

**Notice of Availability  
of Recirculated Portions of the  
River Crossing Marketplace Specific Plan EIR**

**DATE:** December 20, 2019  
**TO:** Agencies, Organizations, and Interested Parties  
**FROM:** City of Redding  
**SUBJECT:** Notice of Availability of Recirculated Portions of the Draft Environmental Impact Report (EIR) for the River Crossing Marketplace Specific Plan EIR

**NOTICE IS HEREBY GIVEN:** Pursuant to Public Resources Code §§21091, 21092, and 21092.1, and California Environmental Quality Act (CEQA) State Guidelines §§15087, 15088.5, and 15105, notice is hereby given that portions of the Draft EIR for the River Crossing Marketplace Specific Plan EIR (State Clearinghouse No. 2017052030) are being recirculated for public comment from December 23, 2019, through February 6, 2020.

**PROJECT TITLE:** River Crossing Marketplace Specific Plan

**PROJECT LOCATION:** The Project site is on the northeast corner of South Bonnyview Road and Bechelli Lane in the City of Redding. Comprised of four Shasta County Assessor's parcel numbers (070-160-044, 070-170-025, 070-170-023, and 070-320-004) the project site is approximately 24.8 acres in size. The Project site is bounded by South Bonnyview Road to the south, Bechelli Lane to the west, a stormwater detention basin and a conservation easement and vacant land to the north, and Interstate 5 (I-5) to the east.

**PROJECT DESCRIPTION:** The Project applicant is requesting adoption of the River Crossing Marketplace Specific Plan (Specific Plan), which would result in construction of approximately 222,000 square feet of retail uses consisting of a discount warehouse store (approximately 152,000 plus equipment rooms) with up to 15 fuel pumps (30 fuel dispensers) and retail pads accommodating up to 70,000 square feet of retail, restaurants (some with drive-through lanes), and service uses. The Specific Plan would include a sign package for a freeway-oriented pylon sign and other signage. To accommodate the proposed Project, the General Plan land use designation would be amended from "Shopping Center" and "Residential, 6 to 10 units per acre" to "Regional Commercial," and the zoning would be amended from "SC" Shopping Center District and "RM-10" Residential Multiple Family District to "RC-SP" Regional Commercial District with Specific Plan Overlay District.

**ENVIRONMENTAL DETERMINATION:** The City of Redding, as Lead Agency, previously circulated a Draft EIR for public review from April 13, 2018, through June 12, 2018. The Draft EIR analyzed project impacts on environmental topical areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems. The Draft EIR analysis determined the proposed project would have significant and unavoidable air quality and traffic impacts. The air quality impacts were determined to be regional in nature and no feasible mitigation was identified. Mitigation measures are included for the traffic impacts; however, some of the improvements are outside of the City's jurisdiction or have uncertain funding sources and are beyond the responsibility of this project to complete.

The City received comments that the appendices to the Draft EIR involving the Health Risk Assessment and the Traffic Impact Assessment Report (TIAR) were either not included or were incomplete. The City included this information a recirculated Draft EIR for public review from April 1, 2019, through May 30, 2019.

Comments received on the recirculated portions of the Draft EIR at the City Council meeting of August 6, 2019, identified a double counting of pass-by trips in the air quality modeling and the City determined that a recirculation of the information was needed. The Air Quality Analysis has been corrected,

and revisions to Section 4.2, *Air Quality*, and Section 4.6, *Greenhouse Gases*, are being recirculated along with the revised technical appendices. As part of the recirculation, the construction process for the project was refined and the newest EMFAC 2017 air quality model was used.

In addition, the Traffic Impact Analysis Report (TIAR) has been revised to include a Saturday peak-hour analysis that includes the proposed Redding Rancheria Casino Project. Section 4.12 of the Draft EIR has been revised to include the results of the TIAR. The following documents are part of the recirculation:

**Section 4.2, *Air Quality***

Section 4.2, *Air Quality*, of the Draft EIR has been revised to reflect the correct assumption for pass-by trips and to use the most current air quality modeling software available. As a result of the new modeling, impact AQ-1, AQ-3 and AQ-8 identified as significant and unavoidable in the original Draft EIR, are now less than significant.

**Section 4.6, *Greenhouse Gases***

Section 4.6, *Greenhouse Gases*, of the Draft EIR has been revised to reflect the updated air quality modeling.

**Section 4.12, *Transportation***

The River Crossing Marketplace Specific Plan Traffic Impact Analysis Report (TIAR) **Appendix 4.12-1 Traffic Impact Analysis Report (TIAR)** has been updated to incorporate the information contained in the previous TIAR Addendum, include all of the previous technical memorandums as attachments, and to analyze the Saturday peak traffic information for the 2040 Proposed Project and the Redding Rancheria (casino) condition. Section 4.12, *Transportation*, of the Draft EIR has been revised to include information from the revised TIAR and its appendices. No changes to impacts resulted from the update.

The Recirculated Draft EIR has been prepared in compliance with CEQA Guidelines Section 15088.5. This document does not revise the EIR in any other respect than noted above, and the other portions of the EIR are not being recirculated for public review and comment.

In accordance with CEQA Guidelines §15088.5(f)(2), the City requests that agencies and interested parties limit their comments to the modified portions of the Draft EIR only. Consistent with §15088.5(f)(2), the City need only respond to: (1) comments received during the initial circulation period that relate to chapters or portions of the document that were not revised and recirculated, and (2) comments received during the recirculation period that relate to the chapters or portions of the earlier EIR that were revised and recirculated.

**DOCUMENT AVAILABILITY:** Pursuant to CEQA Guidelines §15087, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than **Thursday, February 6, 2020**.

The recirculated portions of the Draft EIR are available for review at **Redding City Hall** located at 777 Cypress Avenue, Redding, CA 96001 in addition to the City website (<https://www.cityofredding.org>).

A courtesy copy of the document has been provided to the **Redding Library** located at 1100 Parkview Avenue, Redding, CA 96001.

Note that the appendices to the document are included in electronic format.

**COMMENTS:** Written comments should be submitted to:

**Kent Manuel, Planning Manager (Special Projects)**  
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