

CITY OF REDDING

777 CYPRESS AVENUE, REDDING, CA 96001

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

MITIGATED NEGATIVE DECLARATION

**Tentative Subdivision Map Application S-2019-00280
Rezoning Application RZ-2019-00314
Planned Development Plan Application PD-2019-00309**

SUBJECT

Tentative Subdivision Map Application S-2019-00280, Rezoning Application RZ-2019-00314, Planned Development Plan Application PD-2019-00309 by Sierra Pacific land and Timber.

PROJECT DESCRIPTION

Tentative Subdivision Map Application, Stonecreek Subdivision, is a request to subdivide on 61.6 acres of land into 218 residential single-family residences on property located at 2923 and 2873 Rancho Road in Redding, CA. The project includes a Rezoning Application to add the “PD” Planned Development Overlay District to the existing “RS-3” Residential Single Family District with a General Plan designation of “Residential, 2 to 3.5 units per acre. The project includes a Planned Development Plan Application to allow density averaging, reduction of standard lot sizes to allow 108 of the homes to be constructed as attached single family homes in a courtyard style development.

ENVIRONMENTAL SETTING

The 61.6 acre property is located in the City of Redding, Shasta County, California, Latitude 40.53376, Longitude -122.31575, within the United States Geological Survey (USGS) 7.5’ “Enterprise, CA” quadrangle, within Section 21, Township 31N, Range 4W. The Project site is located within the northernmost extent of the Central Valley in Redding, California. The site is currently composed primarily of annual grassland habitat with scattered oak trees. However, the site was historically dominated by oak woodland. The site has been and is currently used for cattle and horse grazing. The Stonecreek Subdivision is located south of Rancho Road at the intersection with Shasta View Drive. The proposed project is located within the Shastina Ranch Facility Plan Area as described in the City of Redding Shastina Ranch Environmental Impact Report (SCH No. 2004032126). Parcels surrounding the proposed project area are undeveloped or contain limited rural residential development on parcels ranging in size from slightly over one-quarter acre to over four acres in size. The approved tentative subdivision Stonefair is under construction directly south the subject property. Access to the Stonefair subdivision is through the subject property on the future Shasta View Drive and the road is currently under construction.

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 of air quality, biological impacts and traffic impacts.

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

Mitigation: AQ-1: Prior to issuance of a grading permit, the Project applicant shall submit a grading plan for review and approval by the City of Redding Development Services Department. The following specifications shall be included on the permit to reduce short-term air quality impacts attributable to the on-site and off-site construction activities:

- Apply nontoxic soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas inactive for ten days or more).
- Reestablish ground cover on the construction site through seeding and watering prior to final occupancy.
- All grading operations of a project shall be suspended when winds (as instantaneous gusts) exceed 20 miles per hour as directed by the AQMD.
- Provide temporary traffic control as appropriate during all phases of construction to improve traffic flow (e.g. flag person).
- Schedule construction activities that affect traffic flow to off-peak hours.

- Water active construction sites at least twice daily as directed by the Public Works Department.
- All truck hauling dirt, sand, soil, or other loose materials should 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.
- Sweep streets at the end of the day if visible soil materials are carried onto adjacent public paved roads (recommend water sweeper with reclaimed water).
- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads. Or wash off trucks and any equipment leaving the site each trip.
- All on-site vehicles shall be limited to a speed of 15 miles per hour on unpaved roads.
- All Project rubber-tired dozers, graders, cranes, excavators, backhoes, loaders, rollers, scrapers, and tractors shall be California Air Resources Board (CARB) Tier 3 Certified.

Mitigation: BIO 2. To avoid impacts to avian species such as Migratory Birds and Raptors protected under the MBTA and the CFGC the following are recommended avoidance and minimization measures for migratory birds and raptors:

- Tree removal shall be initiated outside of the bird nesting season (February 1 – August 31)
- If Project activities cannot be initiated outside of the bird nesting season than the following will occur:
 - A qualified biologist will conduct a pre-construction survey within 250 feet of the BSA, where accessible, within 7 days of starting Project activities.
 - If an active nest (i.e. containing egg(s) or young) is observed within the BSA or in an area adjacent to the BSA where impacts could occur, then a species protection buffer will be established. The species protection buffer will be defined by the qualified biologist based on the species, nest type and tolerance to disturbance. Construction activity shall be prohibited within the buffer zones until the young have fledged or the nest fails. Nests shall be monitored by a qualified biologist once per week and a report submitted to the CEQA lead agency weekly.
 - To minimize impacts to tree-roosting bat species protected by the CFGC the following are recommended avoidance and minimization measures:
 - If mature trees are removed or trimmed, the removal or trimming activity should be performed between September 16 and March 15 (outside of the bat maternity season). Trees should be removed at dusk to minimize impacts to tree-roosting bats.

Mitigation: TRAF 3. Intersection of Hartmeyer Lane and Churn Creek Road - The City shall collect an appropriate proportionate contribution towards implementation of the mitigation and coordinate with Shasta County for funding and implementation. This will be in the form of a fair share cost of the improvement based on the 7.7% fair share calculation. The final number will be determined at map recordation based on the final approved number of lots for the Stonecreek Subdivision. The fee will be due upon payment of building permit fees for each residential unit.

Mitigation: TRAF 4. Shasta View and Rancho Road Intersection – Prior to the connection is made on Shasta View Drive to extend Shasta View drive east of Clover Creek through to Airport Road, the applicant shall install a traffic signal at the intersection of Shasta View and Rancho Road. **Or** Install a roundabout at the same location. The design and engineering of the intersection improvement will be approved by the City Engineer to insure that it functions at an acceptable level.

Mitigation: TRAF 5. Shasta View Drive Extension Secondary Connection – Stonecreek Subdivision shall not record any final maps that exceed the 100 lots without the secondary access constructed that will extend Shasta View drive east of Clover Creek through to Airport Road. Once the secondary access route is constructed the subdivision will be able to record all of the lots. The 100 lots referenced is any combination of approved lots between Stonefair Subdivision, Shastina Ranch (east of Clover Creek) and the proposed Stonecreek Subdivision.

PUBLIC REVIEW DISTRIBUTION

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

- State Clearinghouse
- Shasta County Clerk
- U.S. Army Corps of Engineers, Redding
- California Department of Fish and Wildlife, Redding
- Central Valley Regional Water Quality Control Board, Redding
- California Native Plant Society, Shasta Chapter
- Interested Parties
- All property owners within 300 feet of the property boundary

PUBLIC REVIEW

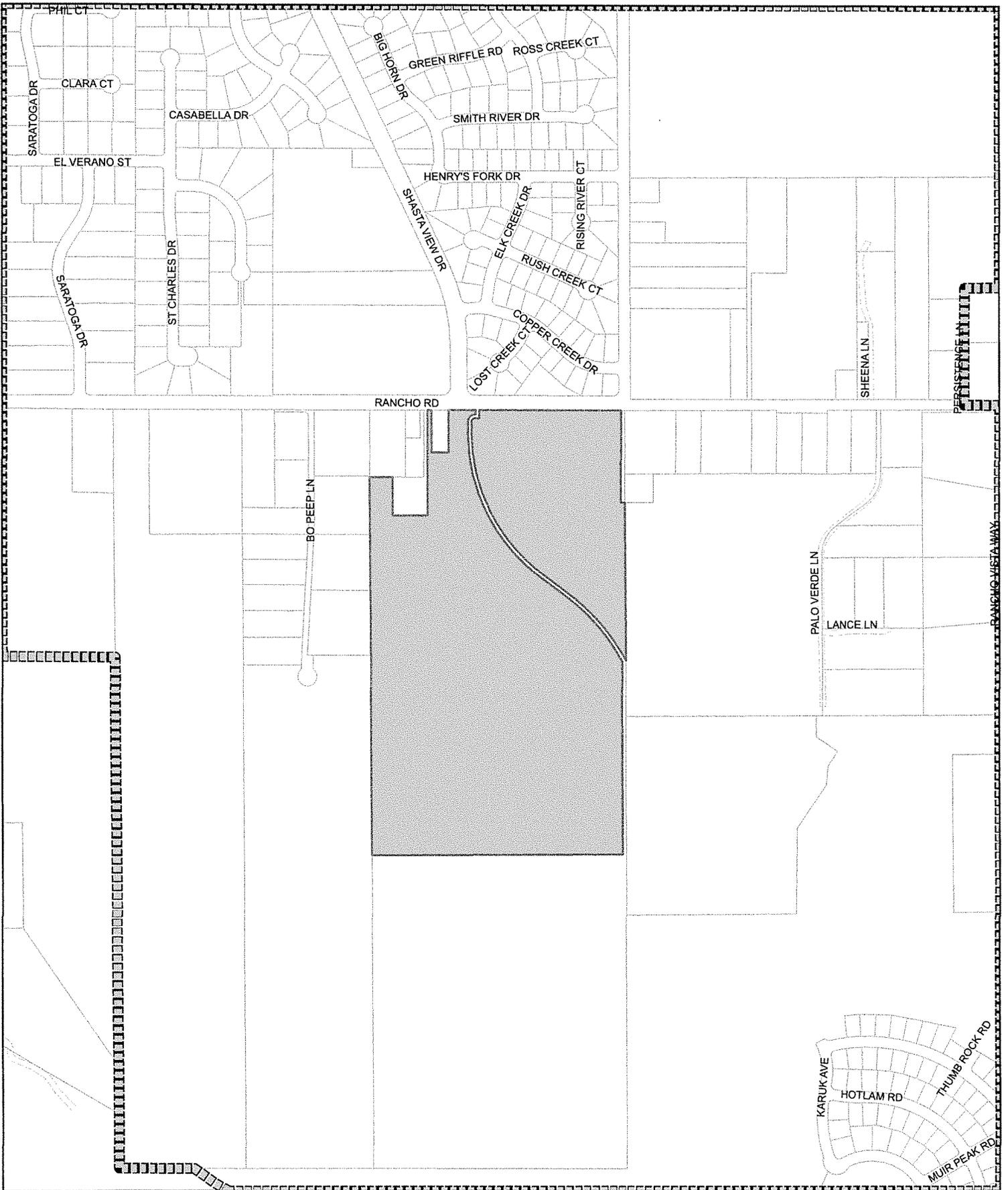
- (X) Draft document referred for comments 09/20/2019.
- () No comments were received during the public review period.
- () Comments were received but did not address the draft Mitigated Negative Declaration findings or the accuracy/completeness of the Initial Study. No response is necessary. The letters 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).

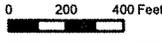
Copies of the Mitigated Negative Declaration, the Initial Study, documentation materials, and the Mitigation Monitoring Program may be obtained at the Planning Division of the Development Services Department, City of Redding, 777 Cypress Avenue, Redding, CA 96001. Contact: Zach Bonnin 530-245-7112.


Lilly Toy, Planning Manager

9-20-19
Date

- LT:kr
Attachments:
A. Location map
B. Initial Study



	GIS DIVISION INFORMATION TECHNOLOGY DEPARTMENT	LOCATION MAP S-2019-00280 / PD-2019-00309 / RZ-2019-00314 STONECREEK AT SHASTINA RANCH STONESFAIR SHASTA INVESTORS LP AP# 054-510-029 & -032	MTG. DATE:
	DATE PRODUCED: FEBRUARY 26, 2019		ITEM:
		ATTACHMENT:	
<small>P:\PlanningMapDocuments\Commission Maps\GIS-2019-00280.aprx</small>			