allowing credits against the project's park development fee obligation in exchange for construction of a public neighborhood park as a component of project development. Additionally, the agreement will facilitate reimbursement for off-site sewer-infrastructure improvement costs that are above the project's fair share. In addition, the agreement grants the project the benefit of a tentative map approval period of six years (the standard Code provision is three years) with possible extensions up to a total approval period of ten years.

An Environmental Impact Report (EIR) has been prepared for the project by the firm RBF Consulting. Based upon a detailed Initial Study/Notice of Preparation and comments from the public and other agencies, the EIR addresses the full range of environmental issues typically associated with a large residential project. Proposed mitigation measures for potential project impacts are identified in Section 8 of the Final EIR. In June 2009, a Draft EIR was published, and in July, the Planning Commission (Commission) conducted a public hearing to accept comment on the document. A copy of the Final EIR was forwarded to the Commission on April 23, 2010.

The primary difference between the Draft and Final EIRs is the addition of an Errata (front of document) providing edits and minor revisions to the Draft, including the response to public and Commission comments on the Draft (Section 14). In whole, the Final EIR consists of:

- ▶ Errata
- ▶ Executive Summary, which includes an outline of potential impacts and mitigations
- ▶ Draft EIR
- ▶ Comments and response to comments on the Draft EIR
- ▶ Mitigation Monitoring and Reporting Program

The main EIR conclusions in the key areas of focus are as follows:

LAND USE AND RELEVANT PLANNING

Twelve "outpad" lots are proposed, which are well away from the body of the subdivision within the open space. The "outpads" encompass 6,400 square feet of building envelope (80 feet by 80 feet), and the pads include land area with slopes less than and in excess of 20 percent. Driveways to access the "outpads" also cross through areas of 20 percent slope classified "Greenway." The Final EIR

identifies development of the "outpads" in areas typically placed in open space to be potentially in conflict with General Plan Policy CDD3A regarding the general prohibition of development on slopes greater than 20 percent. Without a determination by the approving body finding these lots consistent with Policy CDD3A, there would be a potentially significant impact. To mitigate that impact, MM 5.1-2 calls for the elimination or redesign of any "outpad" that the approving body may determine to be inconsistent with this policy. A recommendation to the City Council as to "outpad" lots' consistency with General Plan must be made by the Commission with consideration of the tentative map application.

PUBLIC HEALTH AND SAFETY

Fire Protection. The proposed project would result in the construction of homes and structures in an area identified by the City of Redding Fire Department as a "very high fire hazard severity zone," which could expose residents to wildland fire hazards. Mitigation measures proposed in the Final EIR include residential sprinkler systems in all homes, a vegetation management district for the open space, fire-resistive construction materials and techniques, and individual lot fire-protection maintenance (MM 5.2.3a, 3b, 3c, and 3d). The Final EIR concludes that the implementation of the proposed mitigation measures will reduce the impacts to a less-than-significant level.

TRANSPORTATION AND CIRCULATION

The EIR traffic analysis projects that at buildout, the subdivision will generate a total of 4,424 weekday daily trips, 330 of which would occur during the morning peak hour and 431 during the evening peak hour. The traffic study assesses the impact that distribution of these additional trips will have on the surrounding street network.

The project site will have three public-street access points. The first will occur with development of Phase 1 as the extension of Buenaventura Boulevard from the southwest. The two others are from direct connections to State Route 299/Eureka Way with construction of Road A and Road B as shown on the subdivision map.

The traffic study identifies that project trips would have potentially significant impacts on the Level of Service at eight intersections—four in the short-term plus-project scenario (2015) and four in the cumulative scenario (2030). With application of mitigation measures, which include intersection signalizations, road widening, and restriping, the project impacts would be reduced to a level less than significant.

The traffic mitigations are triggered by certain thresholds of lot/unit development as the project builds out. The table below summarizes these mitigations:

MITIGATION MEASURES	UNIT/LOT THRESHOLDS	IMPROVEMENTS REQUIRED
MM 5.4-2a	23 rd	Install a traffic signal at <i>Eureka Way/Sunset Drive</i>
MM 5.4-2b	24 th	Install a traffic signal at <i>Buenaventura Boulevard/Lakeside Drive</i>
MM 5.4- 2c	86 th	Install a traffic signal at <i>Court Street/11th Street</i>
MM 5.4- 2d	266 th	Widen and restripe <i>Placer Street/Airpark Drive/Fig Avenue</i>
MM 5.4- 6a	259 th	Install a traffic signal at <i>Eureka Way/Road B</i> OR restrict turning movements to right-in/right-out and left-in only
MM 5.4- 6b	295 th	Install a traffic signal at <i>Eureka Way/Lower Springs Road</i> and add left-turn lane (if turning movements at Road B are limited, additional widenings)
MM 5.4- 6	377 th	Widen southbound approach and restripe <i>Eureka Way/Buenaventura Boulevard</i> intersection
MM 5.4- 6d	377 th	Pay 18 percent of <i>Placer Street/Buenaventura Boulevard</i> intersection improvement costs as specified in Omni-Means traffic analysis

The Commission should note that the Final EIR Errata contains refinements to the timing of four of the traffic mitigations to reflect circumstances that have arisen since preparation of the project traffic study. These refinements are as follows:

MM 5.4-2a *Install a traffic signal at Eureka Way/Sunset Drive*
MM 5.4.2b *Install a traffic signal at Buenaventura Boulevard/Lakeside Drive*

The Draft EIR identifies that the signal installation threshold at these two intersections would be creation of the 23rd and 24th units, respectively. These thresholds are predicated upon the increase in the traffic generated by these lots, plus an assumed growth in "background" traffic caused by overall City growth and other projects that had been approved but not constructed at the time of the traffic study (e.g., Westside Estates). Due to the economic downturn, this anticipated increase in background traffic has not occurred. The mitigations have been refined to require a specific traffic signal warrant analysis at the time the unit threshold is reached to either confirm the need for the signal at that time, or to establish a more accurate threshold reflecting realized traffic conditions. The mitigation refinement does not absolve the development of the responsibility for constructing the signal; the refinement provides a more accurate determination of the appropriate timing of the improvement. The mitigations in some instances allow the payment of a fee in lieu of the signal construction if the improvement is already programmed for construction by the City.

MM 5.4-2c *Install a traffic signal at Court Street/11th Street*

The Draft EIR identifies that this signal is the responsibility of the project at the 86th residential unit. Since drafting of this mitigation, signalization of the intersection has become a higher City project priority due to a pending Caltrans project to signalize the Eureka Way/11th Street intersection. The mitigation has been refined to reflect this shift in responsibility by requiring the developer to pay the project share (28 percent) of the signal cost.

MM 5.4-6c Widen southbound approach and restripe the Eureka Way/Buenaventura Boulevard intersection

The improvements described in the Draft EIR overlap pending improvements that are the responsibility of an existing project. The mitigation has been refined to clarify that Salt Creek Heights is only responsible for identified improvements beyond that already existing project obligation.

NOISE

The predominant noise source in the project vicinity is State Route 299/Eureka Way. The noise analysis of the EIR assesses the potential impact that the highway traffic noise would have on home interior and exterior noise levels within the subdivision. The analysis indicates that the City's interior noise-level standard can be met with typical home construction methods. To meet the outdoor activity noise standard, construction of a standard noise wall/barrier along the rear of Lots 37 through 44, as specified in MM 5.5-2, is necessary.

AIR QUALITY

Temporary dust and vehicle/equipment emissions, which occur during grading and construction, were found to be a potentially significant short-term air quality impact that can be mitigated to a level of less than significant through standard mitigation measures applied to grading and construction activity permits (MM 5.6-1a, 1b, and 1c). The project's cumulative greenhouse gas (GHG) emissions fall below the California Air Resources Board (CARB) and California Air Pollution Control Officers Association's (CAPCOA) "de minimus GHG emissions threshold" and the CARB Reporting Threshold, respectively, and are considered to be less than significant. The project has incorporated many design features that are consistent with the California Office of the Attorney General's recommended measures to reduce GHG emissions as identified in Table 5.6-9 of the EIR (e.g., 13.9-acre park, mixed-housing types, participation in REU's Earth Advantage Program).

BIOLOGICAL

The project footprint impacts a relatively small area of sensitive biological resources. The main areas are the Buenaventura Boulevard crossing of Gold Run Creek and at the head of a few ephemeral water courses tributary to Gold Run Creek. Standard development protocols for species surveys during the appropriate seasons and construction protection measures are identified in the mitigations. These include measures to avoid or minimize impacts to Central Valley steelhead and Chinook salmon; the Valley Elderberry Longhorn Beetle and its host plant; and special status birds, raptors, and migratory birds (MM 5.7-1a thru 1h; 5.7-2).

GEOLOGICAL AND WATER QUALITY

The project site is characterized by narrow and broad ridge tops, with steep slopes and numerous secondary drainages. The property drains to the Sacramento River from all directions via Salt Creek

and Gold Run Creek, which lie adjacent to the subdivision. To achieve project density, manage drainage, and provide the public park, approximately half of the site will be cleared and graded, and 46 percent will be left in open-space areas. To offset potential impacts resulting from project clearing and grading, mitigation measures are proposed (*Geotechnical and Water Quality*) that address soil stability, erosion and sediment control, and potential disturbance of two abandoned mine shafts. These measures include applying best management erosion-/sediment-control practices, additional subsurface geotechnical investigation, and securing necessary permits from other resource agencies (MM 5.10-1a,1b; 5-10.4; 5-10.7a,7b; 5.11-1a,1b).

PUBLIC SERVICES AND UTILITIES

Adequate water infrastructure is generally available for all other domestic use and fire-flow requirements of the project, with one exception. To meet fire-flow demands for the second stories of the 96-unit apartment complex, an on-site water pressure-booster pump must be constructed by the developer. As an alternative, if the City is under way on a project to construct a water reservoir planned by the City Water Master Plan in the Hill 900 pressure zone, the developer may pay a project fair share of the cost (MM 5.9-7).

In order to accommodate wastewater-service demands of the project, MM5.9a and 9b require that during the course of phased project development, off-site line upsizing to sections of the existing sewer mains shall be completed and construction of Phase II of the Westside Interceptor shall be in place. These improvements are anticipated by the City Wastewater Utility Master Plan. Should the project proceed prior to these improvements being constructed by the City, the development must construct the improvements. The developer may enter into an agreement with the City to receive reimbursement for costs of these improvements exceeding the service requirement of the project.

ISSUES

The issue to be addressed by the Planning Commission is whether or not the Final EIR for the Salt Creek Heights Subdivision/Planned Development project complies with CEQA and adequately discloses and addresses the potential environmental impacts that could result from development of the project. The rule of adequacy generally holds that an EIR can be certified if: (1) it demonstrates a good faith effort of full disclosure of environmental information and (2) it provides sufficient analysis to allow decisions to be made regarding the project in contemplation of its environmental consequences.

The potential project impacts and proposed mitigation are summarized in Section 2, Table 2-1 of the Final EIR. It is the opinion of staff and the EIR consultant that the mitigations identified in the Final EIR will reduce the potential impacts to a less-than-significant level. The testimony presented and letters received during the public-comment period were considered in arriving at the conclusions in the Final EIR.

It is important to keep in mind that certification of a Final EIR does not mean that the project is or will be approved. CEQA Guidelines Section 15121(a) states that an EIR is an informational document for decision makers and the general public that analyzes the significant environmental effects of a project, identifies possible ways to minimize significant effects, and describes reasonable alternatives to the project that could reduce or avoid its adverse environmental impacts. The Final EIR is an element of the informational record that must be considered by a public agency in making

a decision on a project.

PLANNING COMMISSION AUTHORITY/ACTION

The Salt Creek Heights Subdivision/Planned Development project necessitates approval by the City Council (Council); therefore, the Council is the certifying body for the Final EIR. The Planning Commission is responsible for forwarding a recommendation to the Council as to the adequacy of the Final EIR and its compliance with CEQA. The required findings for such a recommendation are included in the attached Planning Commission resolution to the City Council supporting certification.

CONCLUSIONS AND RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation to the City Council supporting certification of the Final EIR for the Salt Creek Heights Subdivision/Planned Development project by adoption of the attached Planning Commission resolution. This resolution summarizes the key procedural steps undertaken in compliance with CEQA and also presents the necessary findings to certify the Final EIR.

ALTERNATIVES The following alternatives are offered for consideration:

1. Recommend that the City Council certify the Final EIR for the Salt Creek Heights Subdivision/Planned Development project as complete and satisfying the requirements of CEQA by adoption of the attached Planning Commission resolution. **(Staff Recommendation)**
2. Determine that additional information or revision is necessary to complete the Final EIR.

ATTACHMENTS

- A. Resolution
- B. Location map
- C. Final EIR (previously forwarded)

JW:el

STAFPC/FEIR-Salt Creek Heights-JW-PC.wpd

c: Gary Blanc, Sierra Pacific Industries
Bruce Grove, RBF Consulting

PLANNING COMMISSION RESOLUTION NO. 2010-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDDING RECOMMENDING CERTIFICATION OF THE COMPLETENESS AND ADEQUACY OF FINAL ENVIRONMENTAL IMPACT REPORT FEIR-1-08, SALT CREEK SUBDIVISION/PLANNED DEVELOPMENT

WHEREAS, the City of Redding, as lead agency for the Salt Creek Heights Subdivision Project (Project), has conducted the following environmental review for the proposed Project:

1. Notices of Preparation of a Draft Environmental Impact Report (Draft EIR) were circulated for review and comment on September 8, 2008;
2. Notices of Completion of a Draft EIR were circulated for review and comment on June 22, 2009;
3. A public hearing was conducted by the Planning Commission on the Draft EIR on July 28, 2009. Notice of that hearing included a letter notice to all property owners within 300 feet of the project boundary and within an expanded mailing area and publication in the Record Searchlight;
4. Written comments on the Draft EIR and Revised Draft EIR by state and local agencies and individuals and responses to comments were included in the Final EIR. Responses to the commenting public agencies were provided a minimum of 10 days prior to certification of the Final EIR; and

WHEREAS, the Draft EIR identified significant and potentially significant environmental impacts, and

WHEREAS, the Draft EIR also identified mitigation measures and concluded that all the potential impacts would be reduced below the level of significance through incorporation or implementation of these mitigations, and

WHEREAS, comments received during the review process resulted in minor revisions and clarifications to the Draft EIR text, but did not necessitate revisions to, or need for additional, mitigations; and

WHEREAS, comments received during the review process did not produce any evidence that the project would result in significant impacts to the environment;

NOW, THEREFORE, IT IS RESOLVED that the Planning Commission of the City of Redding, based upon the entire record of the environmental review for the Salt Creek Heights Subdivision Project, makes the following findings:

1. All required notices for the Draft EIR and Final EIR were made, and the notices contained the information required by California Environmental Quality Act Guidelines Sections 15082, 15085, and 15807.

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ATTACHMENT A

2. Public hearings were held which did not present any evidence to change conclusions in the Final EIR.
3. In response to written comments received for the Draft EIR, minor corrective or clarifying revisions were made as contained in the Final EIR.
4. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.
5. The changes or alterations are within the responsibility of the City of Redding.
6. There is no substantial evidence that the project as proposed, together with the mitigations listed in the Final EIR, will have a significant effect on the environment, and the Final EIR represents the City of Redding's independent judgment and analysis.

IT IS FURTHER RESOLVED that the Planning Commission of the City of Redding, based upon substantial evidence in the administrative record and Final EIR-1-08, recommends certification of Final EIR-1-08 as complete and that the City Council finds that Final EIR-1-08 adequately addresses the potential environmental impacts associated with the project.

PASSED AND ADOPTED by the Planning Commission of the City of Redding at a regular meeting on this 11th day of May 2010 by the following vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

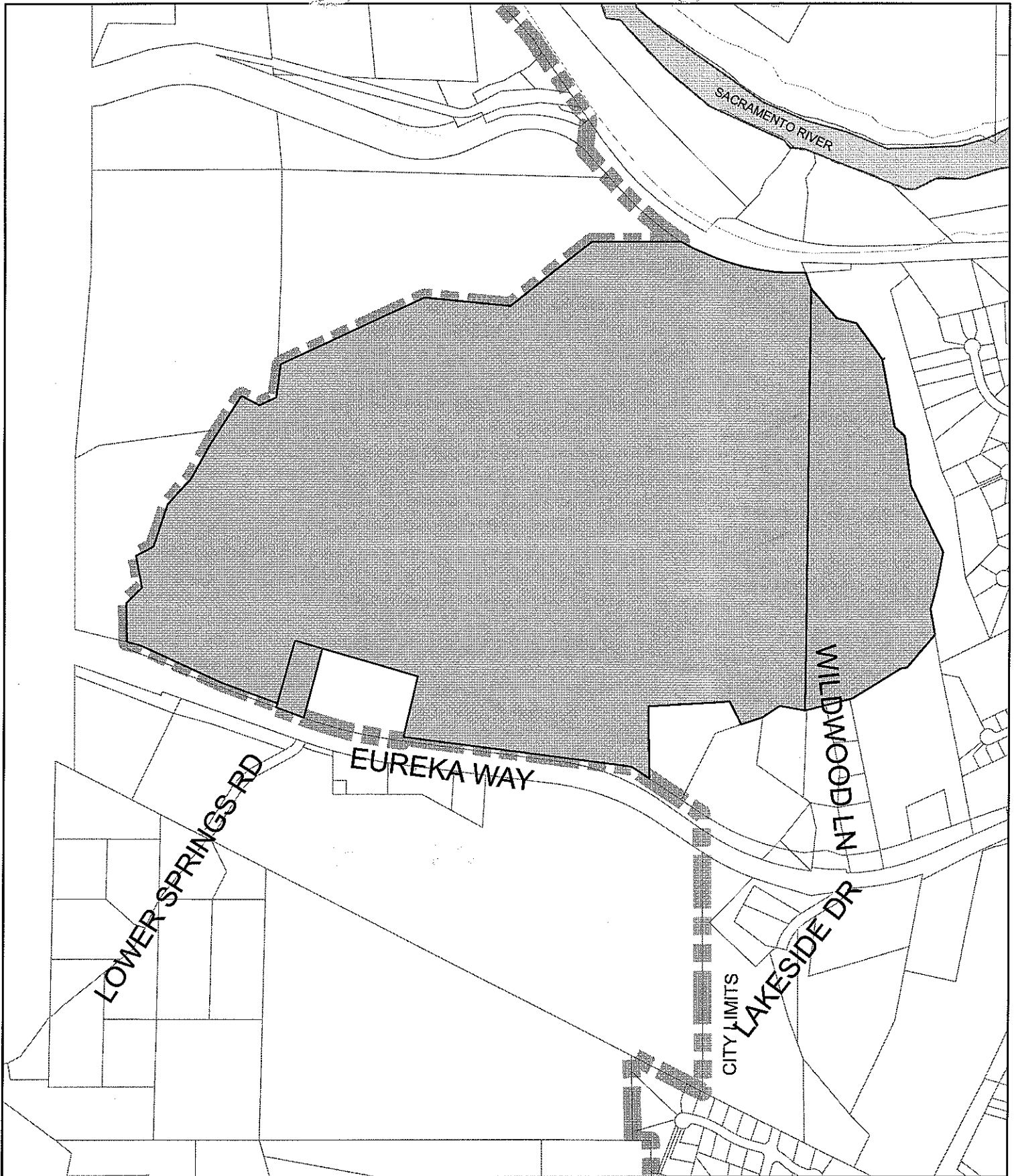
Emmett Burroughs, Chairman

ATTEST:

Jim Hamilton, Secretary

FORM APPROVED:

Richard A. Duvernay, City Attorney



	GIS DIVISION DEVELOPMENT SERVICES DEPARTMENT	LOCATION MAP S-15-07 \ PD-11-07 \ RZ-06-07 SALT CREEK HEIGHTS SUBDIVISION 4402, 4350 & 4504 EUREKA WAY AP# 204-030-036, 027 & 023	MTG. DATE: 5-11-10
	DATE PRODUCED: MAY 7, 2008		ITEM: 5b(3)
			ATTACHMENT: B
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