

MITIGATED NEGATIVE DECLARATION

UP-15-05, PM-24-05, RZ-10-05, and GPA-2-05
State Clearinghouse No. _____

SUBJECT

Use Permit Application UP-15-05, Parcel Map Application PM-24-05, Rezoning Application RZ-10-05, and General Plan Amendment Application GPA-2-05.

PROJECT DESCRIPTION

The project sponsor is requesting approval of Use Permit Application UP-15-05 to construct: a three-story, approximately 74,500-square-foot office building on proposed 5.63-acre Parcel "A" ; 13,500 square feet of retail uses on proposed 1.33-acre Parcel "B"; and a 22,000-square-foot retail building with drive-thru pharmacy on proposed 2.24-acre Parcel "C." Also requested is approval of Parcel Map Application PM-24-05, to merge five parcels encompassing 11.47 acres into four parcels (Parcels "A" through "D"). No development is proposed on Parcel "D." Additionally, the sponsor is requesting approval of Rezoning Application RZ-10-05 and General Plan Amendment Application GPA-2-05, reclassifying the land from "Neighborhood Commercial" and "General Commercial" to "General Office," to allow an office-building size in excess of 60,000 square feet. Additional description of the project is found in the attached Initial Study.

ENVIRONMENTAL SETTING

Land use to the east across Tarmac Road in the "Heavy Commercial" District consists of a mixture of existing heavy-commercial uses; a large-lot, single-family residence, and vacant parcels. To the west is Shasta View Drive, a four-lane arterial; and a small-lot, single-family residential subdivision beyond. To the north is existing multiple-family housing developed as duplexes. Immediately west of Parcel "B" and north of Parcel "C" is a service station; and to the south is the State Route 44 westbound off-ramp. The site consists of essentially level terrain, which has been previously graded and drains to the west/southwest. Other than a small grove of blue oak trees at the southern tip of Parcel "D," the site is vegetated with native grasses. The site elevation ranges between 575 and 584 above mean sea level (MSL). Two wetland features exist on proposed Parcel "D," with the northernmost being hydrologically isolated from surrounding drainages. No direct or indirect disturbance of the wetland features is proposed.

FINDINGS AND DETERMINATION

The City of Redding conducted an Initial Study (attached), which determined that the proposed project could have significant environmental effects. 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 to air quality and traffic circulation.

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

The following measures will be made a condition of the project:

Air Quality

1. The following *Standard Mitigation Measures* shall be applied during grading and construction activities to control dust and PM₁₀ emissions:
 - a. Nontoxic soil stabilizers shall be applied according to manufacturer's specification to all inactive construction areas (previously graded areas inactive for ten days or more).

- b. All grading operations shall be suspended when winds (as instantaneous gusts) exceed 20 miles per hour.
- c. Temporary traffic control shall be provided as appropriate during all phases of construction to improve traffic flow (e.g., flag person).
- d. Construction activities that could affect traffic flow shall be scheduled in off-peak hours.
- e. Active construction areas, haul roads, etc., shall be watered at least twice daily or more as needed to limit dust.
- f. Exposed stockpiles of soil and other backfill material shall either be covered or watered or have soil binders added to inhibit dust and wind erosion.
- g. All trucks hauling soil and other loose material shall be covered or should maintain at least 2 feet of freeboard (i.e., minimum vertical distance between the top of the load and the trailer) in accordance with the requirements of CVC Section 23114. This provision is enforced by local law enforcement agencies.
- h. All public roadways used by the project contractor shall be maintained free from dust, dirt, and debris caused by construction activities. Streets shall be swept at the end of the day if visible soil materials are carried onto adjacent public paved roads. Wheel washers shall be used where vehicles enter and exit unpaved roads onto paved roads, or trucks and any equipment shall be washed off leaving the site with each trip.
- i. Open burning of cleared vegetation shall be prohibited. Cleared vegetation shall be treated by legal means other than open burning, such as chipping, shredding, or grinding. Such methods shall be noted on improvement plans. At no time shall open burning of materials generated by this project occur at another site.

2. The following *Best Available Mitigation Measures* shall be applied with development of the project:

- a. **Public Transit Credits.** The project developer will construct a public bus stop with passenger amenities on Shasta View Drive as approved by the Development Services Department and the City Engineer. The emission mitigation credit for this item is 2.5 percent.
- b. **Traffic Flow Improvements.** The following are improvements that would improve traffic flows: Shasta View Drive and Old Alturas Road will include with the project either the addition of a left-turn lane in the northbound approach or a signal. At the intersection of Shasta View Drive and Tarmac Road, the reconfiguration of the westbound-approach lanes will include a dual left and a shared thru/right. At the future intersection of Tarmac Road and the future Crossfire Road, a northbound left-turn lane into the project site is to be provided. The emission mitigation credit for access to, and use of, these improvements is 2 percent.

- c. **Construct Bicycle Facility Improvements.** A Class 2 bicycle lane shall be constructed within the Shasta View Drive right-of-way adjacent to the project as specified by the City Engineer. The emission mitigation credit for this item is 1 percent.
- d. **Pedestrian Access.** Accessible paths of travel for pedestrians shall be provided that connect all buildings on the site to each other and to Shasta View Drive. The emission mitigation credit for this item is 0.5 percent.
- e. **Provisions for Bike Racks.** Bicycle rack facilities shall be provided for employees and customers at a ratio of 1 bicycle-parking stand for each 25 required auto-parking spaces provided. The emission mitigation credit for this item is 1 percent.
- f. **Provide On-Site Employee Services.** It is anticipated that a food-service facility shall be provided on either Parcel "A" or "B." In addition, the office building will have vending machines and a lunchroom. The emission mitigation credit for this item is 2 percent.

Traffic Circulation

- 3. Prior to issuance of an occupancy permit, the Shasta View Drive/Old Alturas Road intersection shall be signalized *or* a left-turn lane provided at the northbound approach.

PUBLIC REVIEW DISTRIBUTION

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

- State Clearinghouse
- Regional Water Quality Control Board
- Caltrans District 2
- All property owners within 300 feet of the property boundary
- U.S. Army Corps of Engineers
- Defenders of Wildlife
- Butte Environmental Council
- California Native Plant Society

PUBLIC REVIEW

- Draft document referred for comments March 21, 2006.
- 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 Jim Wildauer at 225-4020.

March 17, 2006

Date of Draft Report

Douglas DeMallie, Planning Manager
Development Services Department

Date of Final Report

DD:amf

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Attachments:

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