

# ENVIRONMENTAL INITIAL STUDY

## INITIAL STUDY CHECKLIST

### References and Documentation

Dignity Health North State Pavilion Project

Use Permit UP-2017-00001

Parcel Map PM-2017-0002

General Plan Amendment GPA-2017-0003

Rezoning RZ-2017-0004

Prepared by:

**CITY OF REDDING**

**Development Services Department**

***Planning Division***

777 Cypress Avenue

Redding, California 96001

June 7, 2018

# CITY OF REDDING

## ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Dignity Health North State Pavilion Project (SCH No. 2017072048)

2. **Lead agency name and address:**

CITY OF REDDING  
Development Services Department  
*Planning Division*  
777 Cypress Avenue  
Redding, CA 96001

3. **Contact Person and Phone Number:** Lily Toy, CFM, Senior Planner (530) 245-7231

4. **Project Location:** The proposed 10.55-acre project site is located in the City of Redding, southwest of the intersection of Cypress Avenue and Hartnell Avenue, at the northerly terminus of Henderson Road. The site is being considered for development of the North State Pavilion Project, a health care facility, by Dignity Health Mercy Medical Center Redding. The site is located primarily in Township 31 North, Range 4 West, Section 6, of the U.S. Geological Survey's (USGS) Enterprise, 7.5-minute quadrangle (USGS, 1957). A small portion of the site is located in Township 31 North, Range 5 West, Section 1, of the Enterprise quadrangle (refer to the attached figures). The proposed project is comprised of twelve Assessor Parcel Numbers (APNs) identified as follows: 107-400-008; 107-430-033, -034, -057, -059; and 107-500-017, -018, -019, -020, -024, -025, -026.

5. **Applicant's Name and Address:**

Dignity Health  
10901 Gold Center Drive  
Rancho Cordova, CA 95670

**Representative's Name and Address:**

Omni-Means, Ltd.  
330 Hartnell Avenue, Suite B  
Redding, CA 96002

6. **General Plan Designation:** "General Office," "General Commercial," and "Greenway"

7. **Zoning:** "GO" General Office and "GC" General Commercial

8. **Description of Project:** Dignity Health Mercy Medical Center Redding (Dignity) is proposing the development of the North State Pavilion Project in a campus-like setting whereby the buildings are compatible with each other from a site planning and architectural design perspective. The project is a wellness center for ambulatory medical offices and clinics distributed amongst three buildings totaling approximately 129,600 square feet with associated parking, landscaping and infrastructure on 10.55 acres of land. The use permit request is to allow for the development of the project and for a portion of the parking lot to encroach into the FEMA regulated 100-year floodplain of the Sacramento River. The parcel map request is to allow the merging of all the parcels into one. The general plan amendment request is a request to amend the general plan from the existing designations of "General Office," "General Commercial," and "Greenway" to "Public Facilities." Lastly, the rezoning request is to amend the existing zoning from "GO" General Office and "GC" General Commercial to "PF" Public Facilities.

The number of stories, approximate square footages, and building heights for each building are:

- Building "A" – 4 stories – 80,000 sq. ft. – Height varies from 64 to 72 feet
- Building "B" – 3 stories – 27,800 sq. ft. – Height varies from 52 to 58 feet
- Building "C" – 2 stories – 21,800 sq. ft. – Height varies from 36 to 44 feet

The project is currently proposed to be developed in two phases. Phase 1 will include Building "A" and phase 2 will consist of Buildings "B" and "C." Phase I is projected to be completed in 2022 and Phase II is projected to be completed in 2024. It is estimated that up to 180 persons will be employed once the project is completed. Potential uses and services may include, but are not limited to, the following:

- Administrative Offices
- Auditorium / Conference Rooms / Class Rooms
- Cafeteria
- Diagnostic Imaging
- Electrical / Mechanical Rooms
- Employee Lounge / Locker Rooms
- Family Medicine / Pediatrics
- Gift Shop
- Janitorial Rooms
- Laboratories
- Orthopedics
- Palliative Care
- Pharmacy
- Physical Therapy
- Physician Offices
- Radiology
- Reception / Waiting Areas
- Rehabilitation
- Urgent Care Center
- Visitor Lounges
- Women's Health & Wellness

Cafeteria services, physical therapy, and pharmacy services may be leased to outside service providers.

Overall, 549 parking spaces are proposed, including ADA and van accessible, compact, and motorcycle spaces. Bicycle racks will also be provided. For Phase I, 338 parking spaces are proposed.

The project includes proposed right-of-way improvements to Henderson Road (North and South), Parkview Avenue (South), and Parkview Avenue (Open Space Access). The improvements include, where applicable, street widening, paving and repaving, lane striping, curbs, gutters, sidewalks, and drainage structures. All utilities, including water, sewer, stormwater, electrical, natural gas, cable and telephone service lines and conduits, will be undergrounded.

- 9. Surrounding Land Uses and Setting:** The project area is bounded on the west by the Henderson Open Space area, with the Sacramento River further to the west; on the east by Hartnell Avenue; on the north by the Cypress Avenue Bridge; and on the south by the Cobblestone Shopping Center, south of Parkview Avenue. Office and commercial uses are located across Cypress Avenue and Hartnell Avenue, respectively.

The Federal Emergency Management Agency (FEMA) 100-year floodplain of the Sacramento River inundates approximately 1.2 acres of the project site and the floodway of the Sacramento River inundates approximately 2.40 acres of the project site. A Letter of Map Revision (LOMR) has been submitted to FEMA proposing to shift the floodway and floodplain boundaries further westward resulting in the removal of the floodway from the project site and removing approximately 1.80 acres of the site from the 100-year floodplain.

Historical land uses of the project area and vicinity include use by Native Americans, ranching, and a bridge crossing location in the 1800s. Other historic land uses include a diversion of river flow into a horizontal paddlewheel facility in the early 1900s; a forest production, cement plant, and gravel operation in the 1940s through the 1960s; a gravel operation used in the construction of Interstate 5 during the 1960s and 1970s; a gasoline service station from 1972 to 1998; commercial uses some of which were removed in 2007 while the remainder vacated in 2017 and staging for the Cypress Bridge Replacement Project in 2007 to 2011. Remnants of some of these land uses are visible today.

- 10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** The City as Lead Agency for the proposed project has discretionary authority over the primary project proposal. To implement this project, the applicant may need to obtain, at a minimum, the following discretionary permits/approvals from other agencies:

- National Pollutant Discharge Elimination System (NPDES) Stormwater General Construction Permit

- 11. Tribal Consultation:** Tribal consultation pursuant to AB 52 has been initiated. A response has not yet been received.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

X	Aesthetics		Agricultural Resources	X	Air Quality
X	Biological Resources		Cultural Resources		Geology & Soils
X	Greenhouse Gas Emissions		Hazards & Hazardous Materials	X	Hydrology & Water Quality
X	Land Use & Planning		Mineral Resources	X	Noise
X	Population & Housing		Public Services		Recreation
X	Transportation & Traffic	X	Tribal Cultural Resources	X	Utilities & Service Systems
X	Mandatory Findings of Significance				

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of the initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Copies of the Initial Study and related materials and documentation may be obtained at the Planning Division of the Development Services Department, 777 Cypress Avenue, Redding, CA 96001. Contact Lily Toy, Senior Planner at (530) 225-4020.



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 Lily Toy, Senior Planner  
 Development Services Department

June 7, 2018  
 Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

This section analyzes the potential environmental impacts associated with the proposed project. The issue areas evaluated in this Initial Study include:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the State *CEQA Guidelines* and used by the City of Redding in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development's impacts and to identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- **No Impact.** The development will not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- **Potentially Significant Impact Unless Mitigation Incorporated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The development will have impacts which are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

Where potential impacts are anticipated to be significant, mitigation measures will be required, so that impacts may be avoided or reduced to insignificant levels.

Prior environmental evaluations applicable to all or part of the project site:

- *City of Redding General Plan, 2000*
- *City of Redding General Plan Final Environmental Impact Report, 2000, SCH #1998072103*

### List of attachments:

Attachment A – Project Exhibits

I. <b>AESTHETICS:</b> <i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			

**Discussion:** Based on a field review by the Planning Division and other agency staff, information provided by the applicant, existing information available to the Planning Division, and observations made on the project site and in the vicinity, the following findings can be made:

a) Scenic vistas are defined as expansive views of highly-valued landscapes from publicly accessible viewpoints. Scenic vistas include views of natural features such as topography, water courses, outcrops, and natural vegetation, as well as man-made scenic structures. The project site is located on land that is highly visible from Cypress Avenue, the Sacramento River and across the Sacramento River from Park Marina Drive. The proposed project site encompasses approximately 10.55 acres of currently undeveloped vacant land. The topography of the proposed project site is flat with an elevation of approximately 480 feet above mean sea level (msl). The site is highly disturbed and previously supported multiple uses, including, but not limited to, a concrete plant, sand and gravel operation, greenhouse growing operation, and automotive-related businesses. Remnants of the past uses are still present (e.g., partially paved areas, concrete retaining walls, etc.). One vacant building is currently present on the site. The on-site plant communities/wildlife habitats, in order of abundance, consist of urban habitat, annual grassland, and riparian woodland; small stands or individuals of valley oaks and interior live oaks are present outside the riparian habitat, but do not form a distinct oak woodland community.

The proposed project has the potential to alter the visual landscape from undeveloped land to office type uses; however, there are no existing significant topographical features of high scenic value within the proposed project site and the area is not regarded or designated as visually important or “scenic” in the City’s *General Plan*. Additionally, development of the proposed project would not block or preclude views to any area containing important or what would be considered visually appealing landforms. Therefore, the proposed project would not have a significant impact on a scenic vista.

b) There are not any scenic resources located on-site. Areas immediately north and west of the proposed project along Cypress Avenue and Hartnell Avenue, respectively, have been developed with similar office and commercial uses.

California’s Scenic Highway Program was created by the Legislature in 1963. Its purpose is to preserve and protect scenic highway corridors from changes that would diminish the aesthetic value of lands adjacent to highways. According to Caltrans’ California Scenic Highway Program and the National Scenic Byways Program, the proposed project is not in the vicinity of a federal or state scenic highway or any roadway that is considered eligible for designation as a scenic highway. Additionally, the proposed project site is not visible from a designated local scenic highway. Therefore, impacts associated with the discussed resources are less than significant.

c) The project area is bounded on the west by the Henderson Open Space area, with the Sacramento River further to the west; on the east by Hartnell Avenue; on the north by the Cypress Avenue Bridge; and on the south by the Cobblestone Shopping Center, south of Parkview Avenue. Office and commercial uses are located across Cypress Avenue and Hartnell Avenue, respectively.

The proposed project is located within an area designated in the *General Plan* as “General Office,” “General Commercial,” and “Greenway.” The *General Plan* land use designations for surrounding properties include “General Office,” “General Commercial,” and “Greenway,” with a small area south of the project site designated as “Residential, 2 to 3.5 dwelling units per acre.”

The three buildings are proposed to be developed in a campus-like setting whereby the buildings are compatible with each other from a site planning and architectural design perspective. The location of the buildings interspersed on the site and visually “tied together” with landscaping, both adjacent to the buildings and within the parking areas, provide visual corridors primarily of the existing riparian areas within the Henderson Open Space area and beyond to the Sacramento River to the west and northwest.

The proposed buildings’ architecture includes a mixture of materials including, but not limited to, metal, stone, cement plaster, and glazing. The buildings and associated facades will have varying heights, sun shades, awnings, canopies, raised parapets with cornices, and other decorative fixtures to provide articulation to the building elevations which, along with varying natural earth tone colors and patterns, provide variation in the appearance of the buildings.

Other project features include, but are not limited to, landscaping, hardscape features, emergency generator enclosures, solid waste bin enclosures, decorative fencing, monument signs, a pole sign, building signage, and parking lot, driveway and walkway lighting.

The proposed project would substantially change the character of the site from that of flat, undeveloped land to a campus-like setting. Therefore, visual changes to the proposed project site would be a potentially significant impact. Thus, the proposed project could result in the degradation of visual character or quality at the project site or in the surrounding area. This potentially significant impact will be evaluated in the EIR.

- d) Light pollution occurs when nighttime views of the stars and sky are diminished by an over-abundance of light coming from the ground. Light pollution is a potential impact from the operation of any light source at night. Proper light shields, lighting design, and landscaping are commonly used to reduce light pollution generated from lighting by blocking the conveyance of light upwards. The result is that the lights are not visible from above; therefore, ambient light is not added to the nighttime sky. In addition, light reflecting off surfaces during daylight hours has the potential to create a source of glare in the vicinity of the proposed project.

Since the proposed project site is currently undeveloped, abundant sources of light are not produced onsite. Introduction of new lighting from the proposed project would include lights within and around the proposed buildings, lighting for surface parking lots, and security lighting on the various structures that would be developed as part of the project. The light generated by the proposed project would be typical of an office campus-type development. Additionally, the lighting plan for the proposed project would be designed in accordance with development standards as required by the Redding Municipal Code (RMC), Title 18 – Zoning Ordinance, which address the issue of light and glare. Lighting standards contained in the RMC are specifically enumerated for parking lots. These standards include the use of glare shields or baffles to reduce glare and control backlight. In addition to their applicability to parking lots, these standards would be applied to the remainder of the proposed project and also would include directional lighting. Lighting would be limited to what is necessary for safety and security purposes and would be directed away from adjacent properties and road rights-of-way. However, sensitive light receptors (e.g., riparian corridor, aquatic habitat, and residences on Henderson Road) in close proximity could be affected by nighttime light and glare generated by the proposed project. Therefore, the impacts from light and glare are potentially significant and will require further evaluation in the EIR.

**Findings:** Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in the EIR prepared for this proposed project.

**Documentation:**

*City of Redding General Plan*, Natural Resources Element, 2000  
*City of Redding Zoning Ordinance*, Chapter 18.40.090  
California Scenic Highway System, 2008  
National Scenic Byways Program, 2008

<b>II. AGRICULTURE RESOURCES:</b> <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural, Land Evaluation and Site Assessment Mode (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Impact Unless Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Convert Prime Farmland, Unique Farmland, or Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				X

**Discussion:** Based on a field review by the Planning Division and other agency staff, information provided by the applicant, existing information available to the Planning Division, and observations made on the project site and in the vicinity, the following findings can be made:

- a) The project site has not been historically used for agricultural purposes, nor does it possess soils that are prime for agricultural production. The site is not located within an area of Prime Farmland as identified by the California Department of Conservation’s Important Farmland Series Mapping and Monitoring Program. The Soil Survey prepared by the Soil Conservation Service identifies the Riverwash, Cobbly alluvial land and Reiff fine sandy loam classifications on the property. Riverwash has little or no potential for farming. The areas of Cobbly alluvial land can be used as dryland pasture, but the potential for farming is limited. Reiff fine sandy loam, if irrigated, can be used to produce irrigated hay. These soil classifications and the past uses of the property do not represent prime suitability for agricultural use; therefore, development of the property would not result in a significant impact to agricultural resources.
- b) The proposed project site is not under a current Williamson Act contract. Therefore, project implementation would not result in conflicts with existing agricultural zoning.
- c) See discussions II.a and II.b, above.

**Findings:** In the course of the above evaluation, impacts associated with *Agricultural Resources* were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type. The effects determined not to be significant are not required to be included in primary analysis sections of the Draft EIR. As such, impacts to *Agricultural Resources* are not reasonably foreseeable and will not be addressed further in the EIR to be prepared for this project.

**Documentation:**

- City of Redding General Plan*, Natural Resources Element, 2000
- City of Redding General Plan Background Report*, Chapter 9.4: Agricultural Lands Farmland Mapping and Monitoring Program
- United States Department of Agriculture, Soil Conservation Service and Forest Service, Soil Survey of Shasta County Area

<b>III. AIR QUALITY:</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	<b>Potentially Significant Impact</b>	<b>Potentially Significant Impact Unless Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?				X

**Discussion:** Based on a field review by the Planning Division and other agency staff, information provided by the applicant, existing information available to the Planning Division, and observations made on the project site and in the vicinity, the following findings can be made:

a-c) Shasta County, including the far northern Sacramento Valley, currently exceeds the state's ambient standards for ozone (smog) and particulates (fine, airborne particles). Consequently, these pollutants are the focus of local air quality policy, especially when related to land use and transportation planning. Even with application of measures to reduce emissions for individual projects, cumulative impacts are unavoidable when ozone and/or particulate emissions are involved. For example, the primary source of emissions contributing to ozone is from vehicles. Any project that generates vehicle trips has the potential of contributing incrementally to the problem. The Environmental Impact Report for the *General Plan* acknowledged this dilemma; as a result, Findings and a Statement of Overriding Considerations were adopted by the City Council for impacts to air quality resulting from growth supported under the *General Plan*.

The City's Air Quality Element of the *General Plan* establishes emission-reduction goals of 20 to 25 percent, depending on the projected level of unmitigated emissions for a project. Mitigation thresholds are established for the important regional/local pollutants, including: Reactive Organic Gases (ROG) and Oxides of Nitrogen (NOx), which are ozone precursors, and Inhalable Particulate Matter, 10 Micron (PM<sub>10</sub>). The mitigation thresholds for these pollutants are tiered at two levels as follows:

<b>Level "A"</b>	<b>Level "B"</b>
25 pounds per day of NOx	137 pounds per day of NOx
25 pounds per day of ROG	137 pounds per day of ROG
80 pounds per day of PM <sub>10</sub>	137 pounds per day of PM <sub>10</sub>

If a project has unmitigated emissions less than the Level "A" threshold, then it is viewed as a minor project (from an air quality perspective) and only application of Standard Mitigation Measures (SMMs) is required to try to achieve at least a 20 percent reduction in emissions, or the best reduction feasible otherwise. Land uses that generate unmitigated emissions above Level "A" require application of appropriate Best Available Mitigation Measures (BAMMs), in addition to the SMMs, in order to achieve a net emissions reduction of 20 percent or more. If, after applying SMMs and BAMMs, a use still exceeds the Level "B" threshold, then a minimum of 25 percent of the unmitigated emissions exceeding 137 pounds per day must be offset by reducing emissions from existing sources of pollution; otherwise, an Environmental Impact Report is required.

Under policy of the Air Quality Element, a project has the potential to impact air quality primarily in two ways: (1) the project would generate vehicle trip emissions (with NOx, ROG, and PM<sub>10</sub>) that contribute cumulatively to local and regional air quality conditions; and (2) fugitive dust (particulate/PM<sub>10</sub>) emissions are possible during construction activities. The proposed project is expected to contribute a substantial amount of vehicle trip emissions; therefore, impacts are considered potentially significant. In order to calculate the unmitigated emissions for the key pollutants noted above, further analysis as part of the EIR is required.

- d) The proposed project may generate PM<sub>10</sub> emissions due to construction activities. Although these emissions would cease with the completion of construction work, residences adjacent to the proposed project to the south could be exposed to elevated dust levels. Ozone emissions generated by the proposed project could also have adverse impacts on adjacent residences. Therefore, impacts are considered potentially significant and will be further evaluated in the EIR.
- e) Due to the characteristics of the proposed development, it is unlikely that the project would cause air emissions which would create objectionable odors affecting a substantial number of people. No impact has been identified.

**Findings:** Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in the EIR prepared for this proposed project.

**Documentation:**

Shasta County APCD Air Quality Maintenance Plan and Implementing Measures

*City of Redding General Plan, Air Quality Element*

*City of Redding General Plan Final Environmental Impact Report, 2000, SCH #1998072103*

CEQA Findings of Fact and Statement of Overriding Considerations for the *City of Redding General Plan Final Environmental Impact Report*, as adopted by the Redding City Council on October 3, 2000, by Resolution 2000-166

*City of Redding General Plan Background Report, Chapter 9.7, Natural Resources and Air Quality*

<b>IV. BIOLOGICAL RESOURCES:</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Impact Unless Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plan?				X

**Discussion:** Based on a field review by the Planning Division and other agency staff, information provided by the applicant, existing information available to the Planning Division, and observations made on the project site and in the vicinity, the following findings can be made:

- a) A Biological Resources Assessment was prepared for the project by ENPLAN. The on-site plant communities/wildlife habitats consist of riparian woodland, annual grassland, and urban habitat; individuals or small stands of valley oaks, interior live oaks, blue oaks, and tree of heaven are present in places, however, they do not form a distinct oak woodland community. Field inspection confirmed that no special-status plant species are present, nor are any expected to be present or affected by the proposed work.

In summary, the study found that the site, which has been highly disturbed by past development, includes one sensitive habitat type: riparian woodland associated with the nearby Sacramento River. The habitats on the site may support several special-status animal species, including pallid bat, spotted bat, Townsend’s big-eared bat, western red bat, and bald eagle. The Sacramento River, located just west of the site, is known to support Chinook salmon (fall-run, late-fall-run, winter-run, and spring-run) and Central Valley steelhead; the river reach is designated as critical habitat for Chinook salmon (winter-run and spring-run) and Central Valley steelhead. In addition, migratory birds could nest in vegetation and/or structures on the site in future nesting seasons. Impacts are considered potentially significant and will be further evaluated in the EIR.

- b) A well-developed riparian woodland occurs in the floodplain of the Sacramento River to the west of the project site. The northwestern portion of the project site abuts the riparian woodland and approximately 0.4 acres of riparian (based on canopy cover) occurs within the western extension of the project site. Woody species present include Fremont cottonwood, valley oak, arroyo willow, sandbar willow, Himalayan blackberry, and wild grape. Nutsedge, curly dock, and other herbaceous species are present in the herbaceous layer. Wildlife species observed in association with the on-site riparian woodland included the turkey vulture, acorn woodpecker, killdeer, northern flicker, western scrub-jay, dark-eyed junco, and red-tailed hawk. Overall, the riparian woodland on the site has very high value to wildlife species. Therefore, impacts are considered potentially significant and will be further evaluated in the EIR.

- c) Field inspection confirmed that no wetlands are present on-site; therefore, no impacts to Federally protected wetlands as defined by Section 404 of the Clean Water Act would occur.
- d) Due to the scale of the proposed project, the movement of any native resident or migratory wildlife species or established native resident or migratory wildlife corridors is not anticipated to be significant.
- e) The City has adopted a Tree Management Ordinance (Chapter 18.45 of the RMC) that promotes the conservation of mature, healthy trees in the design of new development. The ordinance also recognizes that the preservation of trees will sometimes conflict with necessary land-development requirements. The City's *General Plan EIR* further acknowledges that preservation of native trees will sometimes conflict with normal land development and that implementation of the *General Plan* will ultimately set aside over 7,000 acres of open space, much of which contains oak habitat. But efforts must still be made to retain existing trees if reasonably possible, and to sufficiently plant new trees in the context of the new development. A tree survey is required to identify natural trees and tree groups most suitable for preservation or "candidate trees/groups." Where all identified candidate trees/groups cannot be preserved, the set-aside of a natural area or areas within a project site that is particularly suitable for the planting, retention, and/or natural regeneration of trees is considered to be a desirable means of accomplishing the goals of the ordinance.

Within the 0.4 acres of impacted riparian habitat, trees are proposed for removal. These trees consist of approximately 20 Fremont cottonwoods with a diameter at breast height (dbh) of six inches or greater. Four of the cottonwoods to be removed are in the 6 – 10 inch dbh range, eight are in the 12 - 18 inch dbh range, and five are in the 22 – 36 inch dbh range. In addition, three multi-trunked trees will be removed; one tree has three trunks measuring 22 inches, 18 inches, and 18 inches, a second has two trunks measuring 18 inches each, and a third has two trunks measuring 18 inches and 14 inches. Trees in the on-site riparian habitats to be retained consist of two valley oaks (10 inch dbh and 12 inch dbh) and three 12 inch dbh interior live oaks. Impacts are considered potentially significant and will be further evaluated in the EIR.

- f) No habitat conservation plans or other similar plans have been adopted for the project site or project area. No impact would occur in this regard.

**Findings:** Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in the EIR prepared for this proposed project.

**Documentation:**

- California Department of Fish and Wildlife: Natural Diversity Data Base
- City of Redding General Plan*, Natural Resources Element, 2000
- City of Redding Municipal Code*, Chapter 18.45, Tree Management Ordinance
- City of Redding General Plan Environmental Impact Report*, 2000, SCH #1998072103
- Revised Biological Study Report-North State Pavilion*, prepared by ENPLAN, December 2017

<b>V. CULTURAL RESOURCES:</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Impact Unless Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

**Discussion:** Based on a field review by the Planning Division and other agency staff, information provided by the applicant, existing information available to the Planning Division, and observations made on the project site and in the vicinity, the following findings can be made:

- a) A cultural resources report dated April, 2017, was submitted by ENPLAN, who conducted a cultural resources survey on September 27, 2016. One new historic-era site was identified and recorded during the survey. However, the newly recorded site does not meet the eligibility criteria of the National Register of Historic Places (NRHP) or California Register of Historic Resources (CRHR) and requires no further consideration.
- b) The project site was considered to have a potential for the presence of historic or prehistoric cultural resources due to the project site’s location being adjacent to the Sacramento River and known sites nearby. Phase II of the archaeological study, dated May 22, 2017, was prepared by Natural Investigation Company who conducted the field work in February and March 2017. The Phase II testing determined that the project area does not contribute to any potential eligibility for listing in the NRHP or CRHR under any significance criteria. Considering the results of the Phase II study and the history of extensive disturbance within the project area and all its previous uses, the potential for discovery of intact archaeological deposits or features by implementation of this project is considered low. Based on the Phase II study, the boundaries of this archeological site south of Cypress Avenue have been redrawn. Although the potential for discovery of intact archaeological deposits or features by implementation of this project is considered low and the project area is considered ineligible for NRHP or CRHR inclusion, results from a previous recovery in 2007 justifies the recommendation for construction monitoring by a qualified archaeologist for ground-disturbing activity. Although no archaeological deposits or features were found during the Phase II study, monitoring will ensure that any additional archaeological deposits or features may be discovered are fully protected during implementation of the project. Based on the results of the excavations coupled with the evidence for extensive disturbance of the land, archaeological monitoring is recommended only within the portion of the site boundary in which ground-disturbing activities would exceed a depth of 40 cm (1.3 feet). Furthermore, the City’s standard development conditions include a requirement that if any cultural materials are discovered by chance during construction, all work must stop in the area of the find, and the City must be notified. A qualified archaeological professional must then be retained by the City to review the discovered item(s) and to determine its significance and any appropriate measures. The EIR will identify specific mitigation measures to reduce impacts to less than significant levels.
- c) No paleontological resources or unique geologic features have been identified on the proposed project site, and the potential for their occurrence is considered minimal. Impacts are considered less than significant.
- d) There are no known burial sites on the proposed project site. If human remains are unearthed during future development of the site, the provisions of California Health and Safety Code Section 7050.5 shall apply. Under this Section, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition, pursuant to California Public Resources Code Section 5097.98. Impacts are considered less than significant.

**Findings:** Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in the EIR prepared for this proposed project.

**Documentation:**

*City of Redding General Plan Background Report, 1998*

*City of Redding General Plan Final Environmental Impact Report, 2000, SCH #1998072103*

*Cultural Resources Report – North State Pavilion, prepared by ENPLAN, April 2017*

<b>VI. GEOLOGY AND SOILS:</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Impact Unless Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> <li>i) Rupture of a known earthquake, fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publications 42.</li> <li>ii) Strong seismic ground shaking?</li> <li>iii) Seismic-related ground failure, including liquefaction?</li> <li>iv) Landslides?</li> </ul>			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				X

**Discussion:** Based on a field review by the Planning Division and other agency staff, information provided by the applicant, existing information available to the Planning Division, and observations made on the project site and in the vicinity, the following findings can be made:

a) The project may expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

*i) Rupture of a known earthquake fault:*

There are no Alquist-Priolo earthquake faults designated in the Redding area of Shasta County. There are no other documented earthquake faults in the immediately vicinity that pose a significant risk. The most significant of these faults is the potentially active Battle Creek fault, located about 16 miles south of the site. The closest fault mapped to the site is the inactive Bear Creek fault, located about 13 miles to the southwest. The closest active fault, as zoned by the State, is the Hat Creek-McCarthur Fault System, located about 48 miles east of the site.

*ii) Strong seismic ground shaking:*

The impact of earthquakes on the project site depends on several factors including the particular fault, fault location, distance from the project site, and magnitude of the earthquake. Each of these factors can help determine the degree of shaking that could occur in the project area. The proposed project site is located in an area designated in the Health and Safety Element of the *General Plan* as having a low ground-shaking potential. Future structures proposed on the project site are required by State law and City ordinance to be constructed in accordance with the Uniform Building Code (UBC) and to adhere to all modern earthquake construction standards, including those relating to soil characteristics. Impacts are considered less than significant.

*iii) Seismic-related ground failure, including liquefaction:*

There is no evidence of ground slippage or subsidence occurring naturally on the proposed project site. The type of soils and underlying geology is identified as having a low potential for liquefaction.

*iv) Landslides:*

The proposed project site is located on a flat parcel surrounded by flat terrain. There are no documented landslide hazard areas identified within the immediate vicinity.

- b) The project site contains two primary soil classifications: Cobbly alluvial land and Reiff fine sandy loam. Cobbly alluvial land consists of very gravelly, very cobbly, or very stony, coarse-textured alluvium. It is on flood plains of the Sacramento River and in some places it is along smaller streams. Reiff soils generally are near areas of Anderson, Churn, Perkins, and Tehama soils and of Cobbly alluvial land and Wet alluvial land. Cobbly alluvial land has rapid permeability while the Reiff fine sandy loam has moderately rapid permeability. These land types are excessively drained and runoff is very slow. The hazard of erosion is moderate with the Cobbly alluvial land type and is none to slight with the Reiff fine sandy loam. With the Cobbly alluvial land type, it is subject to frequent flooding, except that it is not subject to annual flooding. Shasta Dam protects much of this land type from flooding.

The proposed modification to the surface terrain is typical to site development and, based on the site soils, is not expected to alter the susceptibility of the land to unstable earth conditions or erosion. Standard grading-control measures are applicable to the proposed Project as City ordinances and other government agency regulations will be applied. This City of Redding Grading Ordinance requires the application of "Best Management Practices" (BMPs) in accordance with the City Erosion and Sediment Control Standards Design Manual (RMC Section 16.12.060, Subsections C, D, E). In practice, specific erosion-control measures are determined upon review of the final grading plan and are tailored to project-specific grading impacts. This will ensure that potential grading impacts are less than significant. Since the project is subject to uniformly applied ordinances and policies and the overall risk of erosion is not high, potential impacts related to soil erosion and sedimentation are less than significant.

- c) See discussion VI.a, above.
- d) There is a direct relationship between plasticity of a soil and the potential for expansive behavior, with expansive soil generally having a high plasticity. Thus, granular soils typically have a low potential to be expansive, whereas, clay-rich soils can have a low to high potential to be expansive. Testing performed on two selected samples on-site found plasticity index (PI) ranging from non-plastic to approximately 11. A PI value of 11 is associated with soils having a very low to low expansion potential. Impacts are considered less than significant
- e) The proposed project does not involve the use of septic tanks or alternative wastewater disposal. No impact has been identified.

**Findings:** Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in the EIR prepared for this proposed project.

**Documentation:**

*City of Redding Standard Specifications, Grading Ordinance, RMC Chapter 16.12*

*City of Redding General Plan Background Report, 1998*

*Geotechnical Report – Mercy Wellness Center Redding, California, prepared by CGI Technical Services, Inc., April 20, 2016*

*Soil Survey of Shasta County Area, United States Department of Agriculture, Soil Conservation Service and Forest Service, August 1974*

*Division of Mines and Geology Special Publication 42*

*State Regional Water Quality Control Board, Central Valley Region, Regulations related to Construction Activity Storm Water Permits and*

*Storm Water Pollution Prevention Plans*

<b>VII. GREENHOUSE GAS EMISSIONS:</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Impact Unless Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X			

**Discussion:** Based on a field review by the Planning Division and other agency staff, information provided by the applicant, existing information available to the Planning Division, and observations made on the project site and in the vicinity, the following findings can be made:

- a) Greenhouse gases (GHGs) are gases in the atmosphere that absorb and emit radiation. The greenhouse effect traps heat in the troposphere through a three-fold process, summarized as follows: short wave radiation emitted by the sun is absorbed by the Earth; the Earth emits a portion of this energy in the form of long wave radiation; and GHGs in the upper atmosphere absorb this long wave radiation and emit this long wave radiation into space and toward the Earth. This “trapping” of the long wave (thermal) radiation emitted back toward the Earth is the underlying process of the greenhouse effect. The main GHGs in the Earth’s atmosphere are water vapor, carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), ozone (O<sub>3</sub>), hydrofluorocarbons (HCFs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF<sub>6</sub>).

Direct GHG emissions include emissions from construction activities, area sources, and mobile (vehicle) sources. Typically, mobile sources make up the majority of direct emissions. Indirect GHG emissions are generated by incremental electricity consumption and waste generation. Electricity consumption is responsible for the majority of indirect emissions.

The proposed project involves the construction and operation of a 129,600 square-foot medical office campus facility. The proposed project could generate both direct and indirect GHG emissions that may have a significant impact on the environment. Therefore, this issue will be further analyzed in the EIR.

- b) The proposed project involves the construction and operation of a 129,600 square-foot medical office campus facility. As a result, the proposed project could generate both direct and indirect GHG emissions that may have a significant impact on the environment. This could result in potential conflicts with an applicable plan, policy, and/or regulation adopted for the purpose of reducing GHG emissions. Therefore, this issue will be further analyzed in the EIR.

**Findings:** Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in the EIR prepared for this proposed project.

**Documentation:**  
*City of Redding General Plan, 2000*

VIII. <u>HAZARDS AND HAZARDOUS MATERIALS</u> : <i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas, or where residences are intermixed with wildlands?			X	

**Discussion:** Based on a field review by the Planning Division and other agency staff, information provided by the applicant, existing information available to the Planning Division, and observations made on the project site and in the vicinity, the following findings can be made:

a) Small quantities of potentially hazardous substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used at the project site and transported to and from the site during construction. In addition, some potentially hazardous construction waste may be generated during the construction phase. Construction wastes from the site would be disposed of in accordance with the Standard Specifications in the California Code of Regulations. Compliance with federal and state laws would reduce the potential for hazards related to construction waste to a less than significant level.

Operation of the proposed project would not include the use or transportation of significant amounts of potentially hazardous materials, including fuels or other hazardous liquids. The proposed project would therefore not result in a significant hazard to workers, the public, or the environment through the routine transport, use, or disposal of hazardous materials. Compliance with applicable regulations and hazardous materials plans sufficiently minimizes potential exposure and risk.

b) Construction of the proposed project could expose construction workers, the public, or the environment to hazardous materials through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Small quantities of potentially hazardous substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used at the proposed project site. Accidental releases of these substances could potentially contaminate soils and degrade the quality of surface water and groundwater, resulting in a public safety hazard. Compliance with standard safety procedures and hazardous materials handling regulations will reduce any impacts to a less than significant level.

c) The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

- d) The proposed project is not located on a site which is included on a list of hazardous materials sites and would not create a significant hazard to the public or the environment.
- e) The proposed project is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) The proposed project is not located within the vicinity of a private airstrip.
- g) There are no indications at this time that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- h) The project site does not have a wildland fire-hazard potential. The site has been disturbed in the past and is surrounded primarily by developed residential and commercial lots.

**Findings:** Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in the EIR prepared for this proposed project.

**Documentation:**

*City of Redding General Plan, Health and Safety Element, 2000*

*City of Redding General Plan Environmental Impact Report, 2000, SCH #1998072103*

*City of Redding General Plan Background Report, Chapter 10, Health and Safety Element, 1998*

IX. <b>HYDROLOGY AND WATER QUALITY:</b> <i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	X			
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a new deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	X			
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	X			
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	X			
f) Otherwise substantially degrade water quality?	X			
g) Place housing within 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	X			
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	X			
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				X

**Discussion:** Based on a field review by the Planning Division and other agency staff, information provided by the applicant, existing information available to the Planning Division, and observations made on the project site and in the vicinity, the following findings can be made:

- a) The proposed project would be served by City sanitary sewer service; therefore, the proposed project would not involve any permitted discharges of waste material into ground or surface waters. In regards to water quality standards, the applicant shall prepare a Notice of Intent, a Storm Water Pollution Prevention Plan (SWPPP), and post construction storm water development plans, in order to comply with the California Regional Water Quality Control Board requirements.

Construction of the proposed project would require grading, and result in soil compaction, removal of vegetation, and the creation of impervious surfaces, all of which could contribute to changes in drainage patterns and a significant increase in the amount of surface water runoff, erosion of soils and discharge of sediments into existing drainages and to riparian and wetland habitat located on and off the proposed project site. These impacts are potentially significant and will be further evaluated in the EIR.

- b) Water service for the proposed project is to be provided by the City of Redding. A Water Demand Evaluation will be prepared and include the characterization of supply and demand conditions within the City’s service area for current conditions and for conditions anticipated in 20 years, under normal, single-dry, and multi-dry hydrologic conditions as readily represented in existing City documents, using requirements in Water Code §10910 et seq. for guidance. The Water Demand Evaluation will confirm actual long

term water surplus or shortages that may impact availability in the City's service area. Impacts are considered potentially significant in this regard and further analysis is warranted in the EIR.

- c, f) Grading will require excavations for footings and foundations varying from 2 to 4 feet to accommodate Building "C" located northeast of Building "A" and parallel to Henderson Road (North). Excavations between 5 and 10 feet will be required for Building "A." For Building "B," fills of up to 5 feet will be necessary. In the southern area of the site adjacent to the Henderson Open Space area, fills of 1 to 4 feet will be required and in the northern area, grading will occur with some cuts and fills of up to 2 feet in and around the area of Building "C." To the maximum extent feasible, the earthwork will be balanced between cut and fill. Maximum excavations are estimated at 10 feet and maximum fills of 12 feet. It is estimated that the maximum amount of earthwork will be 30,000 cubic yards (CYs) of which 15,000 CYs will be cut and 15,000 CYs will be fill. Existing retaining walls from previous site improvements will serve to identify transition areas between cuts and fills. Additional analysis will be provided in the EIR.
- d,e) City of Redding Policy 1806 requires that all development include stormwater detention facilities designed to maintain existing predevelopment rates of runoff during a 10-, 25-, and 100-year storm event with a 6-hour duration. However, Policy 1806 does not apply to projects that are in close proximity to a natural waterway where there will not be development between the project and the waterway. The project is adjacent to the Henderson Open Space area and there will not be development within the open space area that will be negatively impacted. The project site will partially drain to an existing City storm-drain system located at the northwest corner and the remainder will drain directly to the Sacramento River. Furthermore, the project is proposing bioretention areas within landscaping areas throughout the project site to remove silt and pollution from surface runoff from the building areas and parking and driveway surfaces. Additional analysis will be provided in the EIR.
- g) Flood zones are geographic areas that the Federal Emergency Management Agency (FEMA) has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

The FEMA 100-year floodplain of the Sacramento River inundates approximately 1.2 acres of the project site and the floodway of the Sacramento River inundates approximately 2.40 acres of the project site. A proposed Letter of Map Revision (LOMR) has been submitted to FEMA proposed the floodway and floodplain further westward resulting in the removed of the floodway from the project site and approximately 1.80 acres of the site within FEMA's 100 year floodplain. Additional analysis will be provided in the EIR.

- h) The proposed LOMR will result in having a portion of the parking lot inundated by the FEMA 100-year floodplain. A flood study has been performed by Pacific Hydrologic Incorporated, dated February 2, 2016. The assessment concludes the parking lot as presently anticipated will not increase the water surface elevation or the extent of inundation during the most probable 100-year flood. The project is proposed under an anticipated LOMR; otherwise, portions of Buildings "A" and "B" would either be in the floodway or the 100-year floodplain. Additional analysis will be provided in the EIR.
- i) Two major dams are located in the general vicinity of the proposed project: Shasta Dam and Whiskeytown Dam. The anticipated inundation resulting from the unlikely failure of these dams has been documented in the *General Plan*. According to this documentation, the proposed project would not be affected by the unlikely failure of either of these dams. Additionally, there are no levees near the proposed project.
- j) The threat of a tsunami wave is not applicable to inland, central valley communities such as Redding. Seiches could potentially be generated in either Shasta or Whiskeytown Lakes during an earthquake. However, neither lake has been identified in the Health and Safety Element of the *General Plan* as having any risk to the City under such circumstances. In addition, there is no documented threat of mudflows affecting the proposed Project site. No impact has been identified.

**Findings:** Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in the EIR prepared for this proposed project.

**Documentation:**

Federal Emergency Management Agency  
*City of Redding Storm Drain Master Plan, 1993*

<b>X. LAND USE AND PLANNING:</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Impact Unless Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

**Discussion:** Based on a field review by the Planning Division and other agency staff, information provided by the applicant, existing information available to the Planning Division, and observations made on the project site and in the vicinity, the following findings can be made:

- a) The project does not have the potential to physically divide an established community. Although fencing is proposed along the north and west perimeters of the project site, openings are being provided to allow tenants, patients and the general public to access the Henderson Open Space area from the project site. No impact has been identified.
- b) The City’s *General Plan* serves as the overall guiding policy document for land use, development, and environmental quality in the City of Redding. The *General Plan* includes policies, standards, implementation programs, quantified objectives, the General Plan Diagram, and circulation diagrams. The *General Plan* planning area is divided into five primary sectors, each of which is shaped by its unique characteristics, history, and issues.

The proposed project area is approximately 10.55 acres in size. The project area is currently zoned “GO” General Office and “GC” General Commercial, and has General Plan designations of “General Office,” “General Commercial,” and “Greenway.” Although medical offices are allowed within the existing zoning districts, the applicant is proposing a rezoning to “PF” Public Facilities and a general plan amendment to “Public Facilities.” Implementation of the proposed project would be subject to approval of a use permit, parcel map, general plan amendment and rezoning. The appropriateness of the proposed project with regard to its consistency with the policies of the *General Plan* adopted for the purpose of avoiding or mitigating an environmental effect will be evaluated in the EIR.

- c) The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan. There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans for the proposed project site or area.

**Findings:** Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in the EIR prepared for this proposed project.

**Documentation:**

- City of Redding General Plan, Community Development Element, 2000*
- City of Redding General Plan Environmental Impact Report, 2000, SCH #1998072103*
- City of Redding General Plan, Natural Resources Element, 2000*

<b>XI. MINERAL RESOURCES:</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Impact Unless Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, specific plan or other land use plan?				X

**Discussion:** Based on a field review by the Planning Division and other agency staff, information provided by the applicant, existing information available to the Planning Division, and observations made on the project site and in the vicinity, the following findings can be made:

- a) A mineral resource is land on which known deposits of commercially viable mineral or aggregate deposits exist. The designation is applied to sites determined by the State Division of Mines and Geology as being a resource of regional significance and is intended to help maintain any quarrying operations and protect them from encroachment of incompatible uses. The project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State. There are no known mineral resources of regional value located on or near the proposed project site.
- b) The proposed project would not result in the loss of availability of a locally-important mineral resource recovery site delineated in the City's *General Plan* or other land use plan. The proposed project is not located within or adjacent to a specific plan adopted by the City. The proposed project is not identified in the *General Plan* as having any known mineral resource value, or as being located within any "Critical Mineral Resource Overlay" area. No impact has been identified.

**Findings:** In the course of the above evaluation, impacts associated with *Mineral Resources* were found to not be significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type. The effects determined not to be significant are not required to be included in primary analysis sections of the Draft EIR. As such, impacts to *Mineral Resources* are not reasonably foreseeable and will not be addressed further in the EIR to be prepared for this project.

**Documentation:**

*City of Redding General Plan, Natural Resources Element, 2000*

<b>XII. NOISE:</b> <i>Would the project result in:</i>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Impact Unless Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

**Discussion:** Based on a field review by the Planning Division and other agency staff, information provided by the applicant, existing information available to the Planning Division, and observations made on the project site and in the vicinity, the following findings can be made:

a) The project site is located on the east side of the Sacramento River on the south side of the Cypress Avenue Bridge. The City of Redding *General Plan* Noise Element establishes 45 dBA L<sub>dn</sub> as the standard acceptable interior noise level for office land uses. There is not an established criterion for outdoor activity areas for office uses.

The proposed project would introduce new noise into the area. In addition, the proposed project would increase the amount of traffic on roadways in the vicinity, which would also increase noise along these roads. Increased traffic levels would generate increased noise levels. These impacts are potentially significant and will be further evaluated in the EIR.

b) Ground borne vibrations are usually associated with heavy vehicle traffic (including railroad traffic), and with heavy equipment operations. Vehicle traffic generated by the proposed project would be mostly passenger vehicles, with some light and medium trucks. This is not expected to generate significant vibrations. The proposed project would not result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. Less than significant impacts are anticipated.

c) The proposed project consists of a medical office campus-like development on land that is currently vacant; therefore, it would likely lead to a permanent increase in ambient noise levels. This impact is considered potentially significant and will be further evaluated in the EIR.

d) During the construction of the proposed project, there will be a temporary increase in noise in the project vicinity above existing ambient noise levels. The most noticeable construction noise will be related to grading, utility excavation, and land-clearing activity. The City's Grading Ordinance (RMC Chapter 16.12.120.H) limits grading-permit-authorized activities to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No operations are allowed on Sunday. Although heavy construction work is limited by existing regulation additional analysis is warranted in the EIR.

e) The proposed project is not located within an airport land use plan or within two miles of a public airport or public use airport.

f) The proposed project is not located within the vicinity of a private airstrip.

**Findings:** Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in the EIR prepared for this proposed project.

**Documentation:**

*City of Redding General Plan, Noise Element, 2000*

*Redding Municipal Code, Chapter 16.12.120*

*City of Redding General Plan, Transportation Element, 2000*

<b>XIII. POPULATION AND HOUSING:</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Impact Unless Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	X			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

**Discussion:** Based on a field review by the Planning Division and other agency staff, information provided by the applicant, existing information available to the Planning Division, and observations made on the project site and in the vicinity, the following findings can be made:

a) Typical established local thresholds of significance for housing and population growth pursuant to the State *CEQA Guidelines* §15064.7, include effects that would induce substantial growth or concentration of a population beyond City projections, alter the location, distribution, density, or growth rate of the population beyond that projected in the *General Plan* Housing Element, result in a substantial increase in demand for additional housing, or create a development that significantly reduces the ability of the City to meet housing objectives set forth in the *General Plan* Housing Element.

Implementation of the proposed project would result in the construction of a new 129,000 square-foot medical office campus with up to 180 employees. Proposed project implementation could induce direct and indirect population growth in the area. Additional analysis is required in the EIR to determine the growth inducing potential of the proposed project.

b) The proposed project would not displace any existing housing. No impact has been identified.

c) The project site is currently undeveloped. The project would not result in the displacement of people. No impact would occur in this regard.

**Findings:** Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in the EIR prepared for this proposed project.

**Documentation:**

*City of Redding General Plan, Housing Element, 2014*

<b>XIV. PUBLIC SERVICES:</b> <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Impact Unless Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
Fire Protection?	X			
Police Protection?	X			
Schools?			X	
Parks?			X	
Other public facilities?	X			

**Discussion:** Based on a field review by the Planning Division and other agency staff, information provided by the applicant, existing information available to the Planning Division, and observations made on the project site and in the vicinity, the following findings can be made:

*Fire and Police Protection:*

The City would provide fire and police protection services to the proposed project; therefore, development of the project would increase demand for these protection services. Potential project impacts on fire and police protection are potentially significant and will be further evaluated in the EIR.

*Schools:*

The proposed project is located in the Enterprise Elementary School District and Shasta Union High School District and may contribute to the total student enrollment in these districts. Although implementation of the proposed project would not result in the direct addition of new housing units, there is a relationship between developments of this nature and the potential increase in the number of school-age children as the result of increased employees who work and may also reside within the school districts. Therefore, the proposed project will be required to pay development impact fees on a per square foot. These fees are collected at the building permit stage. The payment of school fee as mitigation is consistent with Section 65995(3)(h) of the California Government Code and is considered adequate mitigation for indirect impacts on school facilities and potential impacts are considered less than significant.

*Parks:*

Although the proposed project would increase the intensity of the land use, impacts to parks and recreational facilities in the project area would not be considered substantial, as no residential uses are proposed. The proposed project would not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, a less than significant impact is anticipated.

*Other public facilities:*

The proposed project could potentially affect other public or government facilities, such as libraries. Because the proposed project involves a substantial change in the land use, an increased demand on public facilities could potentially occur. Potential impacts to public facilities and the potential to build new offices and buildings to serve the public will be evaluated in the EIR.

**Findings:** Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in the EIR prepared for this proposed project.

**Documentation:**

*City of Redding General Plan, Public Facilities Element, 2000*

<b>XV. RECREATION:</b>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Impact Unless Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

**Discussion:** Based on a field review by the Planning Division and other agency staff, information provided by the applicant, existing information available to the Planning Division, and observations made on the project site and in the vicinity, the following findings can be made:

- a) The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

The proposed project is estimated to accommodate up to 180 employees. Assuming that all of the jobs were new, implementation of the proposed project could lead to demand for additional parkland to serve the added population. However, construction of new parks and recreational facilities is not a direct physical impact of this project, and any further analysis of this subject would be speculative at this time. Secondary impacts of a growing population are managed through existing *General Plan* policy mechanisms requiring that land be dedicated or fees be paid as a condition of the creation of additional residential lots. Therefore, implementation of the proposed project would have a less than significant impact on parks and recreational facilities.

- b) The proposed project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. School facilities are typically used for sports and recreation. The City of Redding also has a number of recreational facilities throughout the City. In addition, there are tens of thousands of acres of rivers, lakes, forests, and other public land available for recreation in Lassen National Park, the Shasta and Whiskeytown National Recreation Areas, the National Forests, and other public land administered by the Bureau of Land Management. Therefore, less than significant impacts are anticipated in this regard.

**Findings:** Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in the EIR prepared for this proposed project.

**Documentation:**

- City of Redding General Plan, Natural Resources Element, 2000*
- City of Redding General Plan, Recreation Element, 2000*
- City of Redding General Plan, Public Facilities Element, 2000*

<b>XVI. TRANSPORTATION/TRAFFIC:</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Impact Unless Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	X			
b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highway?	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	X			

**Discussion:** Based on a field review by the Planning Division and other agency staff, information provided by the applicant, existing information available to the Planning Division, and observations made on the project site and in the vicinity, the following findings can be made:

- a,b) Project approval would allow for the development a new 129,600 square-foot medical office campus on the 10.55-acre undeveloped site. The proposed project is estimated to generate approximately 4,697 daily trips, 311 weekday AM peak hour trips, and 330 weekday PM peak hour trips. This is considered a potentially significant impact. To address potential increases in traffic volumes (including cumulative traffic impacts), pedestrian safety, level of service standards and traffic load/capacity concerns, the Traffic Impact Analysis that was prepared for the proposed project will be examined and incorporated into the EIR.
- c) The proposed project site is located outside the established Approach Zones for both the Redding Municipal Airport and Benton Airpark; therefore, there is no potential to interfere with airport operations. No impacts are anticipated in this regard.
- d) The proposed project is expected to increase traffic volumes on local roadways. It is possible that some of the existing local roadways and intersections may not be designed to accommodate the volume of traffic that would occur as a result of the proposed project. This could lead to increased safety hazards. This impact is potentially significant and will be further evaluated in the EIR.
- e) The *General Plan* Health and Safety Policy HS4J generally requires that commercial type developments with 150 or more employees have at least two public connection points as may be determined necessary by the Fire Marshal. In accordance with this policy HS4J, the site design includes several public access points as follows: one full access southern driveway at Henderson Road/Parkview Avenue; two full access driveway to Henderson Road (North). No impacts are anticipated in this regard.
- f) Parking for the proposed project would be provided by onsite surface parking totaling 549 parking spaces. No impact is anticipated.
- g) Existing transit service is provided primarily by the Redding Area Bus Authority (RABA). RABA provides fixed route service, express route service and demand response service to the general public within the urbanized area of Shasta County. RABA operates 14 fixed routes within the Cities of Redding, Shasta Lake and Anderson. Route 5 is a north-south direction service on Hartnell Avenue and an east-west route along Cypress Avenue with service provided from the Downtown Transit Center to Hartnell Avenue at Parkview Avenue. Two bus stops are located adjacent to the project site along Route 5: one northbound at Hartnell

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Avenue/Parkview Avenue and one southbound at Hartnell Avenue/Parkview Avenue. The proposed project is expected to generate moderate demand for transit service. Therefore, further analysis and discussion is warranted in the EIR.

**Findings:** Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in the EIR to be prepared for this proposed project.

**Documentation:**

*City of Redding General Plan, Transportation Element, 2000*

*City of Redding General Plan Environmental Impact Report, 2000, SCH #1998072103*

*City of Redding Parks, Trails, and Open Space Master Plan, 2002*

*City of Redding Traffic Impact Fee Program*

*City of Redding Bikeway Action Plan 2010–2015*

*Redding Area Bus Authority System Map and Route Guide, October 2000*

*Traffic Impact Analysis Report – Dignity Mercy Medical Center North State Pavilion, prepared by Omni-Means, Ltd., April 2017*

<b><u>XVII. TRIBAL CULTURAL RESOURCES:</u></b> <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Impact Unless Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<b>X</b>			
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<b>X</b>			

**Discussion:** Based on a field review by the Planning Division and other agency staff, information provided by the applicant, existing information available to the Planning Division, and observations made on the project site and in the vicinity, the following findings can be made:

- a, b) Regarding Native American Outreach, ENPLAN sent out a request for comments to the Wintu Tribe on September 6, 2016 and the City of Redding sent out a notification of consultation to the Redding Rancheria on January 12, 2017. No response was received at that time. The City has re-initiated AB-52 and will document its findings as part of the EIR’s Tribal Cultural Resources section.

**Findings:** Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in the EIR to be prepared for this proposed project.

**Documentation:**

Cultural Resources Report – North State Pavilion, dated April, 2017 by ENPLAN.

XVIII. <u>UTILITIES AND SERVICE SYSTEMS</u> : <i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	X			
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
d) Have sufficient water supplies available to serve the project which serves or may serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	X			
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	X			
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	X			
g) Comply with Federal, State, and local statutes and regulations related to solid waste?			X	

**Discussion:** Based on a field review by the Planning Division and other agency staff, information provided by the applicant, existing information available to the Planning Division, and observations made on the project site and in the vicinity, the following findings can be made:

- a) The proposed project would require wastewater sewer lines. The EIR will evaluate existing capacities, project generation, infrastructure connections, and will recommend applicable mitigation measures.
- b) Implementation of the proposed project would require new infrastructure to support sewer and water service. The proposed project would generate increased demands for treated water and would generate new wastewater flows from the site. Existing water and wastewater treatment facilities are expected to have sufficient capacity to serve the proposed project. However, additional analysis is required to confirm that adequate treatment capacity exists to serve the increased demands of the proposed project. This impact is considered potentially significant and will be further analyzed in the EIR.
- c) The proposed project would result in the creation of new impermeable surfaces on an existing undeveloped area. Therefore, to accommodate the increased runoff, the proposed project would require new stormwater drainage facilities. These facilities would be included as part of the proposed project. Impacts to existing facilities are considered potentially significant and will be evaluated in the EIR.
- d) The proposed project site is located within the City's water service area. Development of the proposed project will require extension of water lines for domestic water use and fire protection purposes. New demands will be analyzed further in the EIR.
- e) See discussion XVII.b, above.
- f) The City would provide solid waste collection disposal service to the proposed project site. All solid waste generated in the City is disposed of in County operated landfills. Because the site is currently undeveloped, no solid waste is generated. As a result of proposed project implementation, the proposed development would result in an increase in the waste stream to area landfills. At present, information has not been received indicating whether or not the proposed project would be served by a landfill with

sufficient permitted capacity to accommodate the anticipated solid waste disposal needs. Therefore, further analysis and discussion is warranted in the EIR.

- g) The City regulates and operates programs that promote the proper disposal of toxic and hazardous materials from households, including those created by the project. The proposed project would comply with Federal, State, and local statutes and regulations related to solid waste. Less than significant impacts are anticipated in this regard.

**Findings:** Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in the EIR to be prepared for this project.

**Documentation:**

*City of Redding General Plan, Public Facilities Elements, 2000*

*City of Redding Water and Sewer Atlas*

<b>XVIV. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u></b>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Impact Unless Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	X			
c) Does the project have potential environmental effects which may cause substantial adverse effects on human beings, either directly or indirectly?	X			

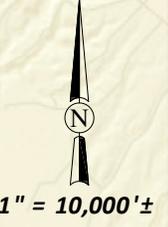
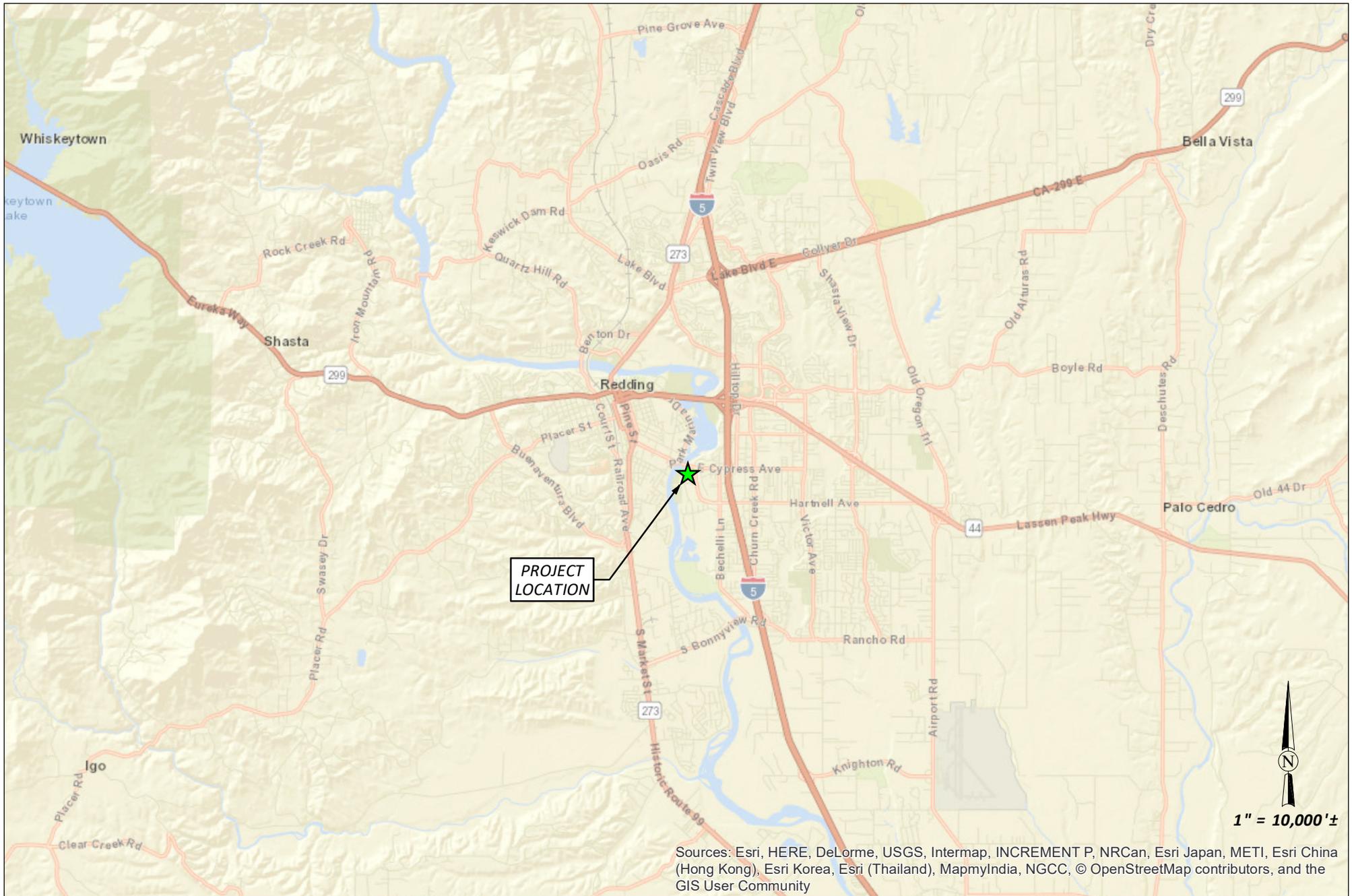
**Discussion:** Based on the analysis undertaken as part of this Initial Study the, following findings can be made:

- a) Based on the discussion and findings in Section IV. *Biological Resources*, there is evidence to support a finding that the proposed project would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal.

Based on the discussion and findings in Section V. *Cultural Resources*, there is evidence to support a finding that the proposed project is not eligible for listing in the NRHP or CRHR under any significance criteria. Considering the results of the Phase II study and the history of extensive disturbance within the project area and all its previous uses, the potential for discovery of intact archaeological deposits or features by implementation of this project is considered low. Although no archaeological deposits or features were found during the Phase II study, monitoring will ensure that any additional archaeological deposits or features may be discovered are fully protected during implementation of the project.

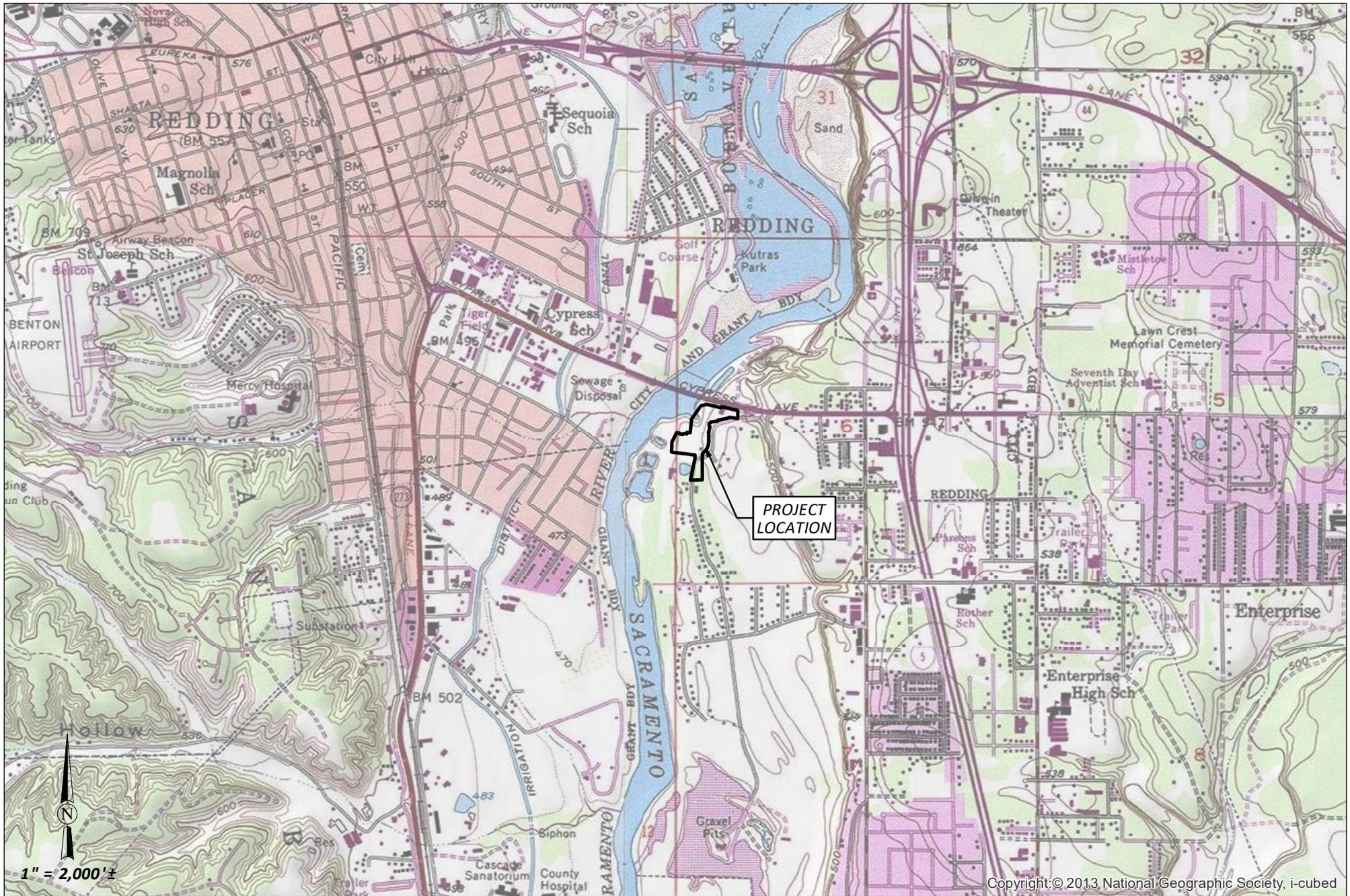
- b) Based on the discussion and findings in all Sections above, there is evidence to suggest that the proposed project would have impacts that are cumulatively considerable. A review of cumulative impacts for each issue area that has been identified as potentially significant will be required pursuant State *CEQA Guidelines* §15130. A determination of significance will be made for each issue.
- c) Based on the discussion and findings in all Sections above, there is evidence to support a finding that the proposed project has potential environmental effects which may cause substantial adverse effects on human beings, either directly or indirectly. The EIR will include a comprehensive review of existing conditions, potential project impacts, and will recommend mitigation measures to reduce the level of significant related to short-term construction and long-term operations, as necessary.

# Attachment A – Project Exhibits



Dignity Health North State Pavilion Project

Site Vicinity  
Figure 1



Consulting Engineers  
& Geologists, Inc.

Dignity Health North State Pavilion Project

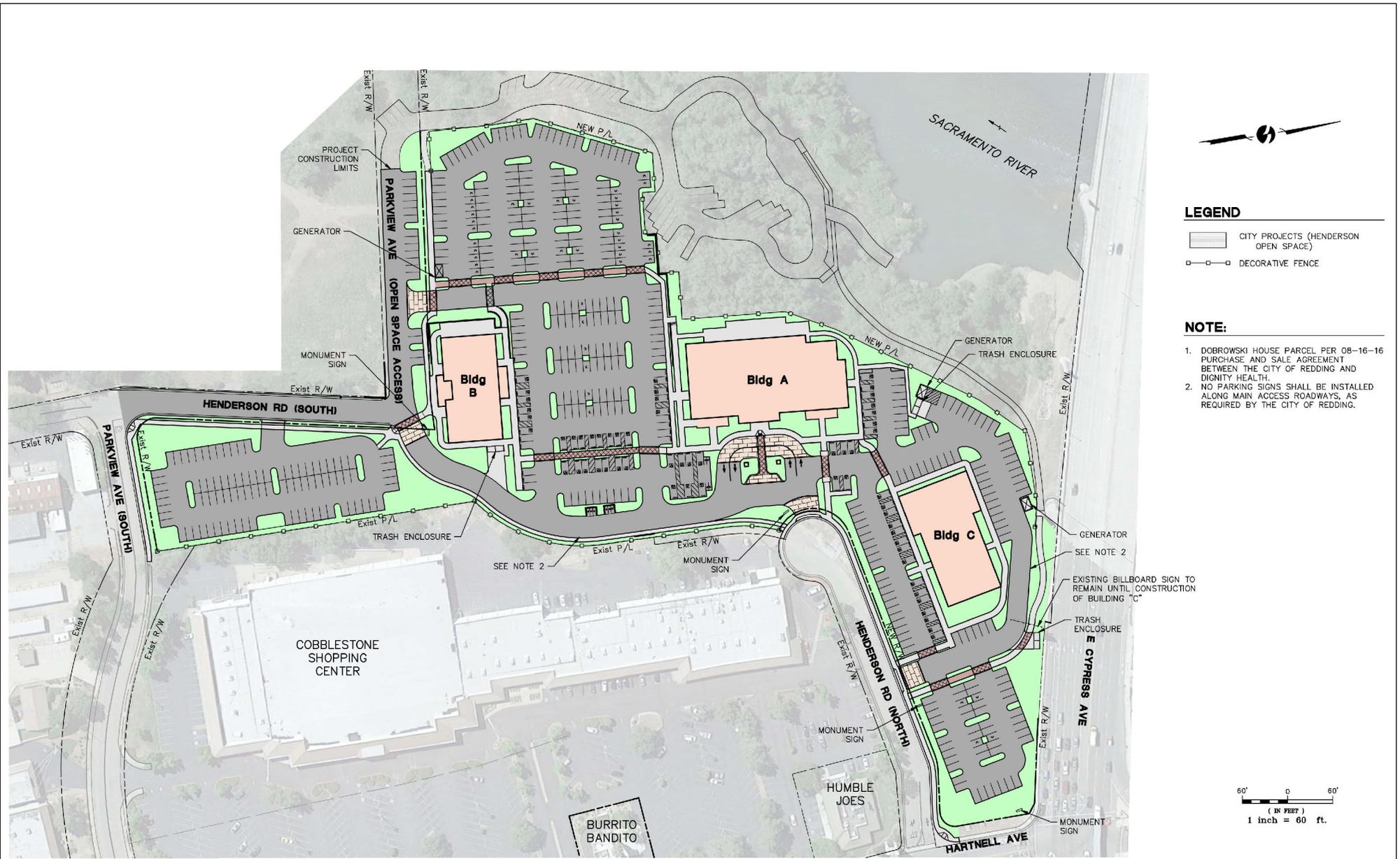
USGS

Figure 2

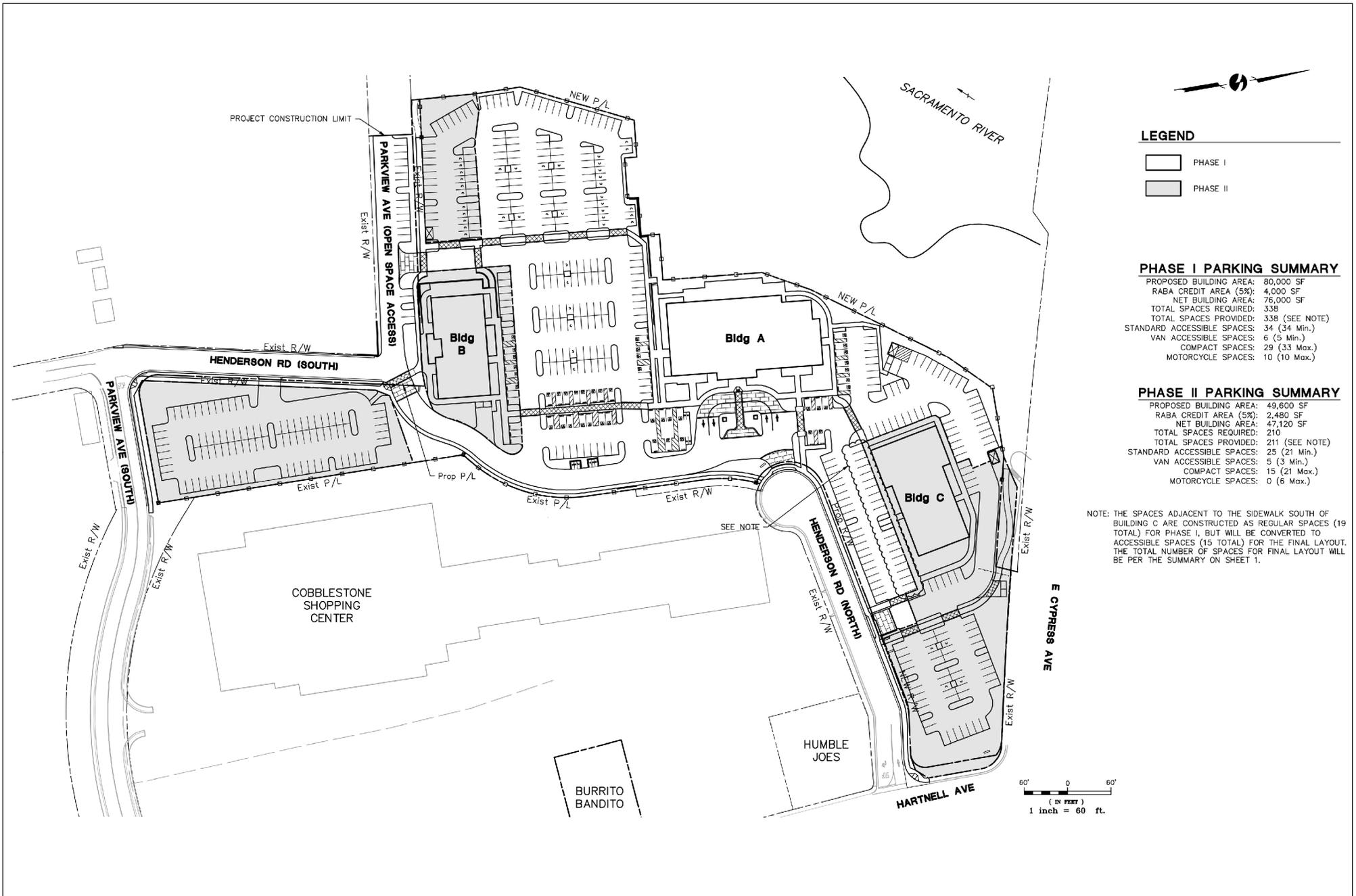


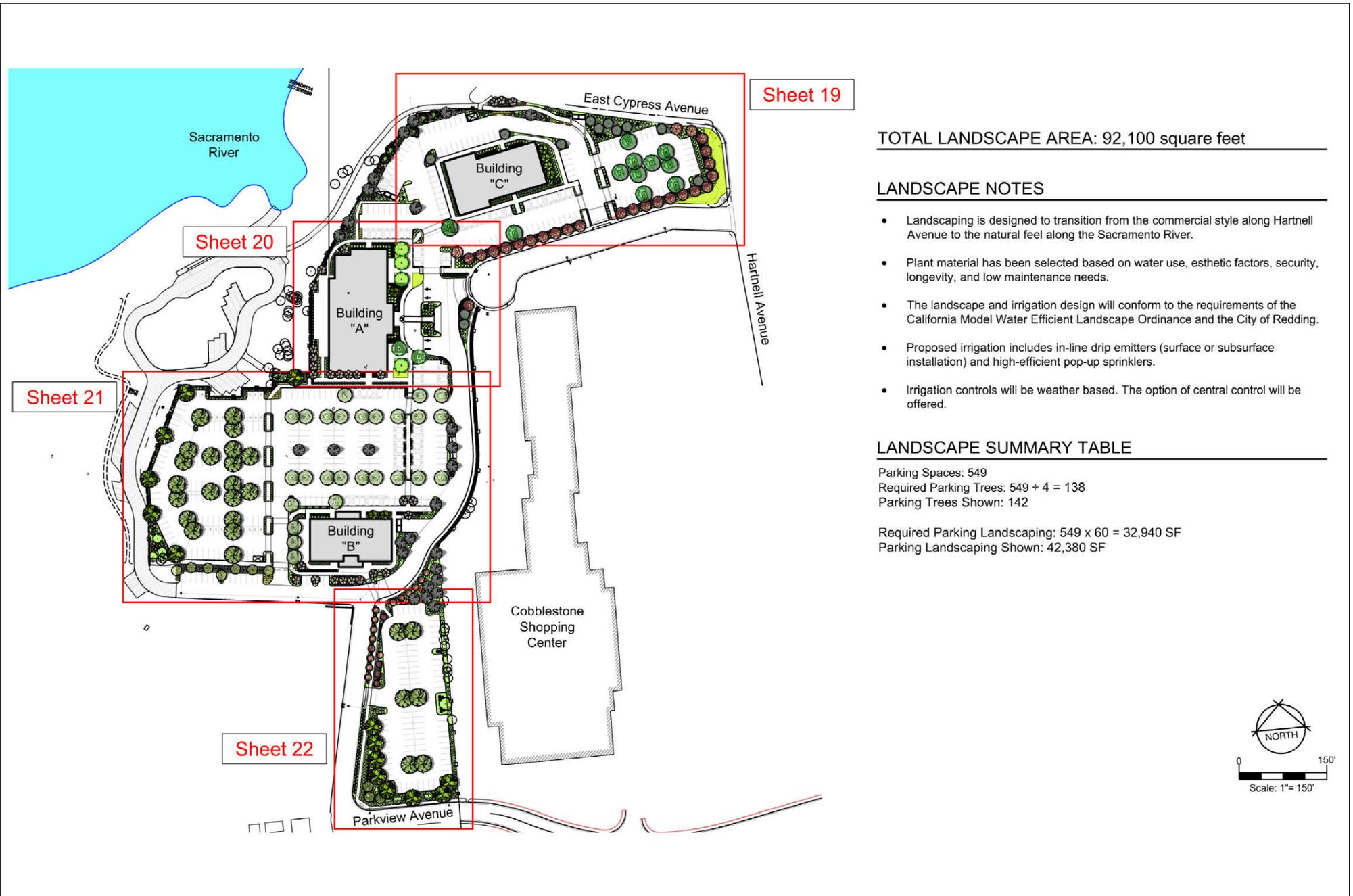
  
1" = 500'±

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community









TOTAL LANDSCAPE AREA: 92,100 square feet

**LANDSCAPE NOTES**

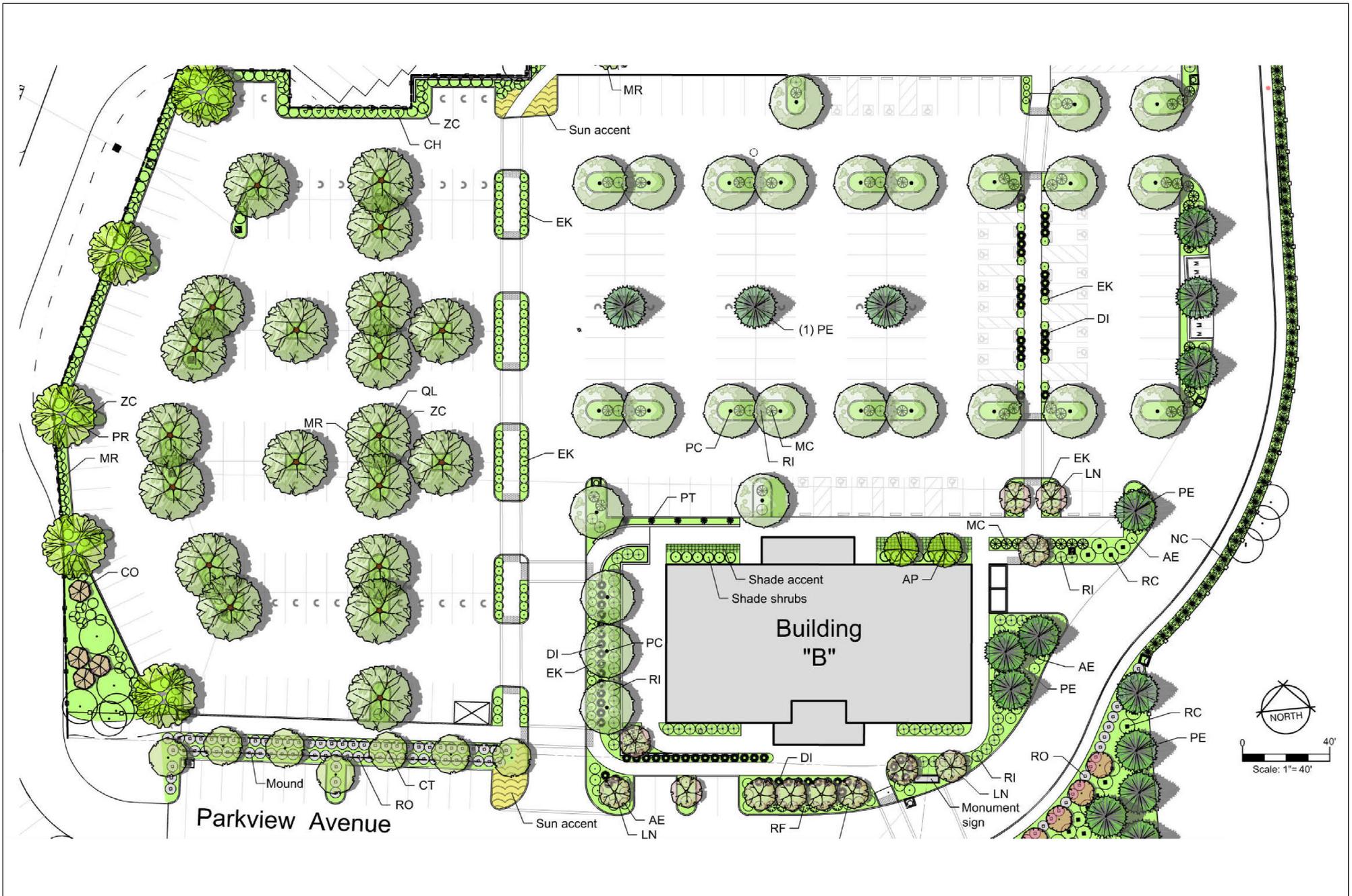
- Landscaping is designed to transition from the commercial style along Hartnell Avenue to the natural feel along the Sacramento River.
- Plant material has been selected based on water use, esthetic factors, security, longevity, and low maintenance needs.
- The landscape and irrigation design will conform to the requirements of the California Model Water Efficient Landscape Ordinance and the City of Redding.
- Proposed irrigation includes in-line drip emitters (surface or subsurface installation) and high-efficient pop-up sprinklers.
- Irrigation controls will be weather based. The option of central control will be offered.

**LANDSCAPE SUMMARY TABLE**

Parking Spaces: 549  
 Required Parking Trees: 549 + 4 = 138  
 Parking Trees Shown: 142  
  
 Required Parking Landscaping: 549 x 60 = 32,940 SF  
 Parking Landscaping Shown: 42,380 SF











NORTH ELEVATION  
SCALE: 1/16"=1'-0"



WEST ELEVATION  
SCALE: 1/16"=1'-0"



SOUTH ELEVATION  
SCALE: 1/16"=1'-0"



EAST ELEVATION  
SCALE: 1/16"=1'-0"

BUILDING 'A' ELEVATIONS



EAST ELEVATION  
SCALE: 1/16"=1'-0"



NORTH ELEVATION  
SCALE: 1/16"=1'-0"



SUSPENDED METAL AWNING AT SIDE ENTRANCE

WEST ELEVATION  
SCALE: 1/16"=1'-0"

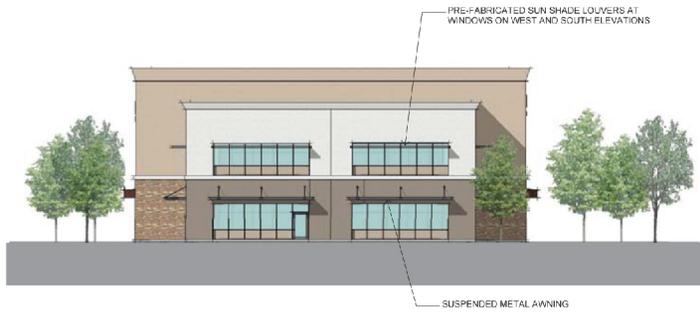


- T.O. PARAPET + 58'-0"
- T.O. PARAPET + 62'-0"
- 3RD FLOOR + 32'-0"
- 2ND FLOOR + 18'-0"
- T.O. SLAB + 0'-0" (0/8.5)

ALUMINUM STOREFRONT WINDOW WITH REFLECTIVE GLASS  
PAINTED TILT-UP CONCRETE OR PAINTED EXTERIOR CEMENT PLASTER WALL

SOUTH ELEVATION  
SCALE: 1/16"=1'-0"

BUILDING 'B'



**EAST ELEVATION**  
SCALE: 1/16"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/16"=1'-0"



**WEST ELEVATION**  
SCALE: 1/16"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/16"=1'-0"

**BUILDING 'C' ELEVATIONS**



VIEW A  
FROM ACROSS RIVER, BELOW BRIDGE