



CITY OF REDDING

777 CYPRESS AVENUE, REDDING, CA 96001

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

MITIGATED NEGATIVE DECLARATION

Permit No. PM-2018-01476

SUBJECT Alan Shufelberger Industrial Parcel Map PM-2018-01476.

PROJECT DESCRIPTION The applicant has requested to divide the 18.1 acre parcel into 21 parcels for future industrial development. As part of the parcel map the developer would be constructing the road and utilities to serve the individual parcels. The site is already zoned for industrial use; the change would allow smaller individual industrial users to develop individual parcels instead of one large industrial project on the entire parcel.

ENVIRONMENTAL SETTING The site is near the Redding Municipal Airport and is surrounded by vacant or industrial development. The land surrounding the parcel has either been developed or has been cleared in the past for industrial storage or other industrial type uses. The Project is located in the City of Redding, Shasta County, California, latitude 40.533907, longitude - 122.300702, within the USGS 7.5' "Enterprise, CA" quadrangle, Township 31N, Range 4W, Section 22. The site is relatively flat and is characterized by annual grassland, areas of dense chaparral habitat and mixed oak-foothill pine woodland. A few dirt access roads occur on the site but have been largely overgrown. The Property is bound to the north by Rancho Road, to the west by Airport Road, to the south by Nordona Lane and to the east by an industrial building. Residential buildings occur to the northeast of the site, an industrial building to the east and a large compound with stockpiled materials and vehicles occurs to the southeast. The remaining adjacent land is comprised of open land or land historically used for agricultural purposes. No wetlands or drainages occur within the Project site.

FINDINGS AND DETERMINATION

The City of Redding conducted an Initial Study (attached), which determined that there is no substantial evidence, in light of the whole record, that the proposed project may have significant effect on the environment. The preparation of an environmental impact report will not be required. If there are substantial changes that alter the character or impacts of the proposed project, another environmental impact determination will be necessary.

- 1. Based on the whole record (including the Initial Study and any supporting documentation), 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 MEASURE

Mitigation. 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, August 1 through February 29, otherwise a pre-construction survey for nesting birds shall be completed during the nesting season of March 1 through July 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.

PUBLIC REVIEW DISTRIBUTION

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

- California Department of Fish and Wildlife, Redding
- Central Valley Regional Water Quality Control Board, Redding
- Defenders of Wildlife
- California Native Plant Society
- All property owners within 300 feet of the property boundary

PUBLIC REVIEW

- Draft document referred for comments August 30, 2019.
- 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, and documentation materials may be obtained at the Planning Division of the Development Services Department, City of Redding, 777 Cypress Avenue, Redding, CA 96001 and online at cityofredding.org. Contact: Zach Bonnin 530-245-7112.



Lily Toy, Planning Manager

August 29, 2019

Date

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 Attachments:
 A. Location Map
 B. Initial Study