

ENVIRONMENTAL INITIAL STUDY

INITIAL STUDY CHECKLIST References and Documentation Taylor Family Revocable Living Trust Parcel Map Application PM-2019-00369

Prepared by:
CITY OF REDDING
Development Services Department
Planning Division
777 Cypress Avenue
Redding, California 96001

August 2019

CITY OF REDDING ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Taylor Family Revocable Family Trust
Parcel Map Application PM-2019-00369

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

4. **Project Location:** 2525, 2581, 2601 Churn Creek Road

5. **Applicant's Name and Address:** Taylor Family Rev Living Trust
2601 Churn Creek Road
Redding, CA 96002
Representative's Name and Address: Eihnard Diaz, Diaz Associates
4277 Pasatiempo Court
Redding, CA 96002

6. **General Plan Designation:** General Commercial

7. **Zoning:** "GC" General Commercial

8. **Description of Project:** Division of 12.11 acres into six commercial parcels. The 12 acre parcel is located at the southeast corner of the East Cypress Avenue and Churn Creek Road intersection. It is currently developed with Taylor Motors (existing car dealership) on approximately 5 acres located at the intersection (Parcel 6) and an AutoZone Auto Parts store on approximately 1.2 acres located at the southern end of the parcel along Churn Creek Road. Parcels 1 through 4 are currently vacant and would take access from Churn Creek Road through a new public or private cul-de-sac street.

9. **Surrounding Land Uses and Setting:** Surrounding land uses include commercially developed land along East Cypress Avenue and Churn Creek Road. Little Churn Creek is located adjacent to the east property line in a concrete-lined bottom and earthen-side channel. Outside of the developed areas of the parcel, it is essentially devoid of any vegetation, with a significant area having been disturbed and/or graded in the past for Christmas tree and other merchant sales. The undeveloped portion of the property is relatively flat with approximately five feet of fall from Churn Creek Road to the creek.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** None.

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?** A notice of this project was sent to the California Native American tribes that have requested notification, Redding Rancheria and Wintu Tribe of Northern California, on August 14, 2019. No request for consultation was initiated or received as of the writing of this document.

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 and Forestry Resources		Air Quality
	Biological Resources		Cultural Resources		Energy
	Geology / Soils		Greenhouse Gas Emissions		Hazards & Hazardous Materials
	Hydrology / Water Quality		Land Use / Planning		Mineral Resources
	Noise		Population / Housing		Public Services
	Recreation		Transportation		Tribal Cultural Resources
	Utilities / Service Systems		Wildfire		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 of 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 Senior Planner, Linda Burke at (530) 225-4027.

Linda Burke

Linda Burke
 Development Services Department

9/6/19

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 and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildlife
- Mandatory Findings of Significance

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 – Location map
- Attachment B – Cover Sheet
- Attachment C – Tentative Parcel Map Option 1
- Attachment D – Tentative Parcel Map Option 2

SUMMARY OF MITIGATION MEASURES:

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 public views of the site and its surroundings? (Public views are those that area experienced from publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				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) Division of the property into 6 commercial parcels (two currently developed) would not in and of itself have any effect on any documented scenic vistas or views. Construction of individual lots in the future would comply with the height standards of the City's Zoning Ordinance and be consistent in height with buildings on adjacent properties. 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) Division of the property would not substantially degrade the existing visual character of the area. Future development on the project site will be compatible with the existing visual character of the surroundings area.
- d) Division of the property would not create a source of substantial light or glare, however, future development on the project would generate light that is customary for development 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. In determining whether impacts to forest resources, including effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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) Conflict with existing zoning for, or cause rezoning to, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51101(g).				x
d) Result in the loss of forest land or conversion of forest land to non-forest use?				x
e) 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-e) The project site is highly disturbed with little to no vegetation. It has not been historically used for agricultural purposes, nor does it possess soils that are prime for agricultural production. The site is not located within an area of Prime Farmland as identified by the California Department of Conservation's Important Farmland Series Mapping and Monitoring Program. The property is not zoned for forest land or timber use. Division of the property would not conflict with or result in the loss of forest land or conversion of forest land to non-forest use.

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) 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?			x	
c) Expose sensitive receptors to substantial pollutant concentrations?			x	
d) Result in other emissions (such as those leading to Create objectionable odors) adversely 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 NOx, 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.

SMMs applicable to this project address primarily short-term impacts that would be related to construction of the street improvement and the detention basin/MS4 treatment facilities. For the most part, these requirements are standard development regulations in the City promulgated in the City Grading Ordinance and Uniform Building Code. 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.

Preliminary grading plans for the property are limited to construction of detention and MS4 facilities. Potential impacts to neighboring homes (sensitive receptors) from fugitive dust caused during construction are mitigated by application of the SMMs discussed above.

- d) Division of the property would not in and of itself 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

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

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
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) As previously noted, the undeveloped area of the site is heavily disturbed with little to no vegetation except several small oak trees and non native grasses. There are no wetlands, riparian vegetation, wildlife habitat, or any endangered species on the site. There would thus be no conflict with Federal or State programs concerning biological resources, nor any conflict with local policies or ordinances. There are no approved habitat conservation plans in the area.
- 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. No tree removal is anticipated with construction of the improvements for the parcel map, however if tree removal becomes necessary it would not be considered significant and would not conflict with policies or ordinances protecting those resources. However, with development of individual parcels, some effort would still be made to retain existing trees if reasonably possible, particularly adjacent to the creek, and to sufficiently plant new trees in the context of the new development.
- 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

Mitigation:

None necessary.

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) Disturb any human remains, including those interred outside of dedicated cemeteries?				x

Discussion

a-c) Based upon archaeological reports, records searches, and information contained in the *General Plan* EIR pertinent to the vicinity of the subject property, it has been determined that division of the property would not cause an adverse change to a historical resource and would not disturb any human remains. The project site is not in an area of archaeological or cultural sensitivity. No impacts in this area are anticipated.

Documentation:

City of Redding General Plan Background Report, 1998
City of Redding General Plan Final Environmental Impact Report, 2000, SCH #1998072103

Mitigation:

None necessary.

VI. Energy: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				x
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				x

Discussion

a-b) Division of the property into six parcels would not result in any impacts resulting in wasteful, inefficient, or unnecessary consumption of energy or conflict with plans for renewable energy. Grading would include that necessary to construct the street serving Parcel 1 through 4 and construction of stormwater detention and MS4 treatment facilities.

Documentation:

Mitigation:

None necessary.

VII. 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
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 direct or indirect 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
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				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. Little Churn Creek, which consists of a concrete-lined bottom and earthen-side channel, is located along the east property line however; the 100-year floodplain boundary is coterminous with the east property line. All structures, including the proposed detention facility, would be required to be setback a minimum of 15 feet from the 100-year floodplain.
- b) The project site contains two primary soil classifications. Red Bluff Loam (RbA) covers the majority of the site and Churn Gravelly Loam (CfA) is located in the eastern half of the site adjacent to the creek. Both these classifications are characterized by slopes of 0 to 3 percent. Runoff is slow with a slight to no erosion potential. Proposed grading consists of that necessary for construction of the street serving the undeveloped parcels and necessary stormwater detention and MS4 facilities.

The project however, 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, and 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 will be applicable to impacts to Little Churn Creek.
- ◆ *U.S. Army corps of Engineers Nationwide Permit.* A new Nationwide 29 Permit (residential developments) 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.
- f) Division of the property and the grading necessary for construction will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The site has previously been heavily disturbed and no features have 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*
- 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.

VIII. 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.

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

Mitigation:

None necessary.

IX. HAZARDS AND HAZARDOUS MATERIALS: <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) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				x
g) Expose people or structures, either or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				x

Discussion:

- a, b, c, d) Division of the property and proposed grading for improvements does not present a significant risk related to hazardous materials or emissions. There is no documented hazardous material sites located on or near the site.
- e) The project site is not located within an airport land use plan or within 2 miles of an airport and would not conflict with operations of an airport or present a safety hazard to people residing or working in the area.
- f) Division of the property does not involve a use or activity that could interfere with emergency-response or emergency-evacuation plans for the area.
- g) The project site does not have a wildland fire-hazard potential. The site has been disturbed in the past and is surrounded primarily by developed residential and commercial lots.

Documentation:

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

Mitigation:

None necessary.

X. 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 or otherwise substantially degrade surface or ground water quality?				x
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				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 or through the addition of impervious surfaces, in a manner which would:			x	
i) Result in substantial erosion or siltation on- or off-site;			x	
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			x	
iv) Impede or redirect flood flows?				x
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				x
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				x

Discussion:

- a) Division of the property and necessary grading of improvements would not involve any permitted discharges of waste material into ground or surface waters and the site, and future development would be served by City sanitary sewer service. Division of the property would not otherwise degrade surface or groundwater quality. Stormwater detention and MS4 treatment would be required with any grading and construction of improvements.
- b) Division of the property would not impact groundwater supplies. Future development would utilize City water service for domestic uses and fire protection.
- c) Stormwater runoff from the project site drains to the southeast toward the Little Churn Creek channel that is located directly adjacent to the east property line. 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 6-hour duration. Additionally, the project is subject to standard requirements defined under Section VII., *Geology and Soils*, above 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.

The project application includes a Preliminary Hydrology Analysis and Stormwater Management Plan prepared by Project Delivery Group, LLC and dated November 2018 that includes details for either individual bioretention basins on each of the four undeveloped parcels, including the street right-of-way, or a single bioretention basin for all four parcels and the right-of-way. An additional alternative includes redevelopment of the existing bioretention basin on Parcel 5 included in the larger basin option. All options drain to Little Churn Creek and would not substantially alter the drainage pattern of the site or result in substantial erosion or

siltation on- or off-site or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The required stormwater detention and treatment will ensure that development of the road and parcels would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, provide substantial additional sources of polluted runoff, or impede or redirect flood flows.

- d) 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.
- e) There is no water quality control plan or sustainable groundwater management plan for this area, therefore the project would not conflict with or obstruct implementation of such a plan.

Documentation:

City of Redding General Plan Background Report, Chapter 10, Health and Safety Element, 1998
 Federal Emergency Management Agency Floodplain regulations, FIRM map 06089C 1553G, dated March 17, 2011
 City of Redding Storm Drain Master Plan, Montgomery-Watson Engineers 1993
 Preliminary Hydrology Analysis and Stormwater Management Plan, prepared by Project Delivery Group, LLC, dated November 2018

Mitigation:

None necessary.

XI. <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) Cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				x

Discussion:

- a) The division of the property as proposed does not have the potential to physically divide an established community. The property is zoned for commercial use and located in an area that is developed commercially. The Little Churn Creek channel separates the commercially zoned properties from residentially zoned property to the east of the creek.
- b) The project is compatible with the applicable policies and regulations of the City General Plan and Zoning Ordinance and is not in conflict with any other Plan adopted by a jurisdictional agency for the purpose of avoiding or mitigating an environmental effect.

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.

XII. MINERAL RESOURCES: <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.

XIII. NOISE: <i>Would the project result in:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			x	
b) Generation of excessive ground-borne vibration or ground-borne noise levels?				x
c) For a project located within the vicinity of a private airstrip or 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

Discussion:

a) The project site is located in a commercial district and is substantially surrounded by commercial uses along Churn Creek Road and East Cypress Avenue. While there is a mobile home park located directly to the east of the site, across Little Churn Creek, division of the property would not generate a substantial temporary or permanent increase in ambient noise levels or in excess of standards established in the general plan or the City's noise ordinance. The City of Redding *General Plan* Noise Element establishes 60 dB Ldn as the standard acceptable exterior noise level for residential land use and 45dB Ldn for interior noise levels (40dB in sleeping areas). Those standards would be required to be met upon development of individual parcels with commercial uses. Development of individual parcels adjacent to the east property line may require installation of an appropriate noise barrier (solid wall or berm/wall landscape combination) as required by the zoning code.

During the construction of project improvements there may 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.

- b) Division of the property would not generate any ground-borne vibration or ground-borne noise levels.
- c) The proposed parcel map site is not located within the vicinity of a private airstrip or an airport land use plan. The Redding Municipal Airport and is located approximately 5 miles to the southeast of this location.

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.

XIV. 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 people or housing, necessitating the construction of replacement housing elsewhere?				x

Discussion:

- a, b) The project site consists of developed and vacant commercial land that would be developed with retail commercial uses in the future. Division of the property would not induce unplanned population growth and does not propose the extension of any new roads or utilities not anticipated by the *General Plan*. A short cul-de-sac street is the only infrastructure planned with the development of the property at the time of recording the parcel map. Division of the property would not displace substantial numbers of people or substantial numbers of existing housing.

Documentation:

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

Mitigation:

None necessary.

XV. 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

XV. 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
Other public facilities?				x

Discussion:

Division of commercial property would not have any adverse physical impacts associated with the provision of new or the need for new or physically altered governmental facilities that would cause significant environmental impacts. 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 in order to maintain acceptable service ratios, response times, or other performance objectives. It would not necessitate the needs for schools, parks, or other public facilities.

Documentation:

City of Redding General Plan, Public Facilities Element, 2000

Mitigation:

None necessary.

XVI. 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) Division of the commercial property will not cause a physical deterioration of an existing recreation facility or cause an adverse physical impact associated with a new recreation facility. Parcel map division would not have any potentially significant impacts to nearby recreational facilities.

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.

XVII. TRANSPORTATION/TRAFFIC: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				x
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b)?				x
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				x
d) Result in inadequate emergency access?				x

Discussion:

- a, b) The project would not conflict with adopted policies, plans, or programs addressing the circulation system including transit, roadway, bicycle and pedestrian facilities. It is anticipated that the City will construct the Churn Creek Road improvements that are currently being designed for the Highway Safety Improvement Program (HSIP) project for the Churn Creek Road-Maraglia Street Project. The grant funded safety project, which was awarded to the Public Works Department in 2016, includes completing all sidewalk gaps, ADA ramps, bike lanes, and street lighting along Churn Creek Road from East Cypress Avenue to Maraglia Street and will include the frontage of the site. The developer would be responsible for construction of the cul-de-sac street prior to recording of the map; however, if the HSIP improvements are not completed at that time, the developer would also be responsible for those improvements. Route 4 services the area along Churn Creek Road with stops in close proximity along Churn Creek Road and at the East Cypress Avenue intersection at the Safeway Shopping Center. Improvements will satisfy the City’s circulation requirements including bike and pedestrian facilities and would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) in not creating a significant t impact.
- c) Design of the cul-de-sac street, and it’s location relative to other driveways along Churn Creek Road meets the requirements of the City’s Traffic Engineer and would not cause an increase in hazards due to design.
- d) The proposed cul-de-sac street is 300 feet in length which does not exceed the requirements of the General Plan. The Fire Marshal has indicated that there will be no impact to emergency access with division of the property as proposed.

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 2018 Active Transportation Plan*
- Redding Area Bus Authority System Map and Route Guide, March 2018*

Mitigation:

None necessary.

XVIII. 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
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 August 15, 2019. No request for consultation was initiated or received as of the writing of this document.

Mitigation:

None necessary.

XIX. 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) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				x
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				x
c) 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
d) Generate solid waste in excess of state and local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				x
e) Comply with Federal, State, and local statutes and regulations related to solid waste?				x

Discussion:

- a) Adequate utilities, including water, sewer, storm drain, electric power are available to serve the property. The proposed parcel division would not require or result in relocation or construction of new or expanded services or cause significant environmental effects.
- b) Potable water is available from the City to serve the project site when development occurs with adequate pressure and flows for fire suppression. The demands of the project can be accommodated within the City's existing water resources during normal, dry, and multiple dry years.
- c) The project site will utilize the City's sanitary sewer system to dispose of wastewater when development occurs. Adequate sewer capacity is available in the City's existing system.
- d, e) The City provides solid waste disposal service for commercial uses. Adequate capacity is available to serve the needs of the project without need of special accommodation. The City regulates and operates programs that promote the proper disposal of toxic and hazardous materials from households, including those created by the project. The parcel map division, in and of itself, would not generate solid waste in excess of standards or not comply with those related to solid waste.

Documentation:

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

Mitigation:

None necessary.

XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, <i>would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation Plan?				x
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose projects occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?				x
c) Require installation or maintenance of associated infrastructure (such as roads, fuel sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				x
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result, post-fire slope instability, or drainage changes?				x

Discussion:

- d) The project site is not located in or near a state responsibility area and is not classified as very high fire severity zone. The undeveloped area of the site is relatively flat with little to no vegetation and has been highly disturbed in the past. The parcel map division would not substantially impair an adopted emergency response plan or emergency evacuation Plan. The parcel map division would have no impacts related to wildfire.

Documentation:

Local Hazard Mitigation Plan, November 2015

Mitigation:

None necessary.

XXI. <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	
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) The project has the potential to degrade wildlife habitat in general due to erosion and sedimentation resulting from grading and construction of project infrastructure. However, the project conditions as identified under *Hydrology/Water Quality* have been established to reduce potential impacts to a level less than significant.
- b) As discussed in Item III, the project will contribute to region wide cumulative air quality impacts. However, under policy of the *General Plan*, application of Standard Mitigation Measures (SMMs) and Best Available Mitigation Measures (BAMMS) will reduce potential impacts from this project to a level 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.



	GIS DIVISION INFORMATION TECHNOLOGY DEPARTMENT	LOCATION MAP PM-2019-00369 TAYLOR FAMILY REV. LIVING TRUST 2525 / 2581 / 2601 CHURN CREEK ROAD AP# 067-160-022	MTG. DATE:
	DATE PRODUCED: MARCH 4, 2019		ITEM:
			ATTACHMENT:

A TENTATIVE PARCEL MAP FOR TAYLOR FAMILY 1997 REVOCABLE LIVING TRUST

AUGUST 2019

A PROPOSED SUBDIVISION IN
REDDING, SHASTA COUNTY, CALIFORNIA
AUGUST 2019

APPLICATION NO. _____

SUBDIVISION NO. _____

OWNER & SUBDIVIDER:
TAYLOR FAMILY 1997 REVOCABLE LIVING TRUST
HOWARD L. TAYLOR AND DONNA LOU TAYLOR
REDDING, CALIFORNIA

OWNER'S CONTACT:
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REDDING, CALIFORNIA 96002

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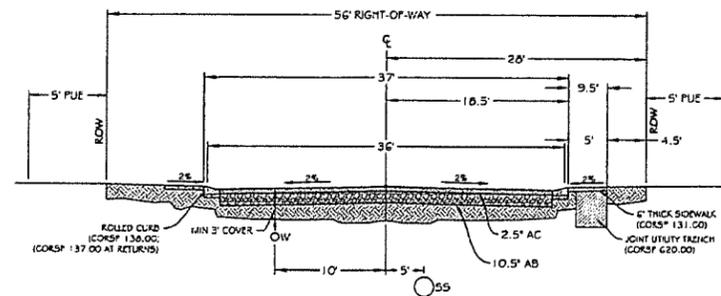
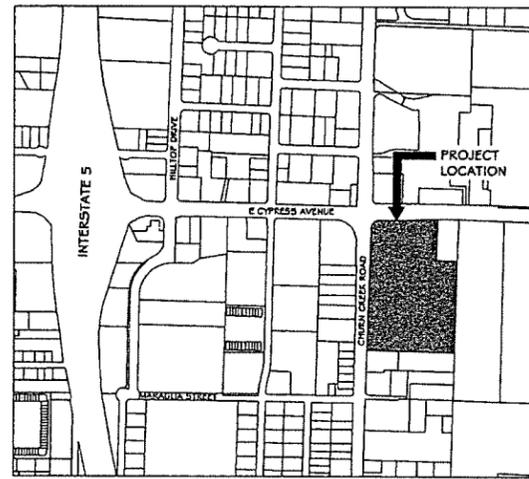
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LEGEND	
COMM	COMMUNICATION
ELEC	ELECTRICAL
TRANS	TRANSFORMER
SS	SANITARY SEWER
SD	STORM DRAIN
W	WATER PIPE
SVC	SERVICE
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN-OUT
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SDCS	STORM DRAIN CONTROL STRUCTURE
IV	IRRIGATION VALVE
WV	WATER VALVE
PP	POWER POLE
OH E	OVERHEAD ELECTRICAL LINES
EX	EXISTING
FM	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
PVSD	PRIVATE STORM DRAIN EASEMENT
PVSS	PRIVATE SANITARY SEWER EASEMENT
PSDE	PUBLIC STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSWE	PUBLIC SIDEWALK EASEMENT
APH	ASSESSOR'S PARCEL NUMBER
OR	OFFICIAL RECORD
	EXISTING STREET LIGHT
	EXISTING ASPHALT
	EXISTING GRAVEL
	EXISTING CONCRETE



OPTION 1 CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	47.22'	30.00'	90°10'53"	N45°44'41"E	42.49'
C2	16.30'	20.00'	46°42'29"	S65°48'38"E	15.86'
C3	36.90'	50.00'	42°17'21"	S63°36'03"E	36.07'
C4	82.40'	50.00'	94°25'09"	N48°02'42"E	73.38'
C5	108.08'	50.00'	123°51'00"	N61°05'22"W	88.23'
C6	11.22'	50.00'	12°51'30"	S50°33'23"W	11.20'
C7	16.30'	20.00'	46°42'29"	S67°28'53"W	15.86'
C8	48.03'	30.00'	91°43'37"	N43°18'04"W	43.06'
C9	95.01'	62.00'	87°48'20"	N44°33'22"E	85.89'
C10	47.00'	4952.00'	0°32'38"	N88°43'51"E	47.00'

OPTION 2 CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	47.22'	30.00'	90°10'53"	N45°44'41"E	42.49'
C2	16.30'	20.00'	46°42'29"	S65°48'38"E	15.86'
C3	119.30'	50.00'	136°42'29"	N69°11'22"E	92.95'
C4	119.30'	50.00'	136°42'29"	N67°31'07"W	92.95'
C5	16.30'	20.00'	46°42'29"	S67°28'53"W	15.86'
C6	48.03'	30.00'	91°43'37"	N43°18'04"W	43.06'
C7	95.01'	62.00'	87°48'20"	N44°33'22"E	85.89'
C8	47.00'	4952.00'	0°32'38"	N88°43'51"E	47.00'

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	TENTATIVE PARCEL MAP OPTION 1
3	TENTATIVE PARCEL MAP OPTION 2

PROPERTY DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF REDDING, COUNTY OF SHASTA, STATE OF CALIFORNIA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 31 NORTH, RANGE 4 WEST, M.D.M.,

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE, EAST 660 FEET; THENCE, NORTH 135 FEET; THENCE, WEST AND PARALLEL WITH THE FIRST MENTIONED LINE 660 FEET TO THE WEST LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE, AT SOUTH 135 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE, NORTH ALONG THE WEST LINE OF SAID SECTION 5 A DISTANCE OF 135 FEET TO THE POINT OF BEGINNING OF THIS PORTION OF THE PROPERTY DESCRIPTION; THENCE, CONTINUING NORTH ALONG THE WEST LINE OF SAID SECTION 5 A DISTANCE OF 66 FEET TO A POINT; THENCE, EAST A DISTANCE OF 660 FEET TO A POINT; THENCE, SOUTH A DISTANCE OF 66 FEET; THENCE, WEST A DISTANCE OF 660 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE, NORTH ALONG THE SECTION LINE BETWEEN SECTIONS 5 AND 6 OF SAID TOWNSHIP AND RANGE A DISTANCE OF 201 FEET TO THE POINT OF BEGINNING OF THIS PORTION OF THE PROPERTY DESCRIPTION; THENCE, EAST AND PARALLEL WITH THE SECTION LINE BETWEEN SECTIONS 5 AND 6 IN SAID TOWNSHIP AND RANGE A DISTANCE OF 660 FEET; THENCE, NORTH AND PARALLEL WITH THE FIRST COURSE A DISTANCE OF 132 FEET TO A POINT; THENCE, WEST AND PARALLEL WITH THE SAID SECOND COURSE A DISTANCE OF 660 FEET TO THE WESTERLY LINE OF SAID SECTION 5; THENCE, SOUTH ALONG THE SECTION LINE BETWEEN SAID SECTIONS 5 AND 6 A DISTANCE OF 132 FEET TO THE POINT OF BEGINNING.

PROPERTY INFORMATION:
ASSESSOR PARCEL NO. 067-160-023-000
GROSS AREA: 12.18 ACRES, MORE OR LESS



CIVIL ENGINEERS
LAND SURVEYORS
PROJECT MANAGERS
PLANNERS
www.pdgnw.com



DATE SIGNED: _____

TAYLOR FAMILY 1997
REVOCABLE LIVING TRUST

REDDING, CALIFORNIA

PROJECT # 18005

NO.	DATE	BY	PURPOSE FOR ISSUANCE	
			DESCRIPTION	REVISION
1	12/18/18	RW	CLIENT REVIEW	
2	2/21/19	RW	PARCEL MAP APPLICATION SUBMITTAL	
3	8/23/19	RW	REV FOR CITY COMMENTS	

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AUG 5 2019
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