

MITIGATED NEGATIVE DECLARATION

Grading Permit GP-7-11 Bethel Church Parking and Detention Area Improvements

SUBJECT

Grading Permit Application GP-7-11, by Bethel Church, to allow grading on property located at 933 College View Drive in a "PF-FP" Public Facilities with Floodplain Overlay District.

PROJECT DESCRIPTION

The project applicant is proposing to make improvements to and expand the two existing gravel parking lots, associated driveways, and landscape, including a stormwater detention area. The total amount of earthwork involves approximately 40,600 cubic yards of cut and fill.

ENVIRONMENTAL SETTING

The project site is bounded by the Interstate 5 freeway to the west, State Route 299 to the north, Boulder Creek to the south, and undeveloped residential single-family to the east. The surrounding land uses are open space to the south, undeveloped residential single-family to the east, State Route 299 to the north with residential single-family beyond, and the Interstate 5 freeway to the west with a miniwarehouse and a recreational-vehicle park beyond. A portion of the project site south of the proposed parking-lot improvements is located within the floodplain of Boulder Creek, according to FEMA and the City of Redding Montgomery-Watson Storm Drain Master Plan Study. The project site is currently developed with a church, consisting of a two-story, 68,808-square-foot multiuse building; a 5,430-square-foot administration building; a baseball field; three other smaller buildings, consisting of a chapel, a media center, and a shop, totaling 5,746 square feet; and associated parking areas. More than two-thirds of the project site remains undisturbed by development and is characterized by blue oak-gray pine woodland and valley foothill riparian habitats.

FINDINGS AND DETERMINATION

The City of Redding conducted an Initial Study (attached), which determined that the proposed project could have significant environmental effects in the areas of Biological Resources and Cultural Resources. 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 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 it, 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 there is no substantial evidence that the project will have a significant effect on the environment.**
- 2. The Mitigated Negative Declaration, with its supporting documentation, 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

Biological Resources

Mitigation 1. If vegetation removal or ground disturbance occurs during the breeding season (i.e., March 1 to August 31) then a qualified biologist shall:

- a. Conduct a preconstruction survey for raptors, federal or state protected bird species, and all birds protected by the Migratory Bird Treaty Act (MBTA) and map all nests located within 200 feet of grading or clearing areas.
- b. Develop buffer zones around identified active nests in coordination with the City of Redding and CDFG. Construction activity shall be prohibited within the buffer zones until the young have fledged or the nest fails. Nests shall be monitored at least twice per month and a report submitted to the City of Redding monthly.
- c. The nest survey and buffer-zone plan shall be approved by the City of Redding prior to commencement of grading or clearing activity.

Cultural Resources

Mitigation 2. Should cultural resources be encountered during construction, grading, trenching, and/or excavation, work in the area must be halted and a qualified archaeologist should be notified immediately to evaluate the resource(s) encountered. Prehistoric and ethnohistoric materials might include flaked-stone tools, tool-making debris, stone-milling tools, fire-affected rock, basketry, culturally modified shells or animal bone, or soil darkened by cultural activities (midden).

Mitigation 3. Pursuant to CEQA Guidelines, a note shall be placed on all construction plans, which informs the construction contractor that if any potential archaeological, cultural or paleontological resources are encountered during construction, all work shall cease within 3 meters (10 feet) of exposure of any unanticipated significant cultural materials of the prehistoric or historic periods until a qualified archaeologist can evaluate the find. Examples of such cultural materials would include ground-stone tools such as mortars, bowls, pestles, and manos; chipped-stone tools such as projectile points or choppers; flakes of stone not consistent with the immediate geology such as obsidian or fused shale; fragments of nonfossil shell; concentrations of bottles and/or ceramics; or structural remains. The archaeologist will assess the significance of the find and prepare appropriate mitigation measures for review by the Development Services Director. All mitigation measures determined by the Development Services Director to be appropriate for this project shall be implemented pursuant to the terms of the archaeologist's report.

Mitigation 4. Although unlikely, the discovery of human remains is always a possibility; State of California Health and Safety Code Section 7050.5 covers these findings. This code section states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 24 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

PUBLIC REVIEW DISTRIBUTION

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

- State Clearinghouse
- Shasta County Clerk
- Butte Environmental Council
- Defenders of Wildlife
- California Native Plant Society
- Regional Water Quality Control Board
- All property owners within 300 feet of the property boundary

PUBLIC REVIEW

- (✓) Draft document referred for comments May 6, 2011.
- () 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).

Copies of the Mitigated Negative Declaration, the Initial Study, documentation materials, and the Mitigation Monitoring Program may be obtained at the Planning Division of the Development Services Department, City of Redding, 777 Cypress Avenue, Redding, CA 96001. Contact Associate Planner Lily Toy at 530-225-4020.

May 6, 2011
Date of Draft Report

Douglas DeMallie, Planning Manager

Date of Final Report

DD:amf
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Attachments:

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