

## **MITIGATED NEGATIVE DECLARATION**

**Tentative Subdivision Map Application S-3-04  
Planned Development Plan Application PD-7-05  
State Clearinghouse No. \_\_\_\_\_**

### ***SUBJECT***

Tentative Subdivision Map Application S-3-04 and Planned Development Plan Application PD-7-05, by Thomason Development, d.b.a. Knighton Road LLC, and Saint James Lutheran Church. The project site is located at 3400, 3401, 3455, and 3501 Knighton Road in southeast Redding and is zoned "RS-2" Residential Single Family District, "RS-3.5-PD" Residential Single Family District with Planned Development Overlay District, and "GI" General Industrial District.

### ***PROJECT DESCRIPTION***

The project sponsors are requesting approval of a tentative map and planned development plan to subdivide 60.2 acres in phases to create 21 parcels consistent with site zoning to support single-family residential development, general industrial development, and a future church-facility project. A 7.93-acre conservation parcel (Lot "A") is also proposed for the area of the site largely encumbered by the regulatory floodplain for Clover Creek, along with a 1.69-acre "unsubdivided remainder" piece. A more detailed project description is provided in the attached Initial Study.

### ***ENVIRONMENTAL SETTING***

The proposed subdivision is located along Knighton Road east of Churn Creek in southeast Redding. Clover Creek bisects the site. With the exception of the proposed lots on the bluff above Churn Creek, most of the site is in the Clover Creek plains, with relatively flat topography (elevation around 490 feet). This area is currently used as rangeland. The area surrounding the site is largely uninhabited, other than development along the Airport Road corridor to the east. Vegetation consists primarily of a very open blue/interior oak woodland/grassland. A small remnant of interior live oak woodland is located on the bluff overlooking Churn Creek. Clover Creek, running through the subdivision, is an intermittent stream, which is dry during the summer and has no riparian vegetation. A wetland (vernal) swale runs parallel to the stream channel within the Clover Creek floodplain. Other jurisdictional waters on-site are limited to a small vernal-pool area just west of Clover Creek on Lot "A" (proposed conservation parcel) and a larger vernal-pool/wet-meadow area contained entirely with the proposed unsubdivided remainder.

### ***DETERMINATION***

The City of Redding has conducted an Initial Study (attached), which determined that the proposed project could have significant environmental effects. Subsequent revisions in the project 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 as identified in the Initial Study under the subjects of Hydrology and Water Quality, Transportation, Biological Resources, and Hazards (fire/emergency-response related).

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.

### ***FINDINGS***

- 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***

The following measures have been incorporated into the project or will be made a condition of the project:

#### **Hydrology and Water Quality**

**Mitigation 1.** Construction activities within the ordinary high-water areas of Churn Creek and Clover Creek shall be conducted between July 1 and September 31, when the potential to encounter flowing water in the stream channel is low. Construction earlier or later than this period of time may occur only upon written authorization of the Department of Fish and Game.

**Mitigation 2.** Appropriate civil engineering design and erosion/pollution control Best Management Practices (BMPs) shall be utilized to ensure that the stability of the bank along Churn Creek is not compromised with installation of project storm-drain facilities and that sediment and other pollutants from other utility construction activities do not enter Churn Creek or Clover Creek. These measures shall be established in the Storm Water Pollution Prevention Plan (SWPPP) prepared for the project as reviewed by the Regional Water Quality Control Board (RWQCB) and be included in the final project improvement plans prior to issuance of a grading permit.

#### **Biological Resources**

**Mitigation 3.** Disturbance of nesting raptors shall be avoided through proper timing of heavy construction activities. If construction must occur during the prime nesting season—between April 1 and July 15—a nesting survey shall be conducted by a qualified wildlife biologist prior to the start of construction to determine the presence/absence of nesting raptors. If active nests are observed and impacts to raptors are likely, then construction in the area of the nests shall be delayed until young birds are fully fledged or appropriate spatial and temporal buffers are established in consultation with the Department of Fish and Game.

## Hazards - Emergency Access and Fire

**Mitigation 4.** Fire sprinkler systems shall be installed and maintained in all habitable buildings constructed within the subdivision. This requirement may be waived with approval of the Fire Marshal if at the time of building construction a second route of street access is available within 600 feet of the affected property and a fire/emergency-response time of five minutes or less is available to the area.

### ***PUBLIC REVIEW DISTRIBUTION***

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

- All property owners within 300 feet of the project
- County Clerk of the Board
- State Clearinghouse
- Shasta County Planning Division
- Shasta County Public Works
- Shasta County Airport Land Use Commission
- Shasta County Environmental Health Division
- Caltrans District 2
- Department of Fish and Game
- Regional Water Quality Control Board
- U.S. Army Corps of Engineers

### ***PUBLIC REVIEW***

- Draft document referred for comments October 4, 2005.
- 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 Ron Adams at (530) 245-7112.**

October 3, 2005  
Date of Draft Report

\_\_\_\_\_  
Douglas DeMallie, Planning Manager  
Development Services Department

\_\_\_\_\_  
Date of Final Report

DD:amf  
Envirdoc05\MND-S0304&PD0705.wpd  
Attachments:

- A. Location map
- B. Initial Study
- C. Mitigation Monitoring Program
- D. Comments and Response to Comments (if any)