

CITY OF REDDING

777 CYPRESS AVENUE, REDDING, CA 96001

P.O. Box 496071, REDDING, CA 96049-6071

NOTICE OF PREPARATION and NOTICE OF PUBLIC SCOPING MEETING

DATE: May 10, 2017
TO: Reviewing Agencies, Interested Parties and Organizations
FROM: City of Redding, Lead Agency
APPLICANT: Costco Wholesale Corporation
SUBJECT: Notice of Preparation and Scoping Meeting for an Environmental Impact Report for the River Crossing Marketplace Specific Plan

The City of Redding is considering the River Crossing Marketplace Specific Plan, and has determined that an Environmental Impact Report (EIR) will be necessary to evaluate environmental impacts of the project, per the California Environmental Quality Act (CEQA). In accordance with CEQA Guidelines 15063, an "initial study" has not been prepared. In compliance with CEQA, the City will be the Lead Agency and will prepare the EIR. Attached are the project description, location maps, and preliminary identification of the potential environmental issues to be explored.

The City is requesting comments and guidance on the scope and content of the EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public (CEQA Guidelines 15082). If your agency is a responsible agency as defined by Section 15381 of the CEQA Guidelines, your agency may use the environmental documents prepared by the City when considering permits or approvals for action regarding the project.

Public Review Period: May 10, 2017 to June 30, 2017. The City requests review and consideration of this notice, and invites comments regarding the preparation of the EIR. Comments and responses to this notice must be in writing and submitted by the close of business on the last day of the comment period. Please provide a contact name, phone number and email address with your comments. All comments must be sent to:

Kent Manuel, Planning Manager (Special Projects)
City of Redding
Development Services Department
777 Cypress Avenue, Redding, CA 96001
(530) 225-4029 | kmanuel@ci.redding.ca.us

Notice of Public Scoping Meeting: A public scoping meeting will be conducted by the City of Redding Planning Commission on **June 13, 2017**, at 4:00 p.m. at City Hall, 777 Cypress Avenue, Redding in the Council Chambers to collect oral comments on the scope of the EIR. Please note that there may be other matters considered by the Planning Commission prior to the Scoping Meeting. If you have any questions, please contact me.

Kent Manuel

Kent Manuel, Planning Manager (Special Projects)
City of Redding

5/10/17

Date



**Notice of Preparation for an Environmental Impact Report
For the City of Redding
River Crossing Marketplace Specific Plan**

Project Title and Applicant

River Crossing Marketplace Specific Plan by Costco Wholesale Corporation

Project Location

The Project consists of adoption and implementation of the River Crossing Marketplace Specific Plan on a 25-acre site located on a parcel on the northeast corner of South Bonnyview Road and Bechelli Lane, as shown in Figure 1.

The project site is bounded by South Bonnyview Road to the south, Bechelli Lane to the west, a conservation easement and vacant land to the north, and Interstate 5 (I-5) to the east. The project site has a General Plan Diagram classification of "Shopping Center" and "Residential, 6 to 10 units per acre," and a Zoning designation of Shopping Center District and Residential Multiple Family District (RM-10). The Assessor Parcel Numbers are 070-160-044, 070-170-025, and 070-320-004.

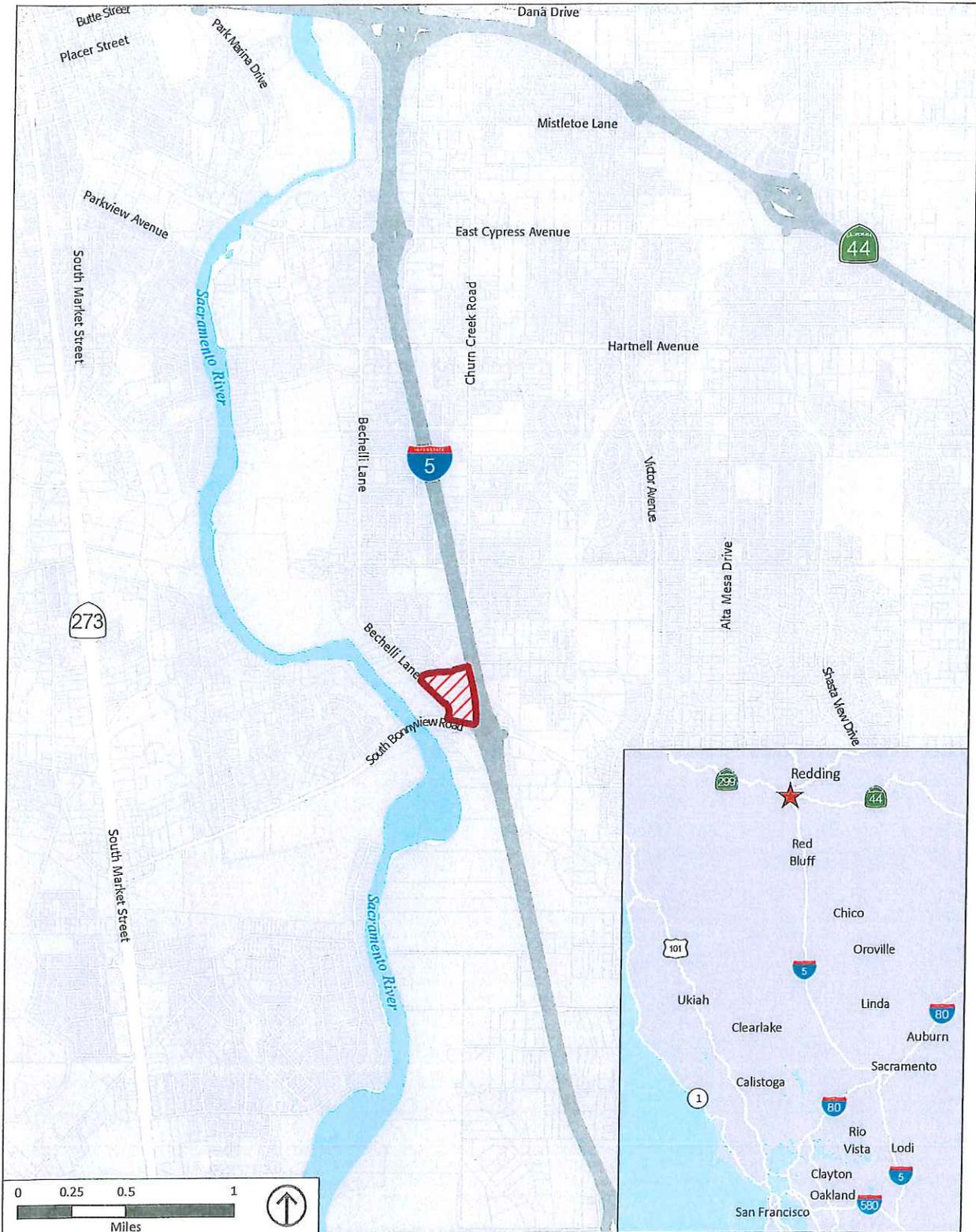
Project Description

The Project Applicant is requesting adoption of the River Crossing Marketplace Specific Plan that will result in construction of approximately 220,000 square feet of retail uses consisting of a 152,000 square foot Costco Whole Corporation store with up to 15 fuel pumps (30 fuel dispensers); and five retail pads accommodating approximately 70,000 square feet of retail, restaurants (including some with drive through lanes), and service uses. The Specific Plan will include a sign package for a pylon and other signage.

Access to the proposed stores will be from project driveways connecting to Bechelli Lane and South Bonnyview Road. As shown in Figure 2, the buildings would be oriented to face Bechelli Lane and South Bonnyview Road.

The project will relocate an existing waterline that traverses the site, and will connect to existing utilities in Bechelli Lane and South Bonnyview Road. The proposed project would also necessitate freeway ramp improvements, and area roadway and intersection improvements to accommodate project traffic. A traffic impact analysis will be prepared to determine the extent of necessary improvements.

NOTICE OF PREPARATION



Source: City of Redding, 2016; PlaceWorks, 2017.

 Project Site  Sacramento River

Figure 1
Regional and Local Location

Required Approvals

City of Redding Discretionary Approvals. The proposed project would require the following discretionary approvals from the City of Redding:

- General Plan Amendment to amend the General Plan Diagram classification from "Shopping Center" and "Residential, 6 to 10 units per acre" to "Regional Commercial"
- Amend the Zoning Map from "SC" Shopping Center District and "RM-10", Residential Multiple Family District, to "RC" Regional Commercial District with an "SP", Specific Plan Overlay District
- Amend Chapter 18.57 of the Redding Municipal Code to include the River Crossing Marketplace Specific Plan
- Adopt a Specific Plan to establish the development parameters for the construction of an approximately 222,250 square foot retail center, consisting of a 152,138 square foot Costco Wholesale Corporation store with up to 15 fuel dispensers; and five retail pads accommodating approximately 70,100 square feet of retail, drive through and similar uses as depicted on the attached site plan. (See Figure 2) The Specific Plan will also include approval of the following uses such that future discretionary actions by the City are not required:
 - Establishment of Gas Station
 - Drive through restaurants and similar establishments.
 - Outdoor display and sales
 - Onsite Signs
- A permit to allow grading, clearing, fills and excavation consistent with Chapter 16.12 of the Redding Municipal Code.
- Encroachment Permit for construction along the property frontage and connection to City utilities.
- Approval of utility "improvement plans".

Approval of any of the above actions will also require certification of the EIR and adoption of a Mitigation Monitoring or Reporting Program (MMRP). Construction of the project will also require approval of a building permits, while operation of the project may require multiple building permits for tenant improvements, building modifications, and equipment upgrades.

Other Government Agency Approvals. The project may also require review and/or approval from other jurisdictional agencies, including but not limited to:

- The California Regional Water Quality Control Board
- Caltrans
- California Department of Fish and Wildlife
- United States Army Corps of Engineers
- Redding Municipal Utility

EIR Purpose

The purpose of an EIR is to inform decision-makers and the general public of the potential environmental impacts of a proposed project that an agency (in this case, the City of Redding) may implement or approve. The EIR process is intended to: (1) provide information sufficient to evaluate a project and the potential for significant impacts on the environment; (2) examine methods (e.g., project-specific mitigations, uniformly applied development regulations) for avoiding or reducing significant impacts; and (3) consider alternatives to the proposed project that would avoid or lessen any identified environmental impacts.

In accordance with CEQA, the EIR will include the following:

- A summary of the project, its potential significant environmental impacts, and mitigations required to avoid or reduce those significant impacts;
- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigations for the project;
- Alternatives to the proposed project; and
- Other environmental consequences of the project, including:
 - (1) growth-inducing effects
 - (2) significant unavoidable impacts
 - (3) irreversible environmental changes
 - (4) cumulative impacts, and
 - (5) effects found not to be significant.

EIR Scope

The City of Redding has determined that the project will require preparation of an EIR pursuant to the California Environmental Quality Act (CEQA). The following environmental topics will be evaluated in the EIR:

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| ◦ Aesthetics | ◦ Hydrology and Water Quality* |
| ◦ Agriculture and Forestry Resources | ◦ Land Use and Planning |
| ◦ Air Quality* | ◦ Mineral Resources |
| ◦ Biological Resources* | ◦ Noise* |
| ◦ Cultural Resources and Tribal Cultural Resources* | ◦ Population and Housing |
| ◦ Geology and Soils* | ◦ Public Services and Recreation |
| ◦ Greenhouse Gas Emissions* | ◦ Transportation and Traffic* |
| ◦ Hazards and Hazardous Materials* | ◦ Utilities and Service Systems |
| | ◦ Energy Conservation |

* Project specific technical studies will be prepared for these topic areas with the results included in the EIR for public review.

Alternatives: The EIR will identify and compare a reasonable range of alternatives to the proposed project. Alternatives will be chosen based on their ability to avoid or reduce identified significant environmental impacts of the project while achieving most of the project objectives (CEQA Guidelines Section 15126.6).

Cumulative Impacts: The EIR will include a discussion of the proposed project's contribution to impacts when combined with other approved or probable projects known at the time of issuance of this notice or preparation.