

CITY OF REDDING

777 CYPRESS AVENUE, REDDING, CA 96001

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

MITIGATED NEGATIVE DECLARATION

**Use Permit Application UP-2018-00907
Parcel Map Application PM-2018-00908**

SUBJECT

Use Permit Application UP-2018-00907 and Parcel Map Application PM-2018-00908, by Hill Country Health and Wellness Center, for construction of the Center of Hope facility and division of the property into two parcels.

PROJECT DESCRIPTION

Use Permit UP-2018-00907 is a request for construction of the Center of Hope facility, a primary care clinic, consisting of medical, dental, and behavioral health services. The project includes a two-story medical building of approximately 34,554 square feet. The project also includes ancillary housing for transitional youth (ages 18 to 24) with construction of a separate residential building with 16 studio apartments and a managers unit of approximately 4,963 square feet. Parcel Map Application PM-2018-00908 is a request to divide the 10.4 acre property into 2 parcels with all the proposed improvements proposed to be located on Parcel A, being 4.1 acres in size, and Parcel B being 6.3 acres in size.

ENVIRONMENTAL SETTING

The vacant 10.4 acre property is relatively flat terrain dominated by non native annual grasses and scattered blue oak and gray pine woodland. A seasonal drainage traverses the center of the property from north to south and flows into the City's underground storm drain system located in the Lowe's home improvement store and Safeway shopping center parking lots that is then tributary to Churn Creek farther downstream.

FINDINGS AND DETERMINATION

The City of Redding conducted an Initial Study (attached), which determined that the proposed project could have significant environmental effects. Subsequent revisions in the project proposal create the specific mitigation measures identified below. The project, as revised and as agreed to by the applicant, avoids or mitigates the potentially significant environmental effects identified, and the preparation of an environmental impact report will not be required. There is no substantial evidence, in light of the whole record before the City, that the project as revised may have a significant effect on the environment. If there are substantial changes that alter the character or impacts of the proposed project, another environmental impact determination will be necessary.

The project includes measures to mitigate potentially significant impacts related to biological resources and transportation/traffic.

Prior to approval of the project, the lead agency may conclude, at a public hearing, that certain mitigation measures identified in the Mitigated Negative Declaration are infeasible or undesirable. In accordance with CEQA Section 15074.1, the lead agency may delete those mitigation measures and substitute other measures which it determines are equivalent or more effective. The lead agency would adopt written findings that the new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it, in itself, would not cause any potentially significant effect on the environment.

1. **Based on the whole record (including the Initial Study and any supporting documentation) and the mitigation measures incorporated into the project, the City of Redding has determined that there is no substantial evidence that the project will have a significant effect on the environment.**
2. **The Mitigated Negative Declaration, with its supporting documentation, reflects the independent judgment and analysis of the lead agency, which is the City of Redding.**

DOCUMENTATION

The attached Initial Study documents the reasons to support the above determination.

MITIGATION MEASURES

1. Prior to issuance of a grading permit the applicant shall obtain the appropriate permits from the U.S. Army Corp of Engineers and other state or federal agencies as necessary, perform the required mitigations by these permitting agencies, and provide documentation to the City of Redding that the required permits from regulatory agencies have been completed.
2. The applicant shall purchase compensatory mitigation bank credits to compensate for the permanent project impacts to wetlands and other waters to ensure no net loss of aquatic resources.
3. The applicant shall have a pre-construction rare plant survey of the proposed disturbance area of the project site conducted by a qualified botanist during the appropriate survey window (blooming period) for rare plants that have the potential to occur within the project site (Red Bluff Dwarf Rush, Baker's navarretia). Surveys shall be done in accordance with California Native Plant Society *Botanical Survey Guidelines* (CNPS 2001), California Department of Fish and Wildlife Protocols for Surveying and Evaluating Impacts to Special Status Plant Species Native Plan Populations and Natural Communities (CDFW 2009), and U.S. Fish and Wildlife's Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed and Candidate Plants (USFWS 2000). If present, special status plant species plant populations will be flagged and if possible avoided during construction. If the population cannot be avoided during construction a mitigation plan will be developed for approval by the California Department of Fish and Wildlife which would include transplanting the plant population or compensation.

4. If feasible, tree removal should occur between September 1 and March 31, outside of the breeding season for bats in order to avoid disturbance to maternal colonies. If tree removal must occur during the breeding season, prior to removal of trees a preconstruction survey by a qualified professional shall be conducted to identify suitable bat roosting habitat. Sensitive habitat and roost sites identified should be avoided to the maximum extent feasible, however, if potential roost sites are to be removed or trimmed, a biological monitor shall be present during trimming or removal and recommendation of the qualified professional shall be followed.
5. In order to avoid impacts to nesting raptors or migratory birds, vegetation removal and other ground disturbance activities associated with construction shall be conducted outside of the main nesting season, September 1 through January 31, otherwise a pre-construction survey for nesting birds shall be completed during the nesting season of February 1 through August 31. The survey shall be conducted by a qualified biologist no more than one week prior to vegetation removal. If an active nest more than half completed is located during the survey, a non disturbance buffer shall be established by the qualified biologist in consultation with the California Department of Fish and Wildlife. No vegetation removal or construction activities shall occur within the non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the preconstruction survey shall be sent to the California Department of Fish and Wildlife. If a lapse in construction activities of 15 or more days occurs, then another pre-construction survey shall be conducted.
6. Prior to construction, the contractor will be required to install high-visibility orange construction fencing along the perimeter of the work area adjacent to the semi permanent stream located in the southeast area of the site and any other environmentally sensitive areas identified with sensitive biological resources (e.g. special status plant species habitat and/or active bird nests) and ensure that it is maintained throughout the duration of the construction period.
7. Improvement plans for the project shall include restriping the westbound approach of the Churn Creek Road and Industrial Street intersection to provide one through-left turn and one right turn lane along with modification to the traffic signal detection on the westbound approach for the new lane configuration.
8. The project proponent is responsible for payment of the project's estimated fair share of 14 percent for additional improvements to the Churn Creek Road and Industrial Street intersection necessary to mitigate cumulative impacts associated with the project. This includes restriping the eastbound approach of the Churn Creek Road and Industrial Street intersection to provide one through-left turn and one right turn lane along with modification to the traffic signal detection on the eastbound approach for the new lane configuration.

PUBLIC REVIEW DISTRIBUTION

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

- Shasta County Clerk
- U.S. Army Corp of Engineers, Redding
- California Department of Fish and Wildlife, Redding
- Central Valley Regional Water Quality Control Board, Redding
- California Native Plant Society, Shasta Chapter
- Shasta Environmental Alliance
- All property owners within 500 feet of the property boundary and expanded boundary

PUBLIC REVIEW

- (x) Draft document referred for comments December 5, 2018.
- () No comments were received during the public review period.
- () Comments were received but did not address the draft Mitigated Negative Declaration findings or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public review period. The letters and responses follow (see Response to Comments, attached).

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



Lily Toy, Interim Planning Manager

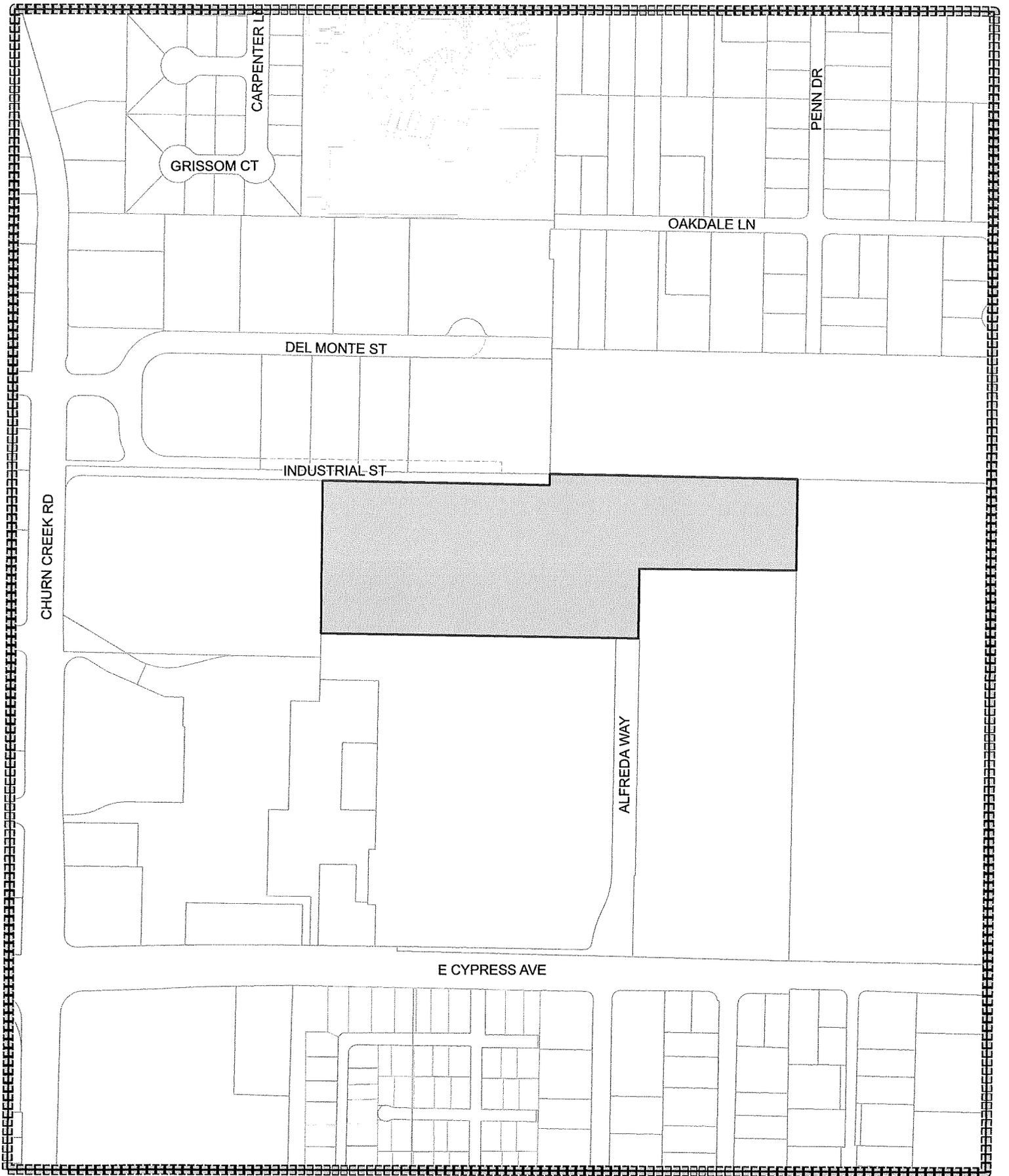
DECEMBER 4, 2018

Date

LT:pr

Attachments:

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



	GIS DIVISION INFORMATION TECHNOLOGY DEPARTMENT	LOCATION MAP UP-2018-00907 & PM-2018-00908 HILL COUNTRY HEALTH & WELLNESS CENTER 1201 INDUSTRIAL STREET AP# 067-110-052	MTG. DATE:
	DATE PRODUCED: DECEMBER 4, 2018		ITEM:
			ATTACHMENT:

ENVIRONMENTAL INITIAL STUDY

INITIAL STUDY CHECKLIST

References and Documentation

Hill Country Health and Wellness Center – Center of Hope Project

Use Permit Application UP-2018-00907

Parcel Map Application PM-2018-00908

Prepared by:

CITY OF REDDING

Development Services Department

Planning Division

777 Cypress Avenue

Redding, California 96001

November 2018

CITY OF REDDING

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Hill Country Health and Wellness Center – Center of Hope Project
Use Permit Application UP-2018-00907 and Parcel Map Application PM-2018-00908

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:** Interim Senior Planner, Linda Burke, (530) 225-4027

4. **Project Location:** 1201 Industrial Street, south of Industrial Street, east of the United States Postal Service facility, and north of Lowe’s home improvement store

5. **Applicant’s Name and Address:** **Representative’s Name and Address:**

Hill Country Health and Wellness Center Trilogy Architecture
PO Box 228 2055 Pine Street
Round Mountain, CA 96084 Redding, CA 96001

6. **General Plan Designation:** General Commercial and Residential, 10 to 20 units per acre

7. **Zoning:** “GC” General Commercial and “RM-15” Residential Multiple Family

8. **Description of Project:** The project includes Use Permit Application UP-2018-00907, a request for construction of the Center of Hope, a primary care clinic, consisting of medical, dental, and behavioral health services consisting of a two-story building of approximately 34,554 square feet. The project also includes ancillary housing for transitional youth (ages 18 to 24) with construction of a separate residential building with 16 studio apartments and a managers unit of approximately 4,963 square feet. Parcel Map Application PM-2018-00908 is a request to divide the 10.4 acre property into 2 parcels with all proposed improvements to be located on Parcel A, being 4.1 acres in size, and Parcel B being 6.3 acres in size.

9. **Surrounding Land Uses and Setting:** The 10.4 acre property is located south side of Industrial Street, west of the United States Post Office, and north of the Lowe’s home improvement store site. The property consists of mostly flat terrain dominated by non native annual grasses and scattered blue oak and gray pine woodland. A seasonal drainage traverses the center of the property from north to south and flows into the City’s storm drain system located in the Lowe’s and Safeway shopping center parking lot that is then tributary to Churn Creek farther downstream.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** U.S. Army Corp of Engineers, California Department of Fish and Wildlife, Regional Water Quality Control Board.

11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?** No request for consultation has 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 or Potentially Significant Unless Mitigation Incorporated" as indicated by the checklist on the following pages.

	Aesthetics		Agricultural Resources		Air Quality
x	Biological Resources		Cultural Resources		Geology / Soils
	Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology / Water Quality
	Land Use / Planning		Mineral Resources		Noise
	Population / Housing		Public Services		Recreation
x	Transportation / Traffic		Tribal Cultural Resources		Utilities / Service Systems
	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 [Planner] at (530) 225-4020.

Linda Burke
 Linda Burke
 Development Services Department

12/3/18
 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
- Utilities and Service System
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Circulation
- Tribal Cultural Resources
- Hydrology and Water Quality

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/references:

Attachment A – Preliminary Development Plans, Site, Grading, Utility Plans, Tentative Parcel Map (Sheets 1 through 6)
Biological Resource Assessment, Foster Consulting, dated September 2018
Aquatic Resources Delineation Report, Foster Consulting, dated September 2018
Tree Survey Report, Foster Consulting, dated September 11, 2018
Archaeological Survey Report, by Foster Consulting dated October 2018
Preliminary Hydrology Report, prepared by GHD Inc., dated September 19, 2018
Technical Memorandum, prepared by Omni Means, a GHD Company, dated July 16, 2018
Traffic Impact Analysis Addendum No. 1, prepared by Omni Means, a GHD Company, dated November 21, 2018
Archaeological Survey Report, by Foster Consulting dated October 2018.

SUMMARY OF MITIGATION MEASURES:

1. Prior to issuance of a grading permit the applicant shall obtain the appropriate permits from the U.S. Army Corp of Engineers, and other state or federal agencies as necessary, perform the required mitigations by these permitting agencies, and provide documentation to the City of Redding that the required permits from regulatory agencies have been completed.
2. The applicant shall purchase compensatory mitigation bank credits to compensate for the permanent project impacts to wetlands and other waters to ensure no net loss of aquatic resources.
3. The applicant shall have a pre-construction rare plant survey of the proposed disturbance area of the project site conducted by a qualified botanist during the appropriate survey window (blooming period) for rare plants that have the potential to occur within the project site (Red Bluff Dwarf Rush, Baker's navarretia). Surveys shall be done in accordance with California Native Plant Society *Botanical Survey Guidelines* (CNPS 2001), California Department of Fish and Wildlife Protocols for Surveying and Evaluating Impacts to Special Status Plant Species Native Plan Populations and Natural Communities (CDFW 2009), and U.S. Fish and Wildlife's Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed and Candidate Plants (USFWS 2000). If present, special status plant species plant populations will be flagged and if possible avoided during construction. If the population cannot be avoided during construction a mitigation plan will be developed for approval by the California Department of Fish and Wildlife which would include transplanting the plant population or compensation.
4. If feasible, tree removal should occur between September 1 and March 31, outside of the breeding season for bats in order to avoid disturbance to maternal colonies. If tree removal must occur during the breeding season, prior to removal of trees a preconstruction survey by a qualified professional shall be conducted to identify suitable bat roosting habitat. Sensitive habitat and roost sites identified should be avoided to the maximum extent feasible, however, if potential roost sites are to be removed or trimmed, a biological monitor shall be present during trimming or removal and recommendation of the qualified professional shall be followed.
5. In order to avoid impacts to nesting raptors or migratory birds, vegetation removal and other ground disturbance activities associated with construction shall be conducted outside of the main nesting season, September 1 through January 31, otherwise a pre-construction survey for nesting birds shall be completed during the nesting season of February 1 through August 31. The survey shall be conducted by a qualified biologist no more than one week prior to vegetation removal. If an active nest more than half completed is located during the survey, a non disturbance buffer shall be established by the qualified biologist in consultation with the California Department of Fish and Wildlife. No vegetation removal or construction activities shall occur within the non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the preconstruction survey shall be sent to the California Department of Fish and Wildlife. If a lapse in construction activities of 15 or more days occurs, then another pre-construction survey shall be conducted.
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8. The project proponent is responsible for payment of the project's estimated fair share of 14 percent for additional improvements to the Churn Creek Road and Industrial Street intersection necessary to mitigate cumulate impacts associated with the project. This includes restriping the eastbound approach of the Churn Creek Road and Industrial Street intersection to provide one through-left turn and one right turn lane along with modification to the traffic signal detection on the eastbound approach for the new lane configuration.

I. AESTHETICS: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With 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:

- a) The project must comply with the height standards of the City’s Zoning Ordinance. The project would be consistent in height with buildings on adjacent properties and would not obstruct any documented scenic vistas. The proposed project would not represent a significant change to the overall scenic quality of the area.
- b) The project site is not located adjacent to a state-designated scenic highway.
- c) The project will be compatible with the existing visual character of the property and its surroundings.
- d) The project would generate light that is customary with development of a commercial parking lot and comply with the Zoning Ordinance light standards. There would not be an adverse effect on day or nighttime views in the area.

Documentation:

City of Redding General Plan, Natural Resources Element, 2000
City of Redding Zoning Ordinance, Chapter 18.40.090

Mitigation:

None necessary.

II. AGRICULTURE RESOURCES: <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>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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:

a-c) The project site contain soils that consist of Churn and Red Bluff gravelly loam. These soils are identified in the Soil Survey of Shasta County Area as *Prime Farmland if Irrigated* and *Farmland of Statewide Importance* due to the location in an area with shallow drainage near Little Churn Creek. However, under the California Department of Conservation Classification, these soils must have been cultivated with irrigated crops in the last three years, which is not the case. According to the *City of Redding General Plan Background Report* prime agricultural soils in the Planning Area are limited to Churn Creek Bottom and pockets of land along Stillwater Creek in the vicinity of Shasta College. Therefore, because the site has not historically been used for agricultural purposes, it does not possess soils that are considered prime for agricultural production.

Documentation:

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

Mitigation:

None necessary.

III. AIR QUALITY: 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:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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:

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; and 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 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 (PM₁₀). The mitigation thresholds for these pollutants are tiered at two levels as follows:

Level "A"	Level "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 ₁₀	137 pounds per day of PM ₁₀

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 emission 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 NO_x, ROG, and PM₁₀) that contribute cumulatively to local and regional air quality conditions; and (2) fugitive dust (particulate/PM₁₀) emissions are possible during construction activities. As a medical clinic with ancillary housing units, the project does not have the potential to generate significant emission concentrations of other pollutants subject to state and federal ambient air quality standards. Additionally, the project is not of a size or significance that would warrant Level "B" conditions, therefore standard conditions will be applied and reduce potential air quality impacts to a level that is less than significant.

Application of Standard Mitigation Measures (SMMs) is required in order to strive toward the *General Plan* policy of a 20 percent reduction in emissions to address small-scale cumulative effects. SMMs applicable to this project address primarily short-term impacts related to construction and are standard development regulations promulgated in the City Grading Ordinance and California Building Code identified below. Application of special mitigation to achieve a level of less than significant is not necessary since actions for compliance are already included in existing uniformly applied regulations and construction standards. The following City standard regulations applied during grading and construction activities to control dust and PM₁₀ emissions apply to the project.

1. Nontoxic soil stabilizers shall be applied according to manufacturer's specification to all inactive construction areas (previously graded areas inactive for ten days or more).
 2. All grading operations shall be suspended when winds (as instantaneous gusts) exceed 20 miles per hour.
 3. Temporary traffic control shall be provided as appropriate during all phases of construction to improve traffic flow (e.g., flag person).
 4. Construction activities that could affect traffic flow shall be scheduled in off-peak hours.
 5. Active construction areas, haul roads, etc., shall be watered at least twice daily or more as needed to limit dust.
 6. Exposed stockpiles of soil and other backfill material shall either be covered, watered, or have soil binders added to inhibit dust and wind erosion.
 7. All truck hauling solid and other loose material shall be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the trailer) in accordance with the requirements of CVC Section 23114. This provision is enforced by local law enforcement agencies.
 8. All public roadways used by the project contractor shall be maintained free from dust, dirt, and debris caused by construction activities. Streets shall be swept at the end of the day if visible soil materials are carried onto adjacent public paved roads. Wheel washers shall be used where vehicles enter and exit unpaved roads onto paved roads, or trucks and any equipment shall be washed off leaving the site with each trip.
 9. Alternatives to open burning of cleared vegetative material on the project site shall be used unless otherwise deemed infeasible by the City Planning Division. Suitable alternatives include, but are not limited to, on-site chipping and mulching and/or hauling to a biomass fuel site.
- d) Potential impacts to neighboring homes (sensitive receptors) from fugitive dust caused during construction are mitigated by application of the SMMs discussed above.
- e) The project does not involve land use that could generate objectionable odors affecting substantial number of people.

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, Chapter 8.6, Air Quality,
 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
 URBEMIS (2007, v 9.2.4) Air Quality Computer Model

Mitigation:

None necessary.

IV. <u>BIOLOGICAL RESOURCES</u> : <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse 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:

a-d) An Aquatic Resources Delineation Report and Biological Resources Assessment were prepared Foster Consulting, dated September 2018. The study contains the following determinations:

- The report identified .83 acres of aquatic resources consisting of one stream and five seasonal wetlands.
- The project proposes to permanently fill five small depressed areas consisting of .55 acres of seasonal wetlands.
- Suitable habitat was identified for two special status plant species both listed as 1.B (rare, threatened, or endangered in California or elsewhere), Red Bluff Dwarf Rush and Baker’s navarretia.
- Suitable habitat for one special status wildlife species was identified, Western Red Bat

The project site is generally flat terrain with a semi-permeant drainage, influenced by local irrigation running north to south along the southeastern edge of the proposed clinic site. The drainage enters an underground culvert as part of the City's storm drain system through the Lowe's/Safeway shopping center parking lot and is then tributary to Churn Creek farther south. While 5 small depressed areas consisting of .55 acres of seasonal wetlands would be filled with construction of the project, the stream will be completely avoided. Vegetation types consist of blue oak/grey pine woodland and non-native annual grassland. Vegetation consists of scattered oaks with no shrub layer.

City has not established its own mitigation standards for replacement of wetlands impacted by development and, instead, relies on criteria recognized by state and federal resource agencies. Federal and state policies promote a no net loss of wetland resources. This can be accomplished in a number of ways, but a common approach is the purchase by the developer of mitigation credits at an established wetland mitigation bank. Based on these factors, mitigation measures are established below to ensure that, prior to issuance of a City grading permit, the necessary wetland mitigation credits are secured, and sufficient mitigation is performed in accordance with the Army Corp of Engineers and California Department of Fish and Wildlife permitting requirements.

The natural oak woodland on-site provides habitat for nesting and migratory birds as well as bat species such as the Western Red Bat. While some trees will be preserved with the project, there is the potential that raptors and migratory birds could be impacted by tree removal and other land-clearing activity necessary to construct the project. Tree removal is encouraged to be conducted outside the main nesting season for raptors and migratory birds, September 1 through January 31, however if work must be conducted during the nesting season, a nest survey and appropriate nest-avoidance measures must be implemented, as determined in consultation with the California Department of Fish and Wildlife. Similarly, the oak woodland habitat on-site may provide habitat for the Western Red Bat. Trees should be removed outside the breeding seas, September 1 through March 31, otherwise a preconstruction survey should be conducted to identify suitable bat roosting habitat and measures taken to either avoid to the extent practicable follow measures outlines to allow bats to relocate to another roost.

The study also identifies installation of fencing and/or flagging around environmentally sensitive areas (e.g., the semi-permanent stream) or where specific buffer distances have been required for sensitive biological resources (e.g. special status plant species habitat and/or active bird nests), Prior to construction, the contractor will be required to install high-visibility orange construction fencing along the perimeter of the work area adjacent to the semi permanent stream and any other environmentally sensitive areas and ensure that it is maintained throughout the duration of the construction period.

- 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.

A Tree Survey Report was prepared for the project by Foster Consulting, dated September, 11, 2018. The report describes the project site as heavily impacted by human activity with trees scattered throughout. The survey identifies 48 individual trees on the site (41 blue oak, 6 gray pines, and 1 live oak). Grading and utility demands for the scale of this project make it unfeasible to save most trees, however, the proposed grading/improvement plans identify a number of trees that are feasible to retain. Fifteen trees, rated in good to fair health by the tree survey will be retained. These trees are located along the east boundary of the project site, adjacent to the seasonal drainage that will remain undisturbed as well as several outside the building envelope in areas proposed to include minimal grading and accommodate more natural vegetation.

In addition to tree retention efforts, the developer is also obligated to plant suitable new trees at the time of construction of the project. Thus, with retention of trees with the project and the planting of new trees as a standard condition of development, the project is consistent with the intent of the Tree Management Ordinance.

- 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.

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
Biological Resource Assessment, Foster Consulting, dated September 2018
Aquatic Resources Delineation Report, Foster Consulting, dated September 2018
Tree Survey Report, Foster Consulting, dated September 11, 2018

Mitigation:

1. Prior to issuance of a grading permit the applicant shall obtain the appropriate permits from the U.S. Army Corp of Engineers and other state or federal agencies as necessary, perform the required mitigations by these permitting agencies, and provide documentation to the City of Redding that the required permits from regulatory agencies have been completed.
2. The applicant shall purchase compensatory mitigation bank credits to compensate for the permanent project impacts to wetlands and other waters to ensure no net loss of aquatic resources.
3. The applicant shall have a pre-construction rare plant survey of the proposed disturbance area of the project site conducted by a qualified botanist during the appropriate survey window (blooming period) for rare plants that have the potential to occur within the project site (Red Bluff Dwarf Rush, Baker's navarretia). Surveys shall be done in accordance with California Native Plant Society *Botanical Survey Guidelines* (CNPS 2001), California Department of Fish and Wildlife Protocols for Surveying and Evaluating Impacts to Special Status Plant Species Native Plant Populations and Natural Communities (CDFW 2009), and U.S. Fish and Wildlife's Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed and Candidate Plants (USFWS 2000). If present, special status plant species plant populations will be flagged and if possible avoided during construction. If the population cannot be avoided during construction a mitigation plan will be developed for approval by the California Department of Fish and Wildlife which would include transplanting the plant population or compensation.
4. If feasible, tree removal should occur between September 1 and March 31, outside of the breeding season for bats in order to avoid disturbance to maternal colonies. If tree removal must occur during the breeding season, prior to removal of trees a preconstruction survey by a qualified professional shall be conducted to identify suitable bat roosting habitat. Sensitive habitat and roost sites identified should be avoided to the maximum extent feasible, however, if potential roost sites are to be removed or trimmed, a biological monitor shall be present during trimming or removal and recommendation of the qualified professional shall be followed.
5. In order to avoid impacts to nesting raptors or migratory birds, vegetation removal and other ground disturbance activities associated with construction shall be conducted outside of the main nesting season, September 1 through January 31, otherwise a pre-construction survey for nesting birds shall be completed during the nesting season of February 1 through August 31. The survey shall be conducted by a qualified biologist no more than one week prior to vegetation removal. If an active nest more than half completed is located during the survey, a non disturbance buffer shall be established by the qualified biologist in consultation with the California Department of Fish and Wildlife. No vegetation removal or construction activities shall occur within the non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the preconstruction survey shall be sent to the California Department of Fish and Wildlife. If a lapse in construction activities of 15 or more days occurs, then another pre-construction survey shall be conducted.
6. Prior to construction, the contractor will be required to install high-visibility orange construction fencing along the perimeter of the work area adjacent to the semi permanent stream located in the southeast area of the site and any other environmentally sensitive areas identified with sensitive biological resources (e.g. special status plant species habitat and/or active bird nests) and ensure that it is maintained throughout the duration of the construction period.

V. CULTURAL RESOURCES: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 dedicated cemeteries?				x

Discussion

a-d) An Archaeological Survey Report was prepared for the project by Foster Consulting. The study included review of archaeological records and a pedestrian survey. Attention was given to locating evidence of early roads or trails during the pedestrian survey. No cultural resources were inventoried or located during the archaeological survey, and evidence of potential resources identified in the archival research (road and trails) was not found. The consultant did, however recommend that the project contain a condition that if any archaeological discoveries are encountered during ground disturbing activities that all activities shall cease and the City be notified. A qualified archaeological professional must be retained to investigate the discovery and determine its significant in accordance with applicable laws.

c) No unique geologic features, fossil-bearing strata, or paleontological sites are known to exist on the project site.

Documentation:

City of Redding General Plan Background Report, 1998
City of Redding General Plan Final Environmental Impact Report, 2000, SCH #1998072103
 Archaeological Survey Report, by Foster Consulting dated October 2018.

Mitigation:

None necessary.

VI. GEOLOGY AND SOILS: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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"> 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. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? 				x

VI. GEOLOGY AND SOILS: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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:

- a, c, d) There are no Alquist-Priolo earthquake faults designated in the Redding area of Shasta County. There are no other documented earthquake faults in the immediate vicinity that pose a significant risk, and the site is located in an area designated in the Health and Safety Element of the *General Plan* as having a low ground-shaking potential. The project is not located on or near any documented landslide hazard areas, and there is no evidence of ground slippage or subsidence occurring naturally on the site. The type of soils and underlying geology is identified as having no potential for liquefaction. No portion of the site falls within the 100-year floodplain of the Sacramento River or any creek.
- b) The project site contains two primary soil classifications: Churn gravelly loam and Red Bluff gravelly loam. Both soil types are considered well drained to moderately well drained with 0 to 3 percent slope and an erosion potential of none to slight. Permeability and runoff are slow to very slow. Proposed grading consists of that necessary for construction of the building and parking facilities however should be minimal in areas that are proposed to preserve trees and adjacent to the seasonal drainage.

The project is subject to certain erosion-control requirements mandated by existing City and State regulations. These requirements include:

- ◆ *City of Redding Grading Ordinance.* This ordinance requires the application of “Best Management Practices” (BMPs) in accordance with the City Erosion and Sediment Control Standards Design Manual (Redding Municipal Code Section 16.12.060, Subsections C, D, E). In practice, specific erosion-control measures are determined upon review of the final project improvement plans and are tailored to project-specific grading impacts.
- ◆ *California Regional Water Quality Board “Construction Activity Storm Water Permit.”* This permit somewhat overlaps the City’s Grading Ordinance provision by applying state standards for erosion-control measures during construction of the project.
- ◆ *California Regional Water Quality Control Board “Project Storm Water Pollution Prevention Plan (SWPPP).”* This plan emphasizes stormwater best management practices and is required as part of the Construction Activity Storm Water Permit. The objectives of the SWPPP are to identify the sources of sediment and other pollutants that affect the quality of stormwater discharges and to describe and ensure the implementation of practices to reduce sediment and other pollutants in stormwater discharges.
- ◆ *California Department of Fish and Wildlife “1600 Agreement.”* This notification is required for any work within a defined streambed and may or may not be applicable to this project.
- ◆ *U.S. Army corps of Engineers Nationwide Permit.* A permit will be required from the U.S. Army Corps of Engineers to address impacts to jurisdictional waters.

Actions for compliance with these regulations are addressed under standard conditions of approval, which are uniformly applied to all land development projects. Since the project is subject to uniformly applied ordinances and policies and the overall risk of erosion is low, potential impacts related to soil erosion and sedimentation are less than significant.

- e) The proposed project does not involve the use of septic tanks or alternative wastewater disposal. No impact has been identified.

Documentation:

City of Redding Health and Safety Element, figures 4-1 (Ground Shaking Potential) and 4.2 (Liquefaction Potential)
City of Redding General Plan Final Environmental Impact Report
City of Redding General Plan Background Report, 1998
City of Redding Grading Ordinance, RMC Chapter 16.12
 City of Redding Standard Specifications, Grading Practices
 City of Redding Standard Development Conditions for Discretionary Approvals (subdivisions, use permits, site development permits, etc.)
 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

Mitigation:

None necessary.

VII. GREENHOUSE GAS EMISSIONS: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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:

- a) In 2005, the Governor of California signed Executive Order S-3-05, establishing that it is the State of California’s goal to reduce statewide greenhouse gas (GHG) emission levels. Subsequently, in 2006, the California State Legislature adopted Assembly Bill AS 32, the California Global Warming Solutions Act. In part, AB 32 requires the California Air Resources Board to develop and adopt regulations to achieve a reduction in the State’s GHG emissions to year 1990 levels by year 2020.

California Senate Bill SB97 established that an individual project’s effect on GHG emission levels and global warming must be assessed under CEQA. SB97 further directed that the State Office of Planning and Research (OPR) develop guidelines for the assessment of a project’s GHG emissions. Those guidelines for GHG emissions were subsequently included as amendments to the CEQA Guidelines. The guidelines did not establish thresholds of significance and there are currently no state, regional, county, or city guidelines or thresholds with which to direct project-level CEQA review. As a result, the City of Redding has utilized the best available information to develop a threshold until a specific quantitative threshold is adopted by the state or regional air district.

As the Lead Agency, the City has opted to utilize a quantitative non-zero project-specific threshold using a methodology recommended by the California Air Pollution Officers (CAPCOA) and accepted by the California Air Resources Board. According to CAPCOA’s *Threshold 2.3, CARB Reporting Threshold*, 10,000 metric tons of carbon-dioxide equivalents per year (mtCO₂eq/yr) is recommended as a quantitative non-zero threshold. According to the CAPCOA, this threshold would be equivalent to 550 dwelling units, 400,000 square feet of office use, 120,000 square feet of retail, or 70,000 square feet of supermarket use. This approach is estimated to capture over half the future residential and commercial development projects and is designed to support the goals of AB 32 and not hinder it.

The United States Environmental Protection Agency (EPA) identifies four primary constituents that are most representative of the GHG emissions. They are:

- **Carbon Dioxide (CO₂):** Emitted primarily through the burning of fossil fuels. Other sources include the burning of solid waste and wood and/or wood products and cement manufacturing.
- **Methane (CH₄):** Emissions occur during the production and transport of fuels, such as coal and natural gas. Additional emissions are generated by livestock and agricultural land uses, as well as the decomposition of solid waste.
- **Nitrous Oxide (N₂O):** The principal emitters include agricultural and industrial land uses and fossil fuel and waste combustion.
- **Fluorinated Gases:** These can be emitted during some industrial activities. Also, many of these gases are substitutes for ozone-depleting substances, such as CFC's, which have been used historically as refrigerants. Collectively, these gases are often referred to as "high global-warming potential" gases.

The primary generators of GHG emissions in the United States are electricity generation and transportation. The EPA estimates that nearly 85 percent of the nation's GHG emissions are comprised of carbon dioxide (CO₂). The majority of CO₂ is generated by petroleum consumption associated with transportation and coal consumption associated with electricity generation. The remaining emissions are predominately the result of natural-gas consumption associated with a variety of uses.

With regard to the project, the predominant associated GHG is CO₂ generated by motor-vehicle travel to and from the site. To a substantially lesser degree, the project will result in CH₄ emissions associated with use of electric power generated by the Redding Electric Utility (REU), though it should be noted that REU distributes power from a variety of sources, including hydroelectric, wind, and natural gas.

According to the California Air Pollution Control Officers Association's (CAPCOA) publication, *CEQA and Climate Change*, published in January 2008, there is currently not a single computer model that is capable of estimating all of a project's direct and indirect GHG emissions. However, the Urban Emissions Model (URBEMIS) is likely the most consistently used model to estimate a project's direct GHG emissions. URBEMIS is designed to model emissions associated with development of urban land uses. URBEMIS attempts to summarize criteria air pollutants and CO₂ emissions that would occur during operation of new development. URBEMIS was developed and is approved for statewide use by CARB. One of the shortfalls of URBEMIS is that the model does not contain emission factors for GHGs other than CO₂ except for methane (CH₄) from mobile sources, which is converted to CO₂. This may not be a major problem since CO₂ is the most important GHG from land development projects.

The emissions from the project significantly below the City of Redding's air quality thresholds, as well as GHG emissions thresholds put forth by CARB. Therefore, the project will not contribute significantly to GHG emissions in the air basin. No mitigation measures are required.

- b) On a larger scale, the City of Redding's General Plan acknowledges that land use decisions have an impact on climate and air quality. Land use decisions that result in low or very low density on the periphery of the community increase the amount of vehicle-miles traveled (VMT), which increases vehicle emissions. In response to this impact, the City's *General Plan* includes a number of goals and policies in the Community Development and Design Element, Transportation Element, and Housing Element that promote a compact urban form and encourage infill development, advocate higher housing density, and ensure connectivity to citywide bikeways and pedestrian plans. The goal of these policies is to reduce VMT, which also reduces emissions and reduces a wide variety of air quality impacts. Since automobiles are considered a major source of GHG emission, each vehicle trip reduced also reduces GHG emissions.

¹ CPCOA website, July 19, 2010

² California Office of the Attorney General, "The California Environmental Quality Act Addressing Global Warming Impacts at the Local Agency Level," updated May 21, 2008.

Documentation:

City of Redding General Plan, 2000

URBEMIS (2007, v 9.2.4) Air Quality Computer Model

Mitigation:
 None necessary.

VIII. <u>HAZARDS AND HAZARDOUS MATERIALS</u> : <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With 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:

- a, b, c, d) As a primary care medical and dental facility, the project would require permitting through the Shasta County Department of Resource Management, Environmental Health Division, for storage of hazardous material, a Hazardous Materials Business Plan as applicable, and as a medical waste generator. Operating under existing State and local health and safety codes and regulations would not present a significant risk related to hazardous materials or emissions. There is no documented hazardous material sites located on or near the project.
- e, f) The project is located approximately 4.5 miles from the Redding Municipal Airport. The project's land use as a primary care medical and dental facility would not conflict with operations of the Airport or present a safety hazard to people residing or working in the area. There are no private airstrips in the project vicinity.
- g) The project does not involve a use or activity that could interfere with emergency-response or emergency-evacuation plans for the area. The Fire Marshal has indicated that there is currently adequate emergency access to the project and would not present a safety concern.
- h) The project site is located outside of the Very High Fire Severity Zone and does not have a wildland fire-hazard potential. Therefore the project would not expose people or structures to significant risk, injury, or loss due to wildfire.

Documentation:

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

Mitigation:

None necessary.

IX. HYDROLOGY AND WATER QUALITY: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With 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:

- a) Since the project would be served by City sanitary sewer service, the project would not involve any permitted discharges of waste material into ground or surface waters.

- b) The project would utilize City water service for domestic uses and fire protection. The proposed project would not impact groundwater supplies.

- c, f) The project is subject to standard requirements defined under Section VI., *Geology and Soils*, that minimize the potential for erosion or siltation on- or off-site. The final improvement plans for the project must also incorporate specific design measures intended to limit pollutant discharges in stormwater from urban improvements as established under the State’s National Pollutant Elimination System (NPDES) general permit, which the City is now obligated to follow in accordance with State Water Quality Control Order No. 2003-0005-DWQ. Feasible Best Management Practices (BMPs) would be incorporated in the final design of the project’s storm-drain system, as approved by the City Engineer, based on the BMPs listed in the latest edition of the California Storm Water Quality Association Storm Water Best Management Practices Handbook. Additionally, fencing and flagging will be required to be installed adjacent to the semi-permanent stream to avoid the environmentally sensitive area and reduce the potential for erosion to less than significant. As a condition of approval, prior to construction, the contractor will be required to install high-visibility orange construction fencing along the perimeter of the work area adjacent to the semi permanent stream and ensure that it is maintained throughout the duration of the construction period.
- d, e) The project site is mostly flat terrain and stormwater runoff flows in a southeasterly direction toward the semi permanent seasonal drainage that flows generally north to south entering the project site in the southeast corner. On-site stormwaters will drain substantially in that direction to the drainage which then enters an underground culvert and the City storm drain system that flows underground through the Safeway and Lowe’s home improvement store parking lot. 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. The project application includes a Preliminary Hydrology Report prepared by GHD Inc., indicating that adequate detention can be provided with the project. Fencing
- g, h, i) The property is not located within any agency or otherwise-documented flood-hazard boundary.
- 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. There is no documented threat of mudflows affecting the project site.

Documentation:

City of Redding General Plan Background Report, Chapter 10, Health and Safety Element, 1998
 Federal Emergency Management Agency Floodplain regulations, FIRM map panel 06089C1553G, dated March 17, 2011
 City of Redding Storm Drain Master Plan, Montgomery-Watson Engineers 1993
 Preliminary Hydrology Report, prepared by GHD Inc., dated September 19, 2018.

Mitigation:

None necessary.

X. <u>LAND USE AND PLANNING</u> : <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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:

- a) The project does not have the potential to physically divide an established community.
- b) The project is compatible with the applicable policies and regulations of the City General Plan and Zoning Ordinance. The project site has a General Plan designation of General Commercial and a zoning designation of "GC" General Commercial. Construction and operation of a primary care medical, dental and behavioral health care facility is an appropriate use of the site. The project is not in conflict with any other Plan adopted by a jurisdictional agency for the purpose of avoiding or mitigating an environmental effect.
- c) There is no habitat conservation or natural community conservation plans that are applicable to the site.

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

Mitigation:

None necessary.

<u>XI. MINERAL RESOURCES:</u> <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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:

- a, b) The project site 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.

Documentation:

City of Redding General Plan, Natural Resources Element, 2000

Mitigation:

None necessary.

<u>XII. NOISE:</u> <i>Would the project result in:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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

XII. NOISE: <i>Would the project result in:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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:

- a) The project site is located in a commercial district and would be surrounded on all sides by commercial developments. While there is nearby land that is designated for multiple family residential developments, it is not anticipated that the primary care clinic would expose persons to generation of noise in excess of the City of Redding *General Plan* Noise Element standards. Noise generated would be that typical of an office development.
- b) The nature of the project, as a primary care clinic would not have the potential to create or expose people to generation of ground-borne vibration or noise.
- c) The project site is currently vacant; therefore development would increase the ambient noise level. However development would not create a substantial or significant permanent increase in ambient noise levels. Therefore, the increase in noise associated with the project would be considered less than significant.
- 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. Since heavy construction work associated with the project is limited in scope and by existing regulation, the anticipated noise impact to neighboring residents is considered less than significant.
- e, f) The proposed project is not located within any of the noise contours of Redding Municipal Airport and is located approximately 5 miles from the airport. There are no private airstrips in the vicinity of the project site.

Documentation:

- City of Redding General Plan, Noise Element, 2000*
- City of Redding Grading Ordinance Redding Municipal Code, Section 16.12.120*
- City of Redding General Plan, Transportation Element, 2000*
- City of Redding Zoning Ordinance Redding Municipal Code, Section 18.40.100*
- City of Redding Municipal Airport Area Plan*

Mitigation:
 None necessary.

XIII. POPULATION AND HOUSING: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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:

a, b, c) The project proposes construction of a primary care medical and dental clinic on the portion of the property designated for commercial use that is currently vacant. The parcel map associated with the project will include dedication of right-of-way for the extension of Industrial Street that will eventually provide a connection to Alfreda Way and ultimately to the Cypress Avenue and Alfreda Way signalized intersection, however, this would be beneficial for both existing and future commercial and residential uses in the area, providing secondary access and improving circulation. The project would not induce unplanned population growth, would not displace substantial numbers of people or substantial numbers of existing housing, and would not necessitate construction of replacement housing, therefore impacts would be less than significant.

Documentation:

City of Redding General Plan, Housing Element, 2014

Mitigation:

None necessary.

XIV. PUBLIC SERVICES: <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>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Fire Protection?				x
Police Protection?				x
Schools?			x	
Parks?				x
Other public facilities?				x

Discussion:

Fire and Police Protection:

The City would provide police and fire protection to the project from existing facilities and under existing service levels. The size of the project would not mandate the need for additional police or fire facilities.

The project is subject to Chapter 16.20 of the Redding Municipal Code, which requires new development to pay a citywide fire facilities-impact fee calculated to mitigate a project’s fair share of cumulative impacts to the City’s fire-protection infrastructure based upon improvements necessary to accommodate new development under the City’s *General Plan*.

Schools:

The project is a commercial development and would not contribute significantly to the total student enrollment in the existing school districts in the area. As a component of the commercial project, there is a residential building proposed with 16 studio apartments for transitional age youth (aged 18-24). The Center of Hope will partner with Shasta College and the California Heritage Youth Build Academy (CHYBA), a charter high school that helps transitional age youth achieve a high school diploma. Any impacts to school facilities would be considered less than significant.

Parks:

The project will not cause a physical deterioration of an existing park facility or cause an adverse physical impact associated with a new park facility. The project is subject to Chapter 16.20 of the Redding Municipal Code, which requires new residential development to pay a citywide park and recreation-facilities impact fee calculated to mitigate a project’s fair share of cumulative impacts to the City’s parks and recreation infrastructure based upon improvements necessary to accommodate new development under the City’s *General Plan*. See discussion under Item XV (Recreation) below.

Other public facilities:

See discussion under Item XVIII (Utilities and Service Systems) below.

Documentation:

City of Redding General Plan, Public Facilities Element, 2000

Mitigation:

None necessary.

XV. RECREATION:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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:

- a) The project will not significantly increase the use of existing neighborhood or regional parks. Transitional age youth that will occupy the 16 residential units may utilize existing recreational facilities in the area but would not cause a substantial physical deterioration of those facilities.
- b) The project does not propose any recreational facilities or require construction or expansion of facilities. There would be no adverse physical impact associated with the 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

Mitigation:

None necessary.

XVI. <u>TRANSPORTATION/TRAFFIC</u> : <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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:

a, b, d) Access to the project site would be derived from Industrial Street via Churn Creek Road with two full-access driveways. Dedication of right-of-way for the extension of Industrial Street across proposed Parcel 2 of the tentative parcel map will be required with recording of the map. This will allow for the eventual connection of Industrial Street to Alfreda Way and ultimately to Cypress Avenue with future development.

The Transportation Element of the *General Plan* establishes acceptable peak-hour “Level of Service” (LOS) criteria for roadways and intersections for use in transportation planning and project review. The LOS methodology is an established way of ranking the degree of traffic-flow efficiency and congestion. For most of the City, LOS “C” or “acceptable delay” is identified as the maximum allowable threshold before a more congested and potentially significant traffic condition occurs. For state highway interchange connections with local streets, a maximum LOS “D” or “tolerable delay” is established. A thorough explanation of LOS methodology is provided in the Transportation Element and the Transportation and Circulation Section of the *General Plan* Environmental Impact Report (EIR).

The project is also subject to Chapter 16.20 of the Redding Municipal Code, which requires new development to pay a citywide transportation development impact fee calculated to mitigate a project’s fair share of cumulative impacts to the City’s street- and traffic-control infrastructure based upon improvements necessary to accommodate new development under the City’s *General Plan*.

To help assess potential LOS and traffic-movement impacts, a Technical Memorandum was prepared by Omni Means a GHD Company, dated July 16, 2018. The study analyzed project impacts during both AM and PM peak hour for both existing conditions and cumulative (year 2040) conditions. A Traffic Impact Analysis Addendum (No. 1), dated November 21, 2018, was prepared to address the cumulative impacts as a result of the project assumption that Industrial Street would connect to Alfred Way causing some of the project trips to shift to the intersection of Cypress Avenue and Alfred Way. Therefore an undated trip distribution was performed for the cumulative condition.

Impacts were analyzed at the following intersections:

- Churn Creek Road and Industrial Street
- Industrial Street and Del Monte Street
- Industrial Street and the United States Postal Service driveway
- Alfreda Way and Cypress Avenue (cumulative condition only)

The Technical Memorandum and the subsequent Addendum arrive at the following conclusions:

- In the existing condition with development of the project, the Churn Creek and Industrial Street intersection will operate at an LOS D. Therefore, **mitigation is required.**
- In the cumulative condition with development of the project, the Churn Creek Road and Industrial Street intersection will operate at an LOS F. Under the cumulative condition without the project, the intersection would also operate at an unacceptable LOS E, however, with the project there is also a significant delay, therefore **mitigation is required.**
- In the cumulative condition with development of the project, the Industrial Street and Del Monte Street intersection will operate at LOS D. Under the cumulative condition without the project, the intersection would operate at an acceptable LOS C, however the impact significance criteria for a two-way stop intersection (unsignalized) would require the LOS to decline to an unacceptable level and either a signal warrant be met or a significant delay (decline in the average delay for the worst case movement by 5 seconds per vehicle). The estimated delay is 4.4 seconds, therefore mitigation is not required.
- In the cumulative condition with development of the project, the Alfreda Way and Cypress Avenue operate at an acceptable LOS.

The following improvements/mitigation will be necessary to mitigate significant impacts and provide acceptable operations at the intersections for the existing and cumulative condition:

Existing Condition Plus Project

- Churn Creek Road and Industrial Street
 - Restripe the westbound approach to provide one through-left turn and one right turn lane and modify the traffic signal detection on the westbound approach for the new lane configuration.

Cumulative Plus Project

- Churn Creek Road and Industrial Street
 - Additional improvements to the striping and signal modifications would be necessary to attain an acceptable LOS in the cumulative condition with the project, as identified in the Traffic Impact Analysis Addendum No. 1, prepared by Omni Means, a GHD Company, dated November 21, 2018. According to the City of Redding Traffic Impact Analysis Guidelines, if the project's fair share is less than 25 percent, then the project would be required to pay its fair share of the cost of the improvements to be constructed later by others, prior to realization of the impacts, unless on the current list of Traffic Impacts Fees projects, then payment of TIF fees would be considered mitigation for the impact. Improvements at this intersection are not on the TIF list however the project's fair share is only 14 percent, therefore, payment of the project's fair share of the necessary improvement would be required to mitigate for the impact.

Based on these findings, mitigation is provided below to address significant impacts.

- c) The project site is located outside the 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.
- e) Access to the site is provided by way of Industrial Street. The Redding Fire Marshal has deemed this to be adequate access for fire protection.
- f) The development includes the adequate number of parking spaces in accordance with the City's Off-Parking Ordinance. The project would not result in inadequate parking.
- g) The project would not conflict with adopted policies, plans, or programs supporting alternative transportation. The Redding Area Bus Authority (RABA) currently operates a fixed-route bus service in the vicinity of the proposed project. Route 4 serves Churn Creek Road providing access to the Canby Transfer Station and ultimately the Downtown Transit Center. The project would not conflict with adopted policies, plans, or programs supporting alternative transportation.

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*
- Technical Memorandum, prepared by Omni Means, a GHD Company, dated July 16, 2018.
- Traffic Impact Analysis Addendum No. 1, prepared by Omni Means, a GHD Company, dated November 21, 2018.

Mitigation:

- 7. Improvement plans for the project shall include restriping the westbound approach of the Churn Creek Road and Industrial Street intersection to provide one through-left turn and one right turn lane along with modification to the traffic signal detection on the westbound approach for the new lane configuration.
- 8. The project proponent would be responsible for payment of the project's estimated fair share of 14 percent for additional improvements to the Churn Creek Road and Industrial Street intersection necessary to mitigate cumulate impacts associated with the project. This includes restriping the eastbound approach of the Churn Creek Road and Industrial Street intersection to provide one through-left turn and one right turn lane along with modification to the traffic signal detection on the eastbound approach for the new lane configuration.

XVII. TRIBAL CULTURAL RESOURCES: <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>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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				X

XVII. TRIBAL CULTURAL RESOURCES: <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>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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.				x

Discussion:

The City of Redding provided outreach to the California Native American tribes that have requested notification, Redding Rancheria and the Wintu Tribe of Northern California, on October 8, 2018. No request for consultation was initiated or received as of the writing of this document.

Mitigation:

None necessary.

XVIII. UTILITIES AND SERVICE SYSTEMS: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With 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:

- a, b, d, e) Adequate utilities and service systems are available to the project; therefore the project would have no impact on, or the potential impact to utility services would be considered less than significant. Water and sewer service will be provided by the City of Redding with connection to the existing sewer main that runs through the property and connecting the existing water mains located in Industrial Street and along the south property line in the Lowe’s store parking lot through the property. Adequate sewer capacity is available in the City’s existing system and water is available from the City to serve the project with adequate pressure and flows for fire suppression. The proposed development would not generate wastewater demands that would exceed treatment requirements of the Regional Water Quality Control Board and does not generate the need for the construction of new water or wastewater-treatment facilities. The demands of the project can be accommodated within the City’s existing resources. However, the project is subject to Chapter 16.20 of the Redding Municipal Code, which requires new development to pay water- and sewer-impact fees calculated to mitigate a project’s fair share of cumulative impacts to the City’s water and sewer distribution, collection, and treatment infrastructure based upon improvements necessary to accommodate new development under the City’s *General Plan*.
- c) Project related storm water management improvements consist of grading for MS4 treatment and detention requirements as discussed in Section IX, *Hydrology and Water Quality*, above however, no new storm water drainage facilities or expansion of existing facilities causing a significant effect are required to be constructed with the project, therefore no significant environmental impacts are associated with the project.
- f) The City provides solid waste disposal service, which the project would utilize. Adequate capacity is available to serve the needs of the project without need of special accommodation.
- g) As a primary care medical and dental clinic, the project would require a permit through the Shasta County Department of Resource Management, Environmental Health Division as a medical waste generator. The facility would be required to develop a Medical Waste Management Plan addressing generation, handling, and disposal according to the regulations of the Medical Waste Management Act. Permitting would require disposal of medical waste complying with Federal, State, and local statutes and regulation.

Documentation:

City of Redding General Plan, Public Facilities Elements, 2000
City of Redding Water and Sewer Atlas

Mitigation:

None necessary.

XIV. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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		

XVIV. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 with 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:

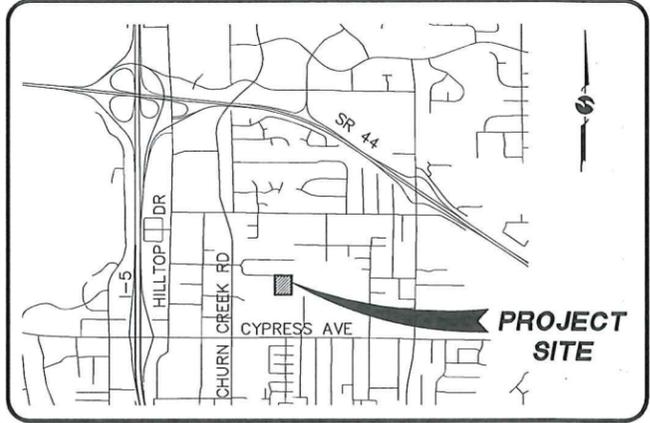
- a) As discussed under Item IV, *Biological Resources*, if unmitigated, the project has the potential to result in the loss of approximately 0.55 acre of jurisdictional Waters of the United States and potential impact to special status plant and animal species. Mitigation measures listed above in this document have been established to reduce potential impact to less than significant.
- b) As discussed in Section III, *Air Quality*, the project will contribute to region wide cumulative air quality impacts. However, under policy of the *General Plan*, application of existing grading and construction standards will reduce potential impacts from this project to a level less than significant. As discussed in Item XVI, *Transportation/Traffic*, vehicle trips associated with the project has the potential to impact the Churn Creek Road/Industrial Street intersection in the existing and cumulative condition. Mitigation measures listed above in this document have been established to reduce the impacts from the project to less than significant.
- c) As discussed herein, the project does not have characteristics which could cause substantial adverse effects on human beings, either directly or indirectly.

PRELIMINARY TITLE SHEET

SHEET INDEX

- 1 TITLE SHEET
- 2 PRELIMINARY SITE PLAN
- 3 PRELIMINARY GRADING AND DRAINAGE PLAN
- 4 PRELIMINARY UTILITY PLAN
- 5 PRELIMINARY STORMWATER CONTROL PLAN
- 6 TENTATIVE PARCEL MAP
PRELIMINARY LANDSCAPE PLAN (BY OTHERS)
PRELIMINARY ARCHITECTURAL PLAN (BY OTHERS)

USE PERMIT APPLICATION FOR HILL COUNTRY HEALTH & WELLNESS CENTER CENTER OF HOPE

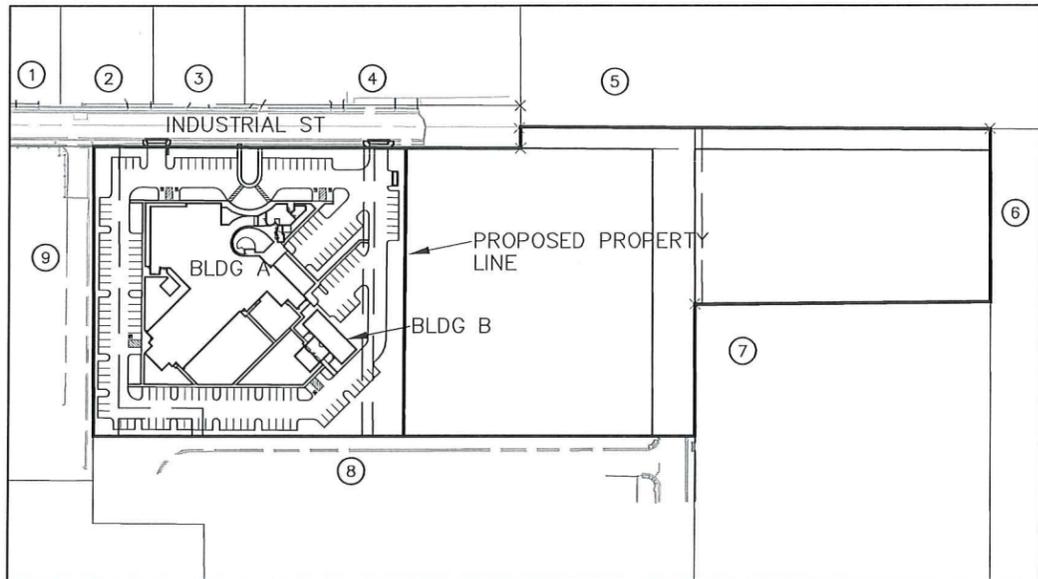


VICINITY MAP
NO SCALE

BUILDING SUMMARY		
BUILDING	DESCRIPTION	FLOOR AREA (SF)
A	PRIMARY CARE CLINIC	34,554
B	RESIDENTIAL/APARTMENTS	4,963
TOTAL FLOOR AREA		39,517

PARKING SUMMARY	
	PROPOSED
BUILDING SQUARE FOOTAGE:	39,517
TOTAL PARKING REQUIRED:	154
TOTAL PARKING PROVIDED:	154
STANDARD SPACES:	148
ACCESSIBLE SPACES (2%, MIN)*:	6

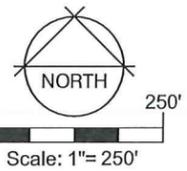
*ALL ACCESSIBLE SPACES ARE VAN ACCESSIBLE.



ADJACENT PARCEL INFORMATION

	APN	OWNER NAME	ADDRESS	CITY/ST/ZIP
①	067-120-016	HULLINGER TRUST	1160 INDUSTRIAL ST	REDDING, CA 96002
②	067-120-017	INDUSTRIAL PROPERTIES	1168 INDUSTRIAL ST	REDDING, CA 96002
③	067-120-018	CREIGHTON & CONSTANCE FAMILY TRUST	1180 INDUSTRIAL ST	REDDING, CA 96002
④	067-120-019	PRICE FAMILY TRUST	1200 INDUSTRIAL ST	REDDING, CA 96002
⑤	067-110-041	CUSHMAN 2002 TRUST	1400 INDUSTRIAL ST	REDDING, CA 96002
⑥	067-110-042	REDDING MEMORIAL PARK INC.	1420 E CYPRESS AVE	REDDING, CA 96002
⑦	067-110-057	SEVENTH DAY SCHOOL	1318 E CYPRESS AVE	REDDING, CA 96002
⑧	067-110-055	LOWES HIW INC	1200 E CYPRESS AVE	REDDING, CA 96002
⑨	067-110-024	US POSTAL SERVICE	2323 CHURN CREEK RD	REDDING, CA 96002

- PROPERTY OWNER: MCCONNELL FOUNDATION
800 SHASTA VIEW DR
REDDING, CA 96003
- APPLICANT / DEVELOPER: HILL COUNTRY HEALTH & WELLNESS CENTER
29632 HIGHWAY 299 EAST
ROUND MOUNTAIN, CA 96084
- ENGINEER: GHD INC.
PROJECT MANAGER: BRANDON TENNEY
330 HARTNELL AVE
REDDING, CA. 96002
(530) 242-1700
- ELECTRIC: CITY OF REDDING
- WATER: CITY OF REDDING
- SEWER: CITY OF REDDING
- GAS: PACIFIC GAS & ELECTRIC
- TELEPHONE: AT&T
- CATV: CHARTER SPECTRUM
- POLICE & FIRE PROTECTION: CITY OF REDDING
- SOLID WASTE DISPOSAL: CITY OF REDDING
- SCHOOL DISTRICT: ENTERPRISE
- ASSESSORS PARCEL NO.: 067-110-052
- GENERAL PLAN: GC (GENERAL COMMERCIAL)
- ZONING: GC (GENERAL COMMERCIAL)
- TOTAL AREA OF PARCEL: 10.41 ACRES
- TOTAL AREA OF PROJECT: 4.10 ACRES



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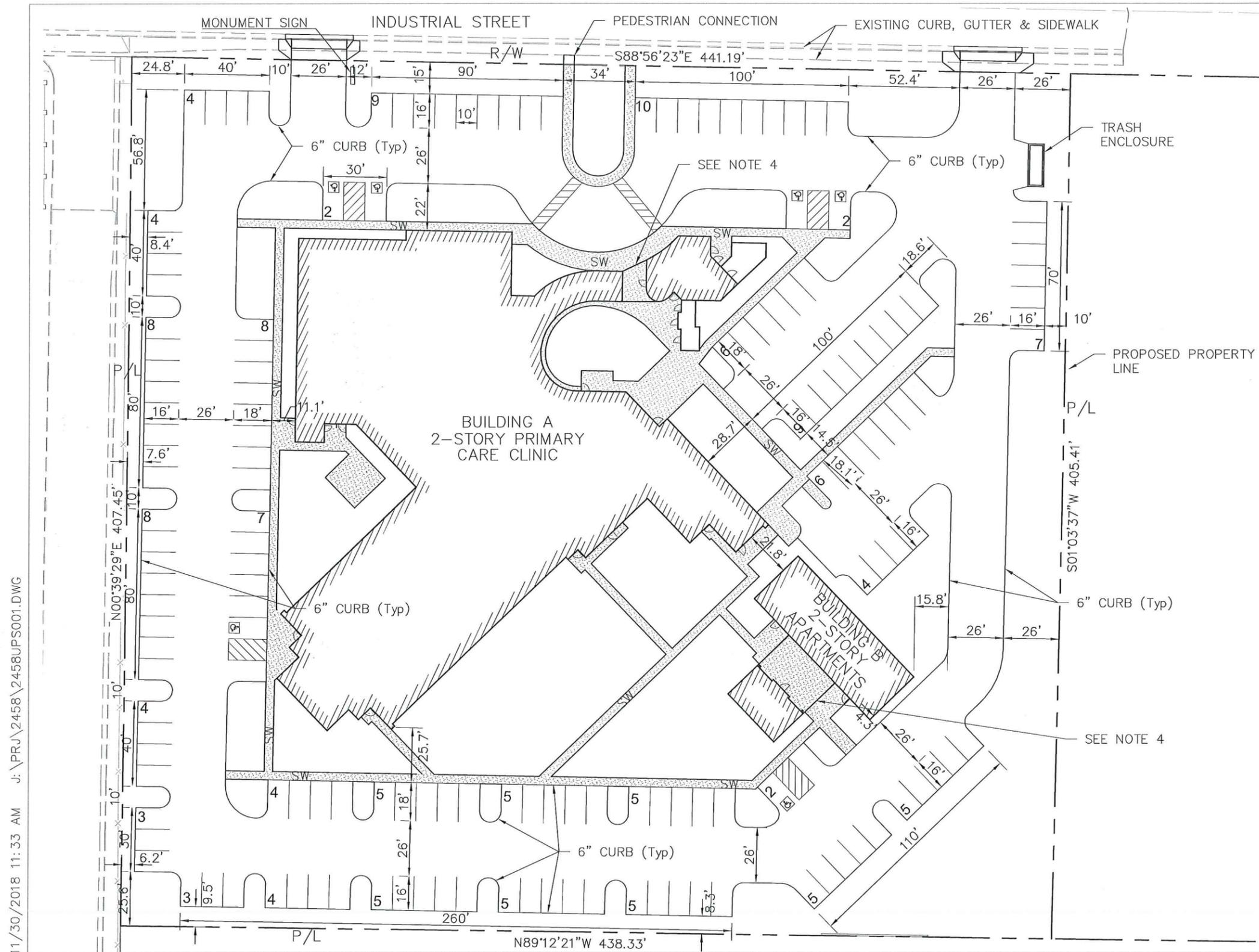
PRELIMINARY SITE PLAN

NOTES

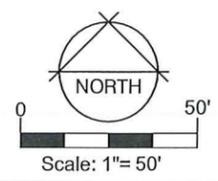
1. ALL PARKING STALLS ARE 10'x18' OR 10'x16' WITH A 2' OVERHANG.
2. ALL ON-SITE CURBS WILL BE 6" VERTICAL CURB, WITH OPENINGS INTO BIORETENTION AREAS.
3. ON-SITE SIDEWALKS TO BE 5' WIDE MINIMUM.
4. SEE ARCHITECTURAL PLANS FOR EXACT LIMITS OF BUILDING ENVELOPE.

LEGEND

-  BUILDING OUTLINE
-  SIDEWALK



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CENTER OF HOPE: USE PERMIT APPLICATION

REDDING, CA

SHEET 2 OF 6

GHD 330 Hartnell Avenue, Suite B
 Redding, CA 96002 USA
 T 1 530 242 1700 W www.ghd.com

GHD Inc.
 November 27, 2018
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PRELIMINARY GRADING AND DRAINAGE PLAN

NOTES

1. ALL NEW PIPE TO BE HDPE PLASTIC PIPE UNLESS OTHERWISE NOTED.
2. 1' WIDE CURB OPENING WILL ALLOW DRAINAGE TO ENTER BIO RETENTION AREAS

LEGEND

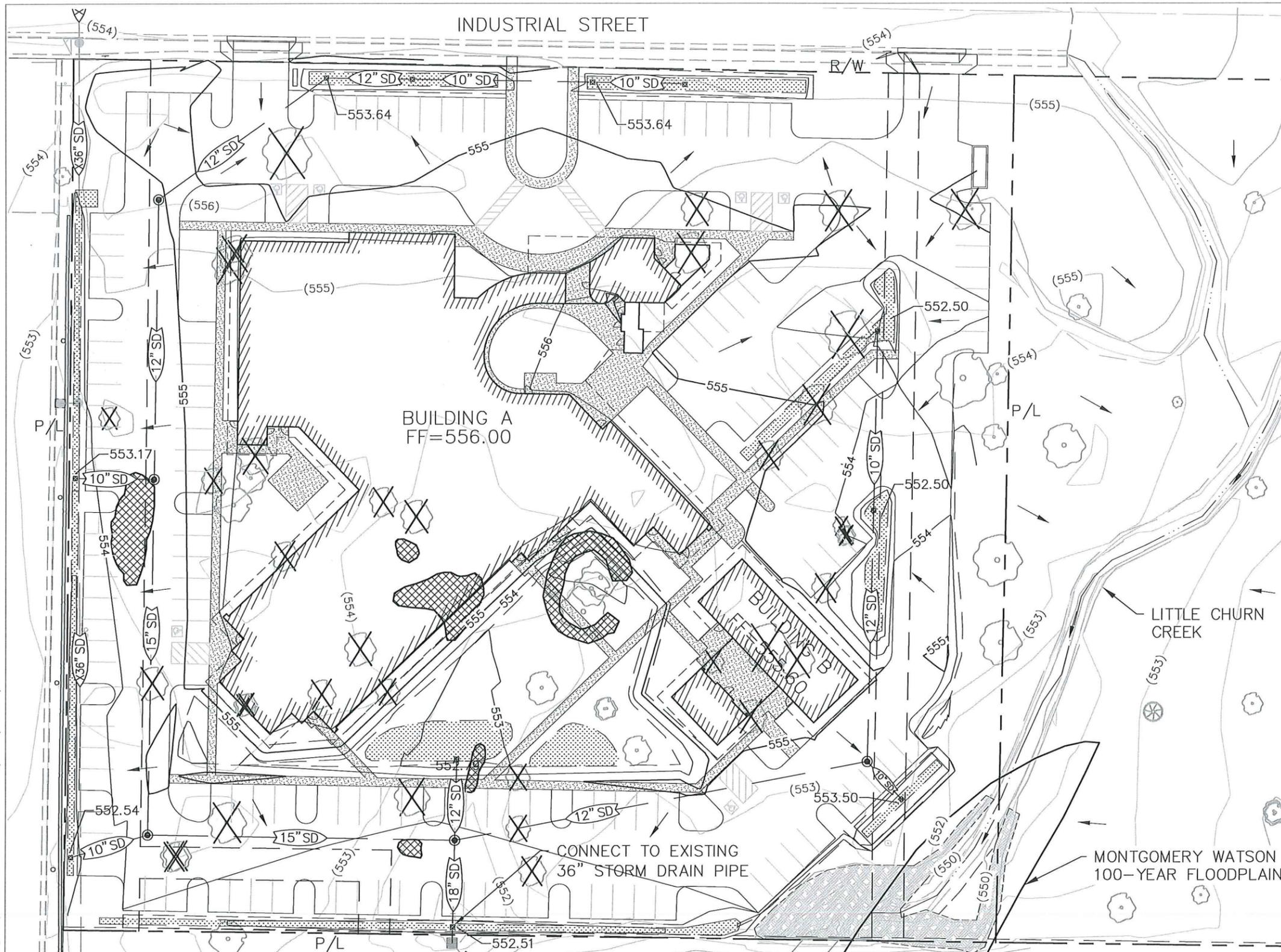
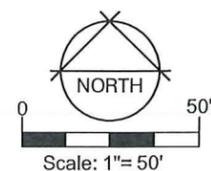
- EXISTING STORM DRAIN
- NEW STORM DRAIN
- NEW AREA DRAIN
- NEW STORM DRAIN MANHOLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLAND FEATURE IDENTIFIED IN BIOLOGICAL REPORT
- TREE TO BE REMOVED
- TREE TO REMAIN

PRELIMINARY EARTHWORK

DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
BUILDING FOOTPRINT	30	920	920 (F)
EARTHWORK (SEE NOTE 1)			
PAVEMENT SUBGRADE	3,210	110	3,100 (C)
(SEE NOTE 2)			
LANDSCAPE AREAS	450	1,980	500 (C)
PRELIMINARY EARTHWORK	3,690	3,010	680 (C)
TOTALS			

EARTHWORK NOTES:

1. ASSUMED 12" FROM FINISHED FLOOR ELEVATION TO BOTTOM OF BUILDING FOUNDATION.
2. PAVEMENT SUBGRADE ASSUMED AT 18" BELOW FG, BASED ON KNOWN GEOTECHNICAL CONDITIONS.



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CENTER OF HOPE: USE PERMIT APPLICATION

REDDING, CA

SHEET 3 OF 6



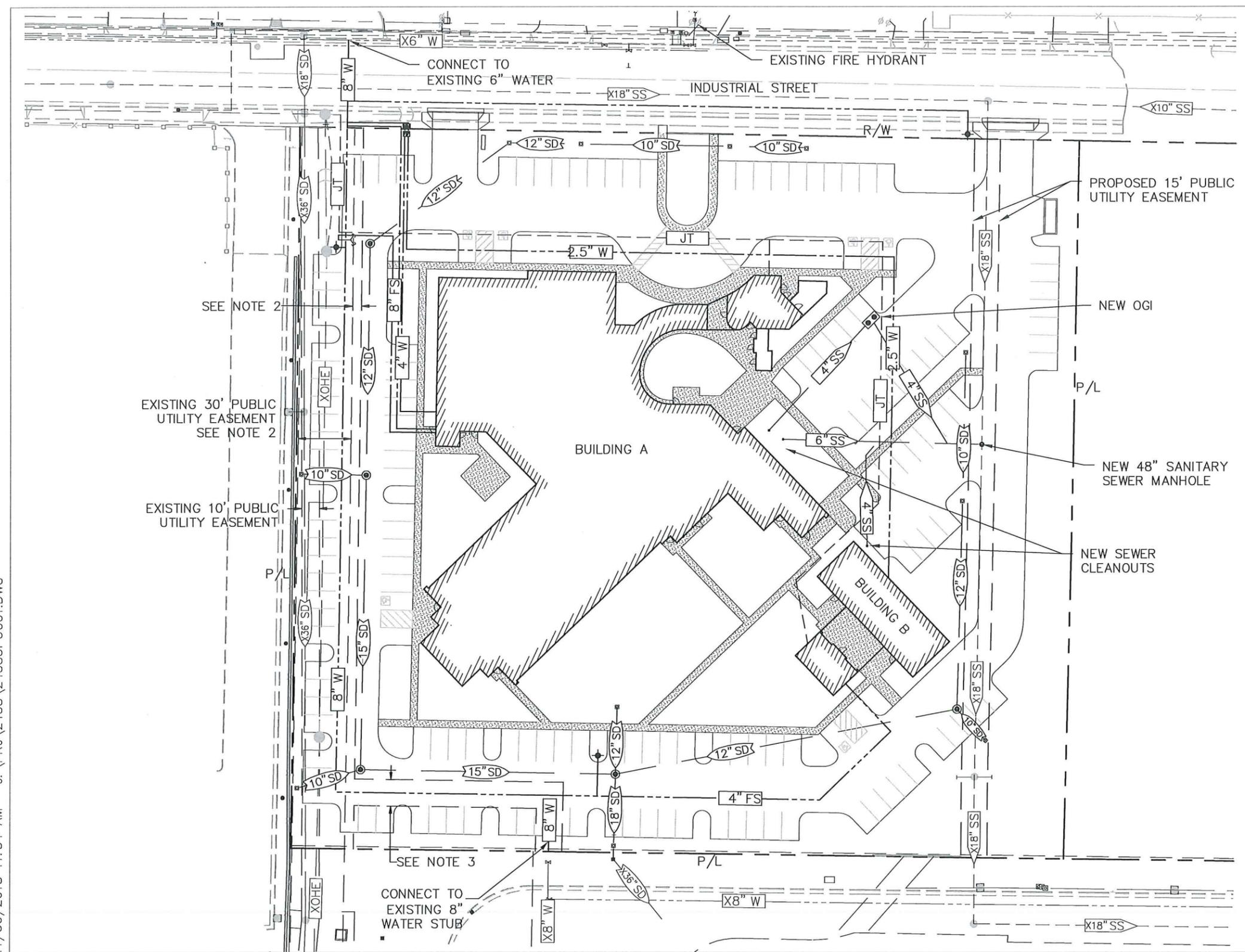
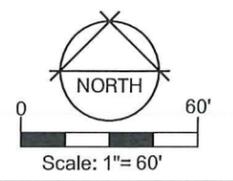
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PRELIMINARY UTILITY PLAN

LEGEND

- EXISTING STORM DRAIN
- NEW STORM DRAIN
- NEW AREA DRAIN
- NEW STORM DRAIN MANHOLE
- EXISTING WATER LINE
- NEW WATER LINE
- NEW FIRE SERVICE
- NEW FIRE HYDRANT
- NEW FIRE DEPARTMENT CONNECTION
- NEW WATER METER (SEE NOTE 1)
- NEW BACKFLOW PREVENTOR
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- NEW UNDERGROUND JOINT TRENCH (ELECTRIC, TELEPHONE, CABLE, GAS)
- EXISTING GUY ANCHORS
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC
- OGI

- NOTES**
1. WATER METER SIZES ANTICIPATED TO BE 2" FOR THE CLINIC, AND 1" FOR THE APARTMENT BUILDING.
 2. PROPOSED 5' ADDITION TO EXISTING 30' PUBLIC UTILITY EASEMENT.
 3. PROPOSED 15' PUBLIC UTILITY EASEMENT.



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CENTER OF HOPE: USE PERMIT APPLICATION

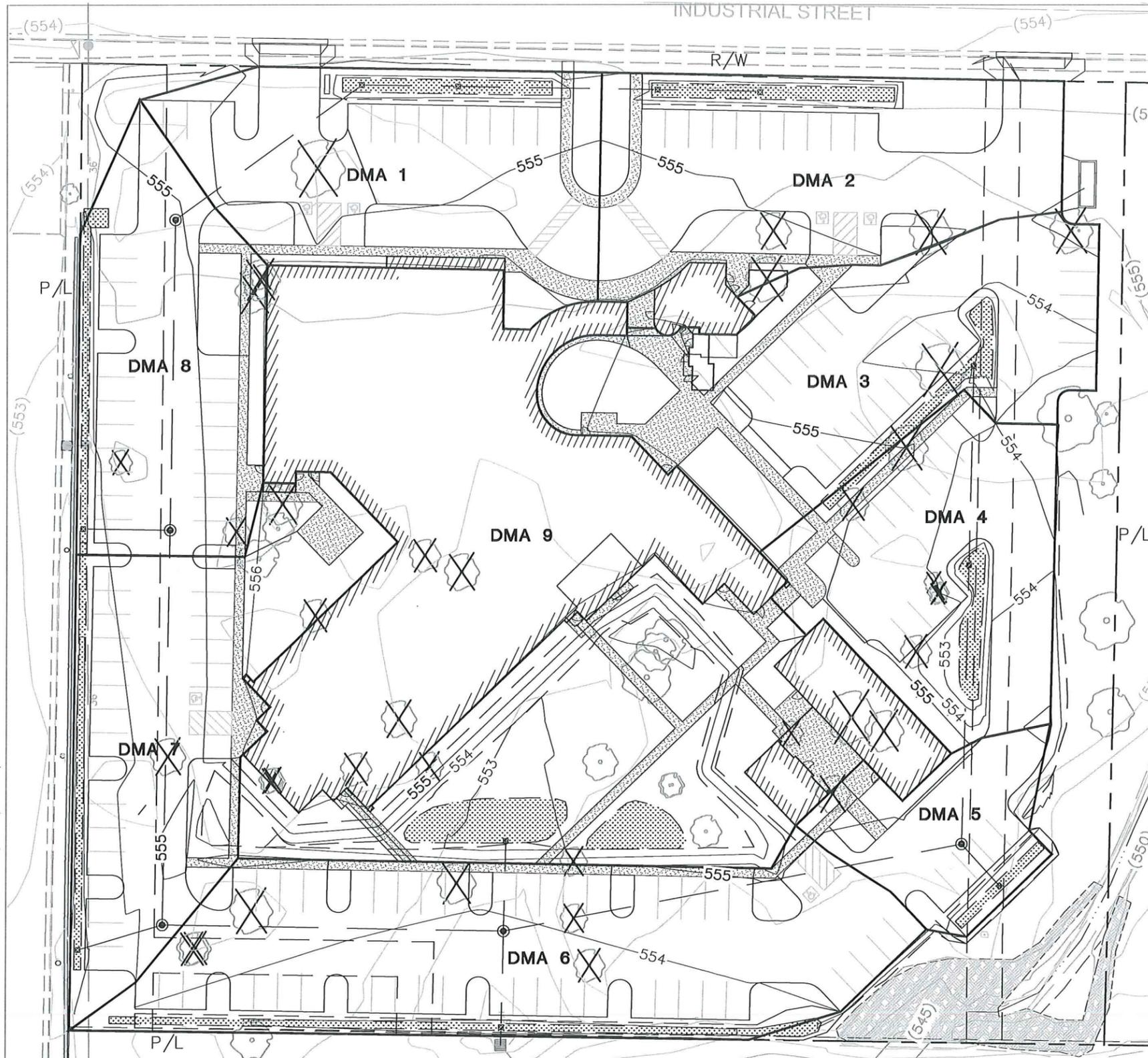
REDDING, CA

SHEET 4 OF 6

GHD
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 Redding, CA 96002 USA
 T 1 530 242 1700 W www.ghd.com
 November 27, 2018
 2458UPU001.dwg

PRELIMINARY STORMWATER CONTROL PLAN

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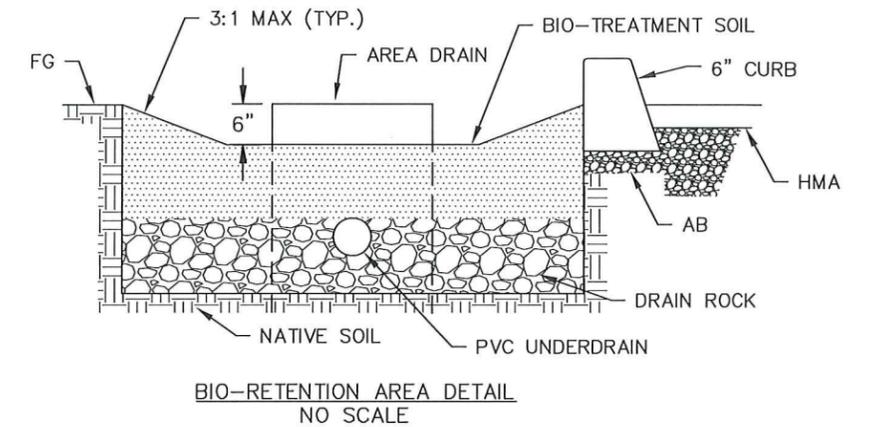


NOTES

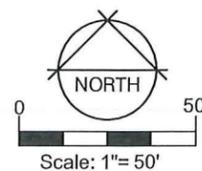
- DMA TREATMENT AREAS WERE SIZED USING THE CALIFORNIA PHASE II LID SIZING TOOL.
- DMA TREATMENT AREAS ARE BIO RETENTION AREAS WITH AN 18" SOIL LAYER AND 12' DRAIN ROCK LAYER.

LEGEND

- 18" SD EXISTING STORM DRAIN
- 10" SD NEW STORM DRAIN
- NEW AREA DRAIN
- NEW STORM DRAIN MANHOLE
- (553) EXISTING CONTOUR
- 553 PROPOSED CONTOUR
- BIORETENTION AREA
- TREE TO BE REMOVED
- TREE TO REMAIN



PROPOSED DMA AREA CALCULATIONS						
DISTURBED SITE AREA: 3.75 ACRES	DMA AREA (SF)	NEW IMPERVIOUS SURFACE (SF)	PERVIOUS SURFACE (SF)	BMP AREA REQUIRED (SF)	BMP AREA PROVIDED (SF)	% CAPTURE/TREATMENT ACHIEVED
DMA 1	14,946	9,585	5,361	530	530	100%
DMA 2	16,221	11,107	5,114	614	614	100%
DMA 3	17,379	11,832	5,547	654	654	100%
DMA 4	12,131	8,889	3,242	491	491	100%
DMA 5	5,438	3,517	1,921	194	194	100%
DMA 6	22,142	17,317	4,825	957	957	100%
DMA 7	15,463	9,707	5,756	536	536	100%
DMA 8	12,369	8,649	3,720	478	478	100%
DMA 9	47,453	30,761	16,692	1700	1700	100%
TOTAL:	163,542	111,364	52,178	6154	6154	100%



CENTER OF HOPE: USE PERMIT APPLICATION

REDDING, CA

SHEET 5 OF 6

GHD 330 Hartnell Avenue, Suite B
Redding, CA 96002 USA
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TENTATIVE PARCEL MAP

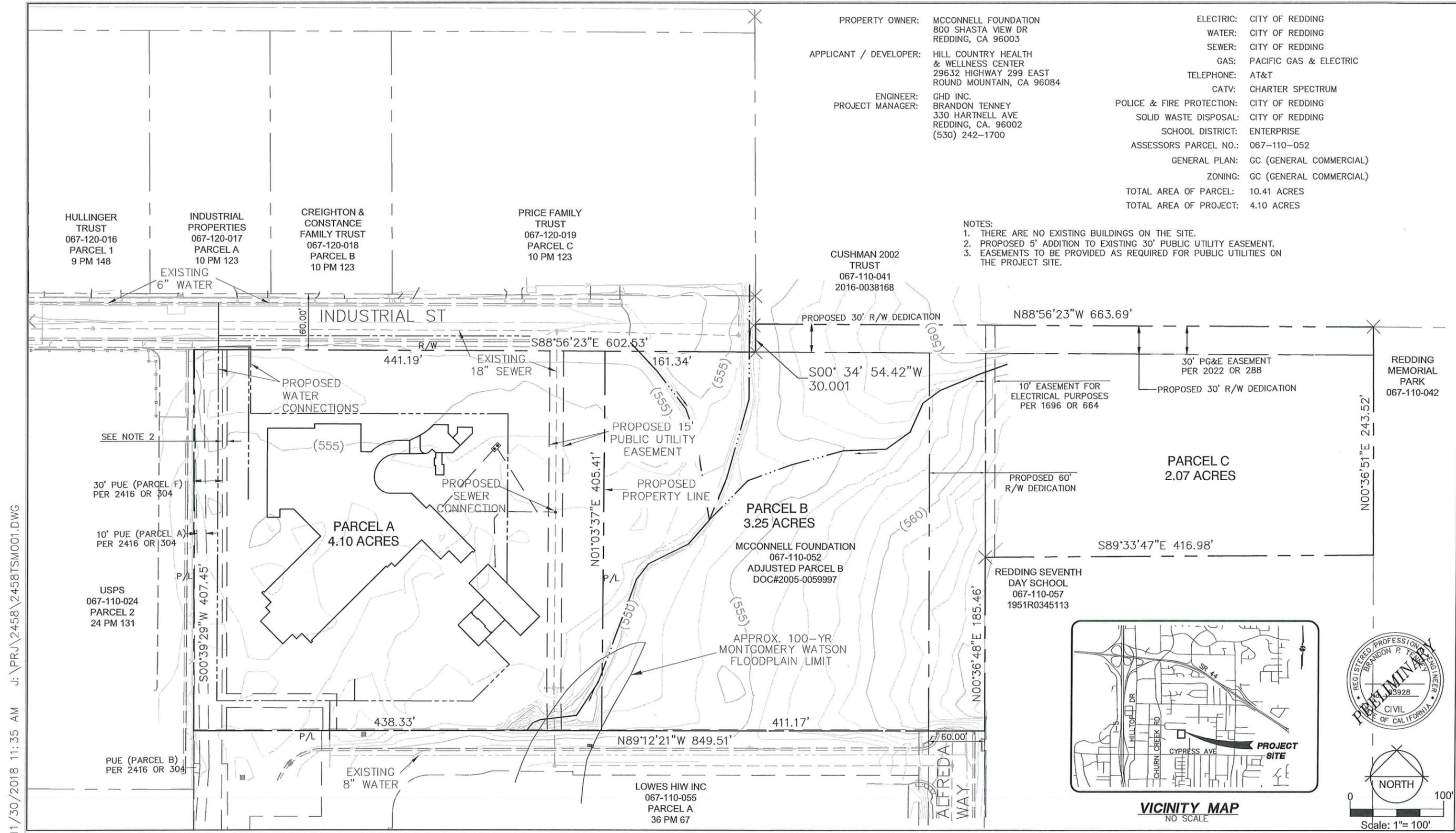
PROPERTY OWNER: MCCONNELL FOUNDATION
800 SHASTA VIEW DR
REDDING, CA 96003

APPLICANT / DEVELOPER: HILL COUNTRY HEALTH & WELLNESS CENTER
29632 HIGHWAY 299 EAST
ROUND MOUNTAIN, CA 96084

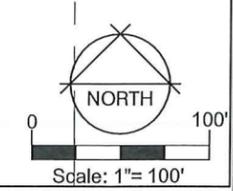
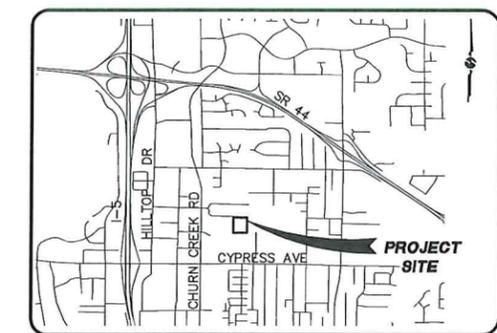
ENGINEER: GHD INC.
PROJECT MANAGER: BRANDON TENNEY
330 HARTNELL AVE
REDDING, CA. 96002
(530) 242-1700

ELECTRIC: CITY OF REDDING
WATER: CITY OF REDDING
SEWER: CITY OF REDDING
GAS: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CATV: CHARTER SPECTRUM
POLICE & FIRE PROTECTION: CITY OF REDDING
SOLID WASTE DISPOSAL: CITY OF REDDING
SCHOOL DISTRICT: ENTERPRISE
ASSESSORS PARCEL NO.: 067-110-052
GENERAL PLAN: GC (GENERAL COMMERCIAL)
ZONING: GC (GENERAL COMMERCIAL)
TOTAL AREA OF PARCEL: 10.41 ACRES
TOTAL AREA OF PROJECT: 4.10 ACRES

- NOTES:
1. THERE ARE NO EXISTING BUILDINGS ON THE SITE.
 2. PROPOSED 5' ADDITION TO EXISTING 30' PUBLIC UTILITY EASEMENT.
 3. EASEMENTS TO BE PROVIDED AS REQUIRED FOR PUBLIC UTILITIES ON THE PROJECT SITE.



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CENTER OF HOPE: USE PERMIT APPLICATION

REDDING, CA

SHEET 6 OF 6

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MITIGATION MONITORING PROGRAM

USE PERMIT APPLICATION UP-2018-00907 PARCEL MAP APPLICATION PM-2018-00908 CENTER OF HOPE

MITIGATION MONITORING PROGRAM CONTENTS

This document is the Mitigation Monitoring Program (MMP) for Use Permit Application UP-2018-00907 and Parcel Map Application PM-2018-00908, Hill Country Health and Wellness, Center of Hope primary care clinic. The MMP includes a brief discussion of the legal basis for and the purpose of the program, discussion, and direction regarding complaints about noncompliance, a key to understanding the monitoring matrix, and the monitoring matrix itself.

LEGAL BASIS OF AND PURPOSE FOR THE MITIGATION MONITORING PROGRAM

California Public Resources Code Section 21081.6, requires public agencies to adopt mitigation monitoring or reporting programs whenever certifying an Environmental Impact Report (EIR) or a Mitigated Negative Declaration. This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process.

The MMP contained herein is intended to satisfy the requirements of CEQA as they relate to the Initial Study/Mitigated Negative Declaration prepared for Use Permit Application UP-2018-00907 and Parcel Map Application PM-2018-00908, Hill Country Health and Wellness Center of Hope primary care clinic. It is intended to be used by City of Redding (City) staff, participating agencies, project contractors, and mitigation monitoring personnel during implementation of the project.

Mitigation is defined by CEQA Guidelines Section 15370, as a measure that does any of the following:

- Avoids impacts altogether by not taking a certain action or parts of an action.
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifies impacts by repairing, rehabilitating or restoring the impacted environment.
- Reduces or eliminates impacts over time by preservation and maintenance operations during the life of the project.
- Compensates for impacts by replacing or providing substitute resources or environments.

The intent of the MMP is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions. The MMP will provide for monitoring of

construction activities as necessary, on-site identification and resolution of environmental problems, and proper reporting to City staff.

MITIGATION MONITORING TABLE

The Mitigation Monitoring Table identifies the mitigation measures proposed for the project. These mitigation measures are reproduced from the Initial Study and conditions of approval for the project. The tables have the following columns:

Mitigation Measure: Lists the mitigation measures identified within the Initial Study for a specific impact, along with the number for each measure as enumerated in the Initial Study.

Timing: Identifies at what point in time, review process, or phase the mitigation measure will be completed.

Agency/Department Consultation: References the City department or any other public agency with which coordination is required to satisfy the identified mitigation measure.

Verification: Spaces to be initialed and dated by the individual designated to verify adherence to a specific mitigation measure.

NONCOMPLIANCE COMPLAINTS

Any person or agency may file a complaint asserting noncompliance with the mitigation measures associated with the project. The complaint shall be directed to the City in written form, providing specific information on the asserted violation. The City shall conduct an investigation and determine the validity of the complaint. If noncompliance with a mitigation measure has occurred, the City shall take appropriate action to remedy any violation. The complainant shall receive written confirmation indicating the results of the investigation or the final action corresponding to the particular noncompliance issue.

MITIGATION MONITORING TABLE
HILL COUNTRY HEALTH AND WELLNESS
CENTER OF HOPE

Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
Biological Resources			
<p>Mitigation 1: Prior to issuance of a grading permit the applicant shall obtain the appropriate permits from the U.S. Army Corp of Engineers and other state and federal agencies as necessary, perform the required mitigations by these permitting agencies, and provide documentation to the City of Redding that the required permits from regulatory agencies have been completed.</p>	<p>Prior to issuance of a grading permit. Review of the grading plans.</p>	<p>Engineering Division Planning Division</p>	
<p>Mitigation 2: The applicant shall purchase compensatory mitigation bank credits to compensate for the permanent project impacts to wetlands and other waters to ensure no net loss of aquatic resources.</p>	<p>Prior to issuance of a grading permit. Review of the grading plans.</p>	<p>Engineering Division Planning Division</p>	
<p>Mitigation 3: If feasible, tree removal should occur between September 1 and March 31, outside of the breeding season for bats in order to avoid disturbance to maternal colonies. If tree removal must occur during the breeding season, prior to removal of trees a preconstruction survey by a qualified professional shall be conducted to identify suitable bat roosting habitat. Sensitive habitat and roost sites identified should be avoided to the maximum extent feasible, however, if potential roost sites are to be removed or trimmed, a biological monitor shall be present during trimming or removal and recommendation of the qualified professional shall be followed.</p>	<p>Prior to issuance of a grading permit. Review of the grading plans.</p>	<p>Engineering Division Planning Division</p>	

<p>Mitigation 4:</p> <p>In order to avoid impacts to nesting raptors or migratory birds, vegetation removal and other ground disturbance activities associated with construction shall be conducted outside of the main nesting season, September 1 through January 31, otherwise a pre-construction survey for nesting birds shall be completed during the nesting season of February 1 through August 31. The survey shall be conducted by a qualified biologist no more than one week prior to vegetation removal. If an active nest more than half completed is located during the survey, a non-disturbance buffer shall be established by the qualified biologist in consultation with the California Department of Fish and Wildlife. No vegetation removal or construction activities shall occur within the non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the preconstruction survey shall be sent to the California Department of Fish and Wildlife. If a lapse in construction activities of 15 or more days occurs, then another pre-construction survey shall be conducted.</p>	<p>Prior to issuance of a grading permit. Review of the grading and plans.</p>	<p>Engineering Division Planning Division</p>
<p>Mitigation 5:</p> <p>Prior to construction, the contractor will be required to install high-visibility orange construction fencing along the perimeter of the work area adjacent to the semi permanent stream located in the southeast area of the site and any other environmentally sensitive areas identified with sensitive biological resources (e.g. special status plant species habitat and/or active bird nests) and ensure that it is maintained throughout the duration of the construction period.</p>	<p>Prior to issuance of a grading permit. Review of the grading plans.</p>	<p>Engineering Division Planning Division Public Works Inspector</p>
<p>Transportation/Traffic</p>		
<p>Mitigation 6:</p> <p>Improvement plans for the project shall include restriping the westbound approach of the Churn Creek Road and Industrial Street intersection to provide one through-left turn and one right turn lane along with modification to the traffic signal detection on the westbound approach for the new lane configuration.</p>	<p>Prior to issuance of improvement plans for the project.</p>	<p>Engineering Division Planning Division Public Works Inspector</p>

<p>Mitigation 7: The project proponent is responsible for payment of the project's estimated fair share of 14 percent for additional improvements to the Churn Creek Road and Industrial Street intersection necessary to mitigate cumulative impacts associated with the project. This includes restriping the eastbound approach of the Churn Creek Road and Industrial Street intersection to provide one through-left turn and one right-turn lane along with modification to the traffic signal detection on the eastbound approach for the new lane configuration.</p>	<p>Prior to issuance of a building permit.</p>	<p>Planning Division Building Division</p>	
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