CITY OF REDDING
777 CYPRESS AVENUE, REDDING, CA 96001
P.O. BOX 496071, REDDING, CA 96049-6071

MITIGATED NEGATIVE DECLARATION

Site Development Permit Application SDP-2020-00255
State Clearinghouse No. _____

SUBJECT

Site Development Permit Application SDP-2020-00255, by Steve Woods.

PROJECT DESCRIPTION

The project consists of construction of a self-storage mini warehouse project consisting of 74,400 square feet of storage in twelve buildings with a manager's office to be located on vacant property addressed as 5525 Airport Road and zoned "GI" General Industry District. The project includes the off-site extension of Aviation Drive and storm drain facilities in the public right-of-way south of the project site.

ENVIRONMENTAL SETTING

The project site encompasses approximately 5 acres of a larger 9.77-acre property located on the east side of Airport Road. A 50-foot-wide access road easement is located on the shared property line of the property to the north (also owned by the applicant) and will be utilized for access to Airport Road. The property is currently vacant with vegetation consisting of dense manzanita, patches of annual grassland, scattered oaks, and foothill pine trees. Trees are primarily located in the westerly portion of the property. An existing mini storage project is located directly south of the project site and industrial uses are located farther to the south in and around the Redding Municipal Airport, however, vacant industrial land lies to the north and west across Airport Road.

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 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 to Biological Resources, including migratory birds, raptors, and or special-status bat species.

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 to 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 a Mitigated Negative Declaration is appropriate. All potentially significant impacts would be reduced to less than significant.**

2. **The Mitigated Negative Declaration, with its supporting documentation, fully incorporated herein, 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

MM Bio-1. If vegetation removal or construction activities will occur during the nesting season for birds or raptors (February 1 through August 15), a qualified biologist shall conduct a preconstruction survey seven days before construction activities begin. If nesting birds or raptors are found, CDFW will be notified and consulted. An appropriate buffer, as determined by CDFW and the qualified biologist, will be placed around the nest until the young have fledged. If construction activities cease for a period greater than seven days, additional preconstruction surveys will be required.

MM-Bio-2. If construction (including the removal of large trees) occurs during the bat non-volant season (March 1 through August 15), a qualified professional shall conduct a pre-construction survey of the study area to locate maternity colonies and identify measures to protect colonies from disturbance. The preconstruction survey will be performed no more than seven days prior to the implementation of construction activities. If a maternity colony is located within the study area, or adjacent to the study area, a disturbance free buffer shall be established by a qualified professional to ensure the colony is protected from project activities.

PUBLIC REVIEW DISTRIBUTION

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

- State Clearinghouse
- Shasta County Clerk
- California Department of Fish and Wildlife, Redding
- Central Valley Regional Water Quality Control Board, Redding

- California Native Plant Society, Shasta Chapter
- Shasta Environmental Alliance
- All property owners within 300 feet of the property boundary

PUBLIC REVIEW

(x) Draft document referred for comments July 8, 2020.

( ) 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).

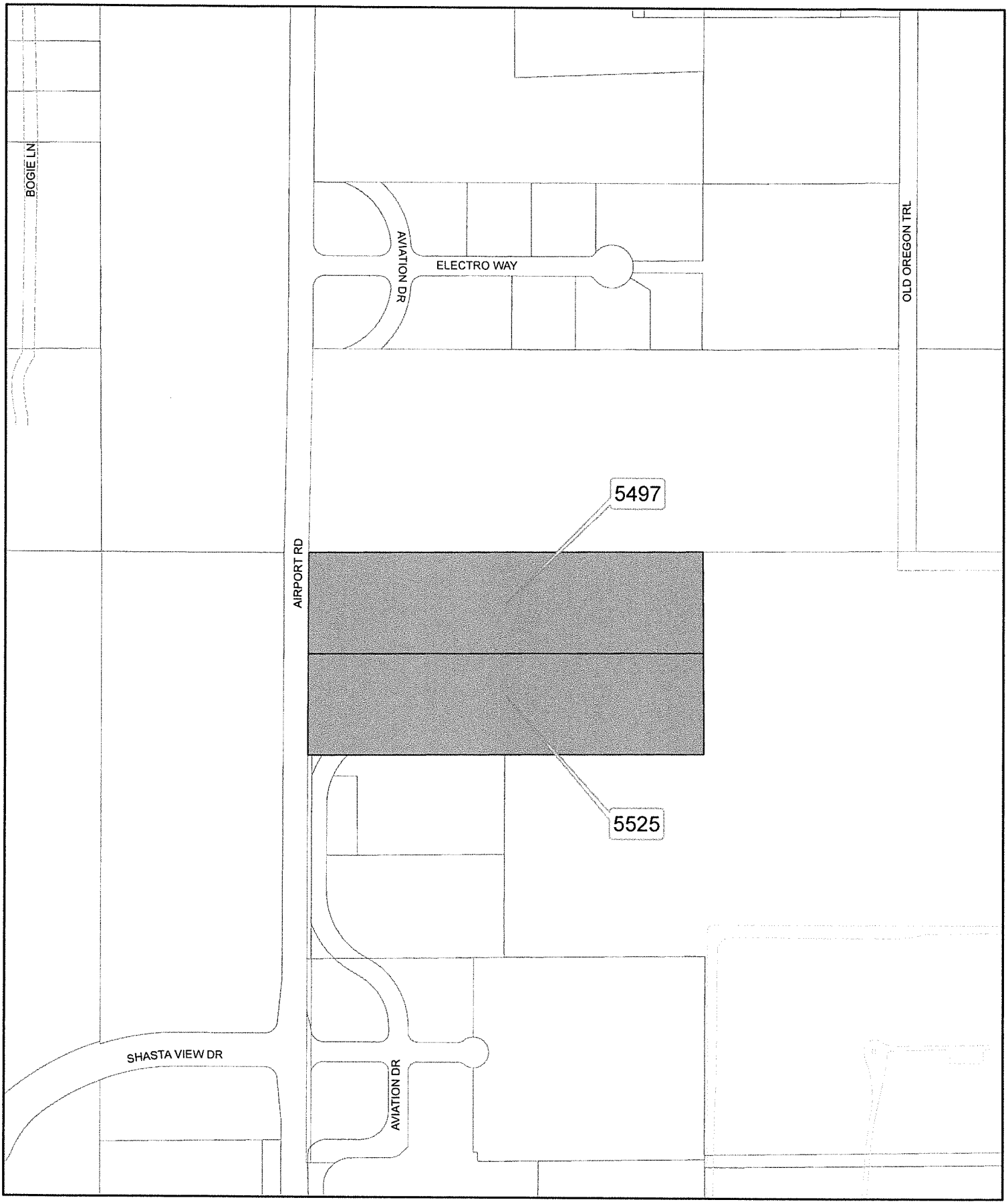
Copies of the Mitigated Negative Declaration, the Initial Study, documentation materials, and the Mitigation Monitoring Program may be obtained at the Planning Division of the Development Services Department, City of Redding, 777 Cypress Avenue, Redding, CA 96001 and online on the Planning/Projects page of the Development Services website at: www.cityofredding.org. Contact: Senior Planner Linda Burke, (530) 225-4027 or lburke@cityofredding.org.

Lily Toy, Planning Manager

July 1, 2020
Date

Date of Final Report

Attachments:
A. Location map
B. Initial Study
C. Mitigation Monitoring Program
D. Comments and Response to Comments (if any)



N W E S	**GIS DIVISION** INFORMATION TECHNOLOGY DEPARTMENT	**LOCATION MAP**	MTG. DATE:
	DATE PRODUCED: JUNE 23, 2020	SDP-2020-00255 STEVE WOODS 5497 & 5525 AIRPORT ROAD AP# 054-210-005 & -006	ITEM:
	0 200 400 Feet		ATTACHMENT:
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ENVIRONMENTAL INITIAL STUDY

INITIAL STUDY CHECKLIST
References and Documentation
Woods Airport Road Storage Facility
Site Development Permit Application SDP-2020-00255

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

June 2020

CITY OF REDDING
ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Site Development Permit Application SDP-2020-00255, by Steve Woods

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:** 5497 and 5525 Airport Road

5. **Applicant's Name and Address:**
   Steve Woods
   1907 Jolie Way
   Redding, CA 96003

   Representative's Name and Address:
   DKM Engineering
   PO Box 1307
   Anderson, CA 96007

6. **General Plan Designation:** General Industry

7. **Zoning:** "GI" General Industry District

8. **Description of Project:** The project consists of construction of a self-storage mini warehouse project consisting of 74,400 square feet of storage in twelve buildings with a manager's office. The project includes the off-site extension of Aviation Drive and storm drain facilities in the public right-of-way south of the project.

9. **Surrounding Land Uses and Setting:** The project site encompasses approximately 5 acres of a larger 9.77-acre property located on the east side of Airport Road. A 50-foot-wide access road easement is located on the shared property line of the property to the north (also owned by the applicant) and will be utilized for access to Airport Road. The property is currently vacant with vegetation consisting of dense manzanita with patches of annual grassland and scattered oaks and foothill pine trees, with trees primarily located in the westerly portion of the property. An existing mini storage project is located directly south of the project site and industrial uses are located farther to the south in and around the Redding Municipal Airport, however, vacant industrial land lies to the north and west across Airport Road.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** A permit from the Shasta County Department of Resource Management, Environmental health Division, would be necessary for the septic system.

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, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** Consultation letters were sent to the Redding Rancheria and the Wintu Tribe of Northern California on April 1, 2020 to invite their participation in the project development process. On April 22, 2020, Governor Newsom signed Executive Order N-54-20 that suspends the mandated timeline for tribal consultation for a period of 60 days. As of June 22, no request for consultation was received.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact or Potentially Significant Unless Mitigation Incorporated" as indicated by the checklist on the following pages.

	Aesthetics		Agricultural and Forestry Resources		Air Quality
X	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 or lburke@cityofredding.org.

Linda Burke
Linda Burke
Development Services Department

7/1/20
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/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
- 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 – Figure 1 – Location Map
Figure 2 – Project Site Plan
Figure 3 – Preliminary Drainage and Utility Plan

Attachment B – Biological constraints letter, Gallaway Enterprises, dated August 27, 2019 (on file in the Development Services Department, Planning Division)

SUMMARY OF MITIGATION MEASURES:

MM Bio-1. If vegetation removal or construction activities will occur during the nesting season for migratory birds or raptors (February 1 through August 15), a qualified biologist shall conduct a preconstruction survey 7 days before construction activities begin. If nesting birds or raptors are found, CDFW will be notified and consulted. An appropriate buffer, as determined by CDFW and the qualified biologist, will be placed around the nest until the young have fledged. If construction activities cease for a period greater than 7 days, additional preconstruction surveys will be required.

MM-Bio-2. If construction (including the removal of large trees) occurs during the bat non-volant season (March 1 through August 15), a qualified professional shall conduct a pre-construction survey of the study area to locate maternity colonies and identify measures to protect colonies from disturbance. The preconstruction survey will be performed no more than 7 days prior to the implementation of construction activities. If a maternity colony is located within the study area, or adjacent to the study area, a disturbance free buffer shall be established by a qualified professional to ensure the colony is protected from project activities.

I. AESTHETICS: *Except as provided in Public Resources Code Section 21099, would the project:*	**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) In nonurbanized areas, 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) The project must comply with the height standards of the City's Zoning Ordinance. The proposed buildings would be consistent in height with buildings allowed in this same zoning district and on adjacent properties and would not obstruct any documented scenic vistas. The proposed project would not represent a significant change to the overall scenic quality of the industrial corridor along Airport Road.

b) The project site is not located adjacent to a state-designated scenic highway.

c) The project will be compatible with the existing visual character of the property and its surroundings in the "GI" General Industry District zoning of the area.

d) The project would generate light that is customary for development and comply with the Zoning Ordinance light standards that require shielding. 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: *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 bin Forest Protocols adopted by the California Air Resources Board. Would the project:*	**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 of, 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 5110(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 or conversion of forest land to non-forest land?				X

Discussion:

a-e) The project site contains soils that consist of gravelly loam and is within an area identified by the California Department of Conservation's Important Farmland Series Mapping and Monitoring Program as meeting the criteria for *Prime Farmland if irrigated.* However, under this classification, these soils must have been cultivated and irrigated crops within the past three years, which is not the case. According to the City's General Background Report, prime agricultural soils in the Planning Area are limited to Churn Creek Bottom and pockets of land along Stillwater Creek in the vicinity of Shasta College. Therefore, because the site has not historically been used for agricultural purposes, it does not possess soils that are prime for agricultural production. The project site does not include designated farmland or timberlands and would not convert or rezone any farmland to non agricultural use, or any forestland 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 district 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 odors) adversely affecting a substantial number of people?				X

Discussion:

a, b) 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 (PM_{10}). 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 PM_{10}) that contribute cumulatively to local and regional air quality conditions; and (2) fugitive dust (particulate/PM_{10}) emissions are possible during construction activities. As a mini storage facility located in an industrial area, with very low number of trips per day, a project does not have the potential to generate significant emission concentrations of other pollutants subject to state and federal ambient air quality standards.

Application of Standard Mitigation Measures (SMMs) is required in order to strive toward the *General Plan* policy of a 20 percent reduction in emissions to address small-scale cumulative effects. SMMs applicable to this project address primarily short-term impacts related to construction and are standard development regulations promulgated in the City Grading Ordinance and California Building Code identified below. Application of special mitigation to achieve a level of less than

significant is not necessary since actions for compliance are already included in existing uniformly applied regulations and construction standards. The following City standard regulations applied during grading and construction activities to control dust and PM_{10} 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 trucks 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.

c) Potential impacts to employees of neighboring commercial businesses (sensitive receptors) from fugitive dust caused during construction are mitigated by application of the SMMs discussed above.

d) As a mini storage project, the use does not involve land use that could generate objectionable odors affecting substantial number of people.

Documentation:

Shasta County APCD Air Quality Maintenance Plan and Implementing Measures
City of Redding General Plan, Air Quality Element
City of Redding General Plan Final Environmental Impact Report, 2000, SCH #1998072103, Chapter 8.6, Air Quality,
CEQA Findings of Fact and Statement of Overriding Considerations for the *City of Redding General Plan Final Environmental Impact Report*, as adopted by the Redding City Council on October 3, 2000, by Resolution 2000-166
City of Redding General Plan Background Report, Chapter 9.7, Natural Resources and Air Quality
California Air Resources Board, 2017. Area designations maps/state and national. http://www.arb.ca.gov/desig/adm/adm.htm (accessed May 27, 2020).

Mitigation:
None necessary.

IV. BIOLOGICAL RESOURCES: *Would the project:*	**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

IV. **BIOLOGICAL RESOURCES**: *Would the project:*	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local of regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (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) The project site is approximately 5 acres of a larger 9.77-acre property that is relatively flat. The property is characterized by dense manzanita with patches of annual grassland and scattered oaks and foothill pine trees, with trees located primarily in the in the westerly portion of the property. A biological constraints letter was prepared by Gallaway Enterprises, dated August 27, 2019. The letter indicates that there are no wetlands, Waters of the United States, or Waters of the State present and the property is entirely dry land. Based on habitat present within the property, no special-status plant species were determined to have the potential to occur within the property. The only sensitive species that potentially would occur on the property was the Valley Elderberry Longhorn Beetle (VELB) which is listed as threatened under the Environmental Species Act. The beetle is only found in association with its host plant, elderberry shrubs. During the field survey by Gallway, four elderberry shrubs were observed within the property. The elderberry shrubs were small and in extremely poor health. They were observed in the two small patches of annual grassland present in the property that were surrounded by dense manzanita. Only live canes were surveyed for exit holes, and none were present. The property is not located near riparian habitat or in an area that was historically riparian, therefore, it was determined that the property was not suitable habitat for VELB, and based on the lack of exit holes, are unoccupied by VELB. Further, the elderberry shrubs are located in the eastern portion of the site that is not proposed for development at this time.

Due to the presence of scattered oak trees and manzanita shrubs, nesting raptors, migratory birds, and or special status bat species may be present. Therefore, removal of trees should be conducted after the nesting season for migratory birds and raptor, or the non-volent season for bats, otherwise preconstruction surveys would need to be conducted by a qualified professional prior to construction activities including tree removal. If active nests or colonies are identified, then removal can be conducted after the biologist has confirmed that the nest is no longer active, or measures are established to protect the species from project activities.

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. Evaluating the trees and their location on site, it was determined that there were no suitable candidate trees on site and further, due to the nature of the project, as a mini

storage project within an industrially zoned area, it was not feasible to retain existing trees. However, the development must sufficiently plant new trees with construction of the project in accordance with Zoning Ordinance requirements (e.g., frontage and parking lot trees).

f) No habitat conservation plans or other similar plans have been adopted for the project site or project area. No impact would occur in this regard.

Documentation:
California Department of Fish and Wildlife: Natural Diversity Data Base
City of Redding General Plan, Natural Resources Element, 2000
City of Redding Municipal Code, Chapter 18.45, Tree Management Ordinance
City of Redding General Plan Environmental Impact Report, 2000, SCH #1998072103
Biological constraints letter, Gallaway Enterprises, dated August 27, 2019.

Mitigation:
MM Bio-1. If vegetation removal or construction activities will occur during the nesting season for migratory birds or raptors (February 1 through August 15), a qualified biologist shall conduct a preconstruction survey 7 days before construction activities begin. If nesting birds or raptors are found, CDFW will be notified and consulted. An appropriate buffer, as determined by CDFW and the qualified biologist, will be placed around the nest until the young have fledged. If construction activities cease for a period greater than 7 days, additional preconstruction surveys will be required.

MM-Bio-2. If construction (including the removal of large trees) occurs during the bat non-volant season (March 1 through August 15), a qualified professional shall conduct a pre-construction survey of the study area to locate maternity colonies and identify measures to protect colonies from disturbance. The preconstruction survey will be performed no more than 7 days prior to the implementation of construction activities. If a maternity colony is located within the study area, or adjacent to the study area, a disturbance free buffer shall be established by a qualified professional to ensure the colony is protected from project activities.

V. CULTURAL RESOURCES: *Would the project:*	**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, along with review of studies performed in the surrounding area, including, but not limited to those done for the Stillwater Business Park, Shastina Ranch, and Moore's Flour Mill, in conjunction with the absence of any permanent or temporary water source, it was determined that the project site would not be considered an area of high archaeological or cultural sensitivity. No impacts in this area are anticipated. While the project is not anticipated to affect cultural resources, a condition of approval will require if during the course of development, any archaeological, historical, or paleontological resources are uncovered or otherwise detected or observed, construction activities in the area affected shall cease and the City shall be notified immediately. A qualified archaeological professional must then be retained by the developer to investigate the discovered cultural object to determine its significance. If the cultural object is deemed potentially significant by the archaeologist, appropriate treatment and measures shall be followed in accordance with applicable laws, as reviewed and approved by the City, prior to the resumption of work in the affected area.

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: *Would the project:*	**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) The project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Direct energy use would involve the short-term use of energy for construction activities. Project construction would primarily consume diesel and gasoline through operation of construction equipment, material deliveries, and debris hauling. Construction is estimated to result in a short-term consumption of energy, representing a small demand on local and regional fuel supplies that would be easily accommodated and would be temporary. Long-term use of electricity for security lighting of the project, and heating and cooling in the office portion of the building is excepted to be less than significant due to the fact that the project includes one small office and electricity is not extended to the individual mini storages units.

b) The project will not conflict with any state or local plans for renewable energy or energy efficiency.

Documentation:
City of Redding General Plan, Air Quality Element, 2000
California Long-Term Energy Efficiency Strategic Plan, 2011
Regional Transportation Plan for Shasta County, 2015

Mitigation:
None necessary.

VII. GEOLOGY AND SOILS: *Would the project:*	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: 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. No portion of the site falls within the 100-year floodplain of the Sacramento River or any creek.

b) The project site contains one soil classifications type, Red Bluff Loam (RbA). This classification is characterized by slopes of 0-3 percent and slow to medium runoff with a hazard of erosion that is slight to moderate. The soil is well-drained and has moderately slow permeability. Proposed grading will consist of that necessary for improvements to the developing five acres of land in preparation for paving, landscaping, and building construction and extension of necessary access and utilities.

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

- *City of Redding Grading Ordinance.* This ordinance requires the application of "Best Management Practices" (BMPs) in accordance with the City Erosion and Sediment Control Standards Design Manual (Redding Municipal Code Section

16.12.060, Subsections C, D, E). In practice, specific erosion-control measures are determined upon review of the final project improvement plans and are tailored to project-specific grading impacts.

- *California Regional Water Quality Board "Construction Activity Storm Water Permit."* This permit somewhat overlaps the City's Grading Ordinance provision by applying state standards for erosion-control measures during construction of the project.
- *California Regional Water Quality Control Board "Project Storm Water Pollution Prevention Plan (SWPPP)."* This plan emphasizes stormwater best management practices and is required as part of the Construction Activity Storm Water Permit. The objectives of the SWPPP are to identify the sources of sediment and other pollutants that affect the quality of stormwater discharges and to describe and ensure the implementation of practices to reduce sediment and other pollutants in stormwater discharges.
- *California Department of Fish and Wildlife "1600 Agreement."* This notification is required for any work within a defined streambed.
- *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 proposes use of a septic system because there is no sewer available in this area. Shasta County Environmental Health Division has indicated no impacts have been identified or are anticipated.

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

Documentation:
City of Redding Health and Safety Element, figures 4-1 (Ground Shaking Potential) and 4.2 (Liquefaction Potential)
City of Redding General Plan Final Environmental Impact Report
City of Redding General Plan Background Report, 1998
City of Redding Grading Ordinance, RMC Chapter 16.12
City of Redding Standard Specifications, Grading Practices
City of Redding Standard Development Conditions for Discretionary Approvals
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: *Would the project:*	**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 Oder 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 (CO_2):** 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 (CH_4):** 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 (N_2O):** 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 (CO_2). The majority of CO_2 is generated by petroleum consumption associated with transportation and coal consumption associated with electricity generation. The remaining emissions are predominately the result of natural-gas consumption associated with a variety of uses.

With regard to the project, the predominant associated GHG is CO_2 generated by motor-vehicle travel to and from the site. To a substantially lesser degree, the project will result in CH_4 emissions associated with use of electric power generated by the Redding Electric Utility (REU), though it should be noted that REU distributes power from a variety of sources, including hydroelectric, wind, and natural gas.

Given the scope and nature of the proposed project compared to that of similar projects, emissions from the project would be significantly below the thresholds put forth by CARB, as well as the City's air-quality thresholds. Therefore, the project would not contribute significantly to GHG emissions in the air basin. Additionally, the City and State's construction standards and BMPs, including Air Quality SSM 1 through 9 (listed in Section III, Air Quality, above), will be used during construction to further limit any potential contribution to negative impacts from GHG emissions. The project would have no direct or indirect impact on measurable GHGs in the Redding area.

Documentation:
City of Redding General Plan, 2000
CPCOA website, July 19, 2010
California Office of the Attorney General, "The California Environmental Quality Act Addressing Global Warming Impacts at the Local Agency Level," updated January 6, 2010.
Air Quality Management District, https://www.co.shasta.ca.us/index/drm_index/aq_index.aspx. Accessed May 27, 2020

Mitigation:
None necessary.

IX. HAZARDS AND HAZARDOUS MATERIALS: *Would the project:*	**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 or excessive noise 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) The nature of the project as a mini storage facility it does not present a significant risk related to hazardous materials or emissions. There is no documented hazardous material sites located on or near the project.

e) The project is located within the airport land use plan for the Redding Municipal Airport however it is outside the established approach/departure. The project's low intensity land use as a mini storage would not conflict with operations of the Airport or present a safety hazard or to people working in the area.

f) The project does not involve a use or activity that could interfere with emergency-response or emergency-evacuation plans for the area. The project design provides adequate access for emergency response.

g) The project site is not located within the Very High Fire Severity Zone and is not adjacent to areas with significant fuel loads. Much of the property to the south has been developed with industrial uses and government offices while land to the east around the Redding Municipal Airport has been used for animal grazing and crop growing. The property does not have a wildland fire-hazard potential and will not expose people or structures to significant risk involving wildland fires.

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

Mitigation:
None necessary.

X. HYDROLOGY AND WATER QUALITY: *Would the project:*	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 decease 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) The project includes a small septic system for the office of the facility; however, construction and operation of the project would not violate any water quality standards or waste discharge requirements established by the Central Valley Regional Water Quality Control Board (RWQCB) in its Basin Plan for the Sacramento River and San Joaquin River Basins. Water pollution best management practices are required and will be incorporated into the improvement plans for the project. The City's construction standards require that all projects prepare an erosion and sediment control plan (ESCP) prior to construction to address water pollution control. The ESCP will ensure that water quality standards are not substantially affected by the project during construction.

b) The project would utilize City water service for the office use and fire protection. The proposed project would not impact groundwater supplies.

c) Stormwater drainage from the site flows for east to west toward Airport Road and the project would not alter that pattern or result in substantial erosion, surface runoff, flooding on or off site, or otherwise substantially degrade water quality with construction. 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. 2013-0001-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.

City of Redding Policy 1806 also requires development to include stormwater detention facilities designed to maintain existing predevelopment rates of runoff during a 10-, 25-, and 100-year storm event with a 6-hour duration. Impacts from stormwater drainage and runoff, therefore, would be less than significant. An off-site extension of storm drain facilities in Aviation Drive would be required to a point of discharge to a public storm drain system.

d) The property is not located within any agency or otherwise-documented flood-hazard boundary, tsunami, or seiche zones. 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) The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Documentation:
City of Redding General Plan Background Report, Chapter 10, Health and Safety Element, 1998
Federal Emergency Management Agency Floodplain regulations, FIRM map 06089C1570G, dated March 17, 2011
City of Redding Storm Drain Master Plan, Montgomery-Watson Engineers 1993

Mitigation:
None necessary.

XI. LAND USE AND PLANNING: *Would the project:*	**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 project does not have the potential to physically divide an established community. The project site is zoned similar to the rest of the Airport Road corridor with "GI" General Industry District zoning designation. The proposed use is consistent with that designation.

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 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: *Would the project:*	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: *Would the project result in:*	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, b) During the construction of the proposed project, there will be a temporary increase in noise in the project vicinity above existing ambient noise levels. The most noticeable construction noise will be related to grading, utility excavation, and land-clearing activity. The City's Grading Ordinance (RMC Chapter 16.12.120.H) limits grading-permit-authorized activities to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No operations are allowed on Sunday. However the nearest residence is located over 1,000 feet from the project site in the Shastina Ranch subdivision, and the only nearby commercial use is an existing mini storage facility on the property to the south. 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. Due to the nature of the project as a mini storage facility, it would not result in a permanent increase in ambient noise levels and would not result in generation of excessive ground-borne vibration or ground-borne noise levels.

c) While the proposed project site is located adjacent to the Redding Municipal Airport, the development is located outside the 60 dB noise contour and therefore would not expose people working in the project area to excessive noise levels. There are no private airstrips in the vicinity of the project site.

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

Mitigation:
None necessary.

XIV. POPULATION AND HOUSING: *Would the project:*	**Potentially Significant Impact**	**Less-Than-Significant With Mitigation Incorporated**	**Less-Than-Significant Impact**	**No Impact**
a) Induce substantial unplanned 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 nature of the project, as a mini storage facility would not induce unplanned population growth or displace substantial numbers of people. No impacts to population and housing will result from the project.

Documentation:
City of Redding General Plan, Housing Element, 2014

Mitigation:
None necessary.

XV. PUBLIC SERVICES: *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:*	**Potentially Significant Impact**	**Less-Than-Significant With Mitigation Incorporated**	**Less-Than-Significant Impact**	**No Impact**
Fire Protection?			X	
Police Protection?			X	
Schools?				X
Parks?				X
Other public facilities?				X

Discussion:

Fire and Police Protection:

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

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

Schools:

The project is a commercial mini storage facility and will have no impact to schools.

Parks:

The project will not cause a physical deterioration of an existing park facility or cause an adverse physical impact associated with a new park facility.

Other public facilities:

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

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) The project is a mini storage facility that contains an office for one employee. It would not cause a physical deterioration of an existing recreation facility or cause an adverse physical impact associated with a new recreation facility.

b) The project does not propose any recreational facilities or require construction or expansion of facilities. There would be no adverse physical impact associated with the project.

Documentation:
City of Redding General Plan, Natural Resources Element, 2000
City of Redding General Plan, Recreation Element, 2000
City of Redding General Plan, Public Facilities Element, 2000

Mitigation:
None necessary.

XVII. TRANSPORTATION: *Would the project:*	**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, c) A mini storage facility generates very little traffic, therefore, no impacts associate with traffic volumes are anticipated. The project would not conflict with any program, plan, ordinance, or policy addressing the circulation system and the project will not conflict with CEQA guidelines section 15064.3(b). The project will be required to construct Aviation Drive through the property in accordance with the Airport Road Widening Preliminary Study Report. Access to the subject project will be allowed through the existing encroachment to Airport Road on the property directly to the south, the existing mini-storage facility, with construction of an access between the on-site portion of Aviation Drive and the encroachment in the existing Aviation Drive right-of-way that was dedicated at the time of construction of that project in 1991. A right-turn in and right-turn out only driveway access to Airport Road will also be allowed at the northern boundary of the project. The temporary access to Airport Road will be abandoned when Aviation Drive is extended to connect to the Mill Lane signalized intersection to the south or the Electro Way intersection to the north. The existing access to Airport Road includes a center turn lane for vehicles to safely turn onto the access; therefore the project would not significantly increase any hazards due to design.

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

Impacts to transportation would be considered less than significant.

d) The Redding Fire Marshal has reviewed the project. The project includes an emergency access to the facility along with two access points to Aviation Drive which is adequate access for emergency access and fire protection.

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, 2018
City of Redding Traffic Impact Fee Program
City of Redding Active Transportation Plan, 2018
Redding Area Bus Authority System Map and Route Guide, October 2000

Mitigation:
None necessary.

XVIII. TRIBAL CULTURAL RESOURCES: *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:*	**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, , the lead agency shall consider the significance of the resource to a California Native American tribe.				X

Discussion:

a, b) In accordance with Assembly Bill 52 (AB 52), the City consulted with the local Native American tribes requesting notification pursuant to Section 21080.3 of CEQA. This consultation included contacting the local Native American via letters sent on April 1, 2020. No tribal cultural resources were identified within the project area and the proposed project would therefore, not cause a substantial adverse change in the significance of any known tribal cultural resources.

Mitigation:
None necessary.

XIX. UTILITIES AND SERVICE SYSTEMS: *Would the project:*	**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 forseeable future development during normal, dry and multiple dry year			X	

XIX. UTILITIES AND SERVICE SYSTEMS: *Would the project:*	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 or local standards, or infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
e) Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X

Discussion:

a) The proposed development does not generate the need for the construction of new water or wastewater-treatment facilities.

The project is subject to Chapter 16.20 of the Redding Municipal Code, which requires new development to pay water- and sewer-impact fees calculated to mitigate a project's fair share of cumulative impacts to the City's water and sewer distribution, collection, and treatment infrastructure based upon improvements necessary to accommodate new development under the City's *General Plan*.

Project-related stormwater-management improvements consist of construction of collection and conveyance systems in accordance with City construction standards and City Policy 1806 pertaining to stormwater detention (also see IX, *Hydrology and Water Quality*, d and e).

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

b) Potable water is available from the City to serve the project with adequate pressure and flows for fire suppression. The demands of the project can be accommodated within the City's existing water resources now and in the reasonably foreseeable future during normal, dry, and multiple dry years.

c) Because no sewer is available near the project site, a septic system approved by the Shasta County Department of Resource Management, Environmental Health Division would be utilized for wastewater generated from the project. Wastewater would be that associated with the 1,200-square-foot manager's office.

d, e) The project would not generate solid waste in excess of State or local standards, or infrastructure, or otherwise impair the attainment of solid waste reduction goals. The City provides solid waste disposal service which the project would utilize. Adequate capacity is available to serve the needs of the project without need of special accommodation.

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, would the project:*	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:

a) The project site is not located within the Very High Fire Severity Zone and is not adjacent to areas with significant fuel loads. The project would not impair an emergency response plan or emergency evacuation plan.

b, c, d) Because the project site is relatively flat without any significant slope and vegetation, nor is it surrounded by any significant areas of slope, the project would not exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire, require the installation or maintenance of associated infrastructure that could exacerbate wildfire risks, or expose people or structures to downstream flooding or landslides. No impacts associated with wildfire are anticipated.

Documentation:
CalFire, Fire Hazard Severity Zone Maps, Shasta County, 2008

Mitigation:
None necessary.

XXI. **MANDATORY FINDINGS OF SIGNIFICANCE**:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially 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		

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have potential environmental effects which may cause substantial adverse effects on human beings, either directly or indirectly?				X

Discussion:

Based on the analysis undertaken as part of this Initial Study, the following findings can be made:

a) As discussed under Item IV, *Biological Resources*, if unmitigated, the project has the potential to impact nesting raptors, migratory birds, and or special status bat species. Mitigation Measure 1 and 2 are established to reduce potential impact to less than significant.

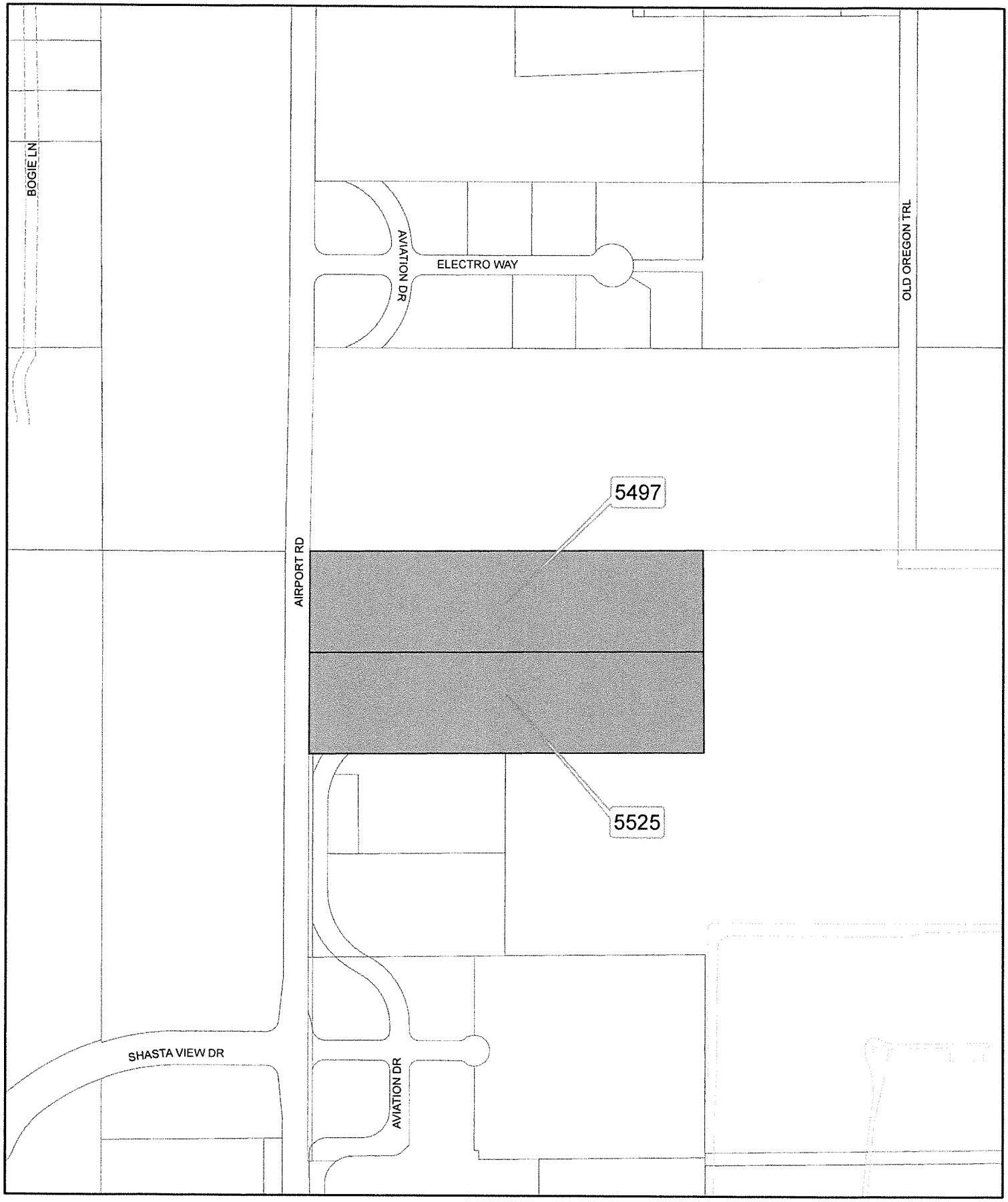
b) As discussed in Section V, the project will contribute to regionwide cumulative air quality impacts. However, under policy of the *General Plan*, application of existing grading and construction standards will reduce potential impacts from this project to a level less than significant.

c) As discussed herein, the project does not have characteristics which could cause substantial adverse effects on human beings, either directly or indirectly.

Documentation:
See all Sections above.

Mitigation:
MM Bio-1. If vegetation removal or construction activities will occur during the nesting season for migratory birds or raptors (February 1 through August 15), a qualified biologist shall conduct a preconstruction survey seven days before construction activities begin. If nesting birds or raptors are found, CDFW will be notified and consulted. An appropriate buffer, as determined by CDFW and the qualified biologist, will be placed around the nest until the young have fledged. If construction activities cease for a period greater than seven days, additional preconstruction surveys will be required.

MM-Bio-2. If construction (including the removal of large trees) occurs during the bat non-volant season (March 1 through August 15), a qualified professional shall conduct a pre-construction survey of the study area to locate maternity colonies and identify measures to protect colonies from disturbance. The preconstruction survey will be performed no more than seven days prior to the implementation of construction activities. If a maternity colony is located within the study area, or adjacent to the study area, a disturbance free buffer shall be established by a qualified professional to ensure the colony is protected from project activities.



N W E S	**GIS DIVISION** INFORMATION TECHNOLOGY DEPARTMENT	**LOCATION MAP**	MTG. DATE:
	DATE PRODUCED: JUNE 23, 2020	SDP-2020-00255 STEVE WOODS 5497 & 5525 AIRPORT ROAD AP# 054-210-005 & -006	ITEM:
	0 200 400 Feet		ATTACHMENT:
P:\Planning\ProProjects\SDP\SDP-2020-00255.aprx			

Site Development Permit Application SDP-2020-00255
Woods Airport Road Mini Storage

MITIGATION MONITORING PROGRAM CONTENTS

This document is the Mitigation Monitoring Program (MMP) for the Site Development Permit Application SDP-2020-00255. The MMP includes a brief discussion of the legal basis for and the purpose of the program, discussion, and direction regarding complaints about noncompliance, a key to understanding the monitoring matrix, and the monitoring matrix itself.

LEGAL BASIS OF AND PURPOSE FOR THE MITIGATION MONITORING PROGRAM

California Public Resources Code Section 21081.6 requires public agencies to adopt mitigation monitoring or reporting programs whenever certifying an environmental impact report (EIR) or a mitigated negative declaration. This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process.

The MMP contained herein is intended to satisfy the requirements of CEQA as they relate to the Initial Study/Mitigated Negative Declaration prepared for Site Development Permit Application SDP-2020-00255. It is intended to be used by City of Redding (City) staff, participating agencies, project contractors, and mitigation monitoring personnel during implementation of the project.

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

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

The intent of the MMP is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions. The MMP will provide for monitoring of construction activities as necessary, on-site identification and resolution of environmental problems, and proper reporting to City staff.

MITIGATION MONITORING TABLE

The Mitigation Monitoring Table identifies the mitigation measures proposed to address biological resources including migratory birds, raptors, and or special status bat species. These mitigation measures are reproduced from the Initial Study and conditions of approval for the project. The tables have the following columns:

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

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

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

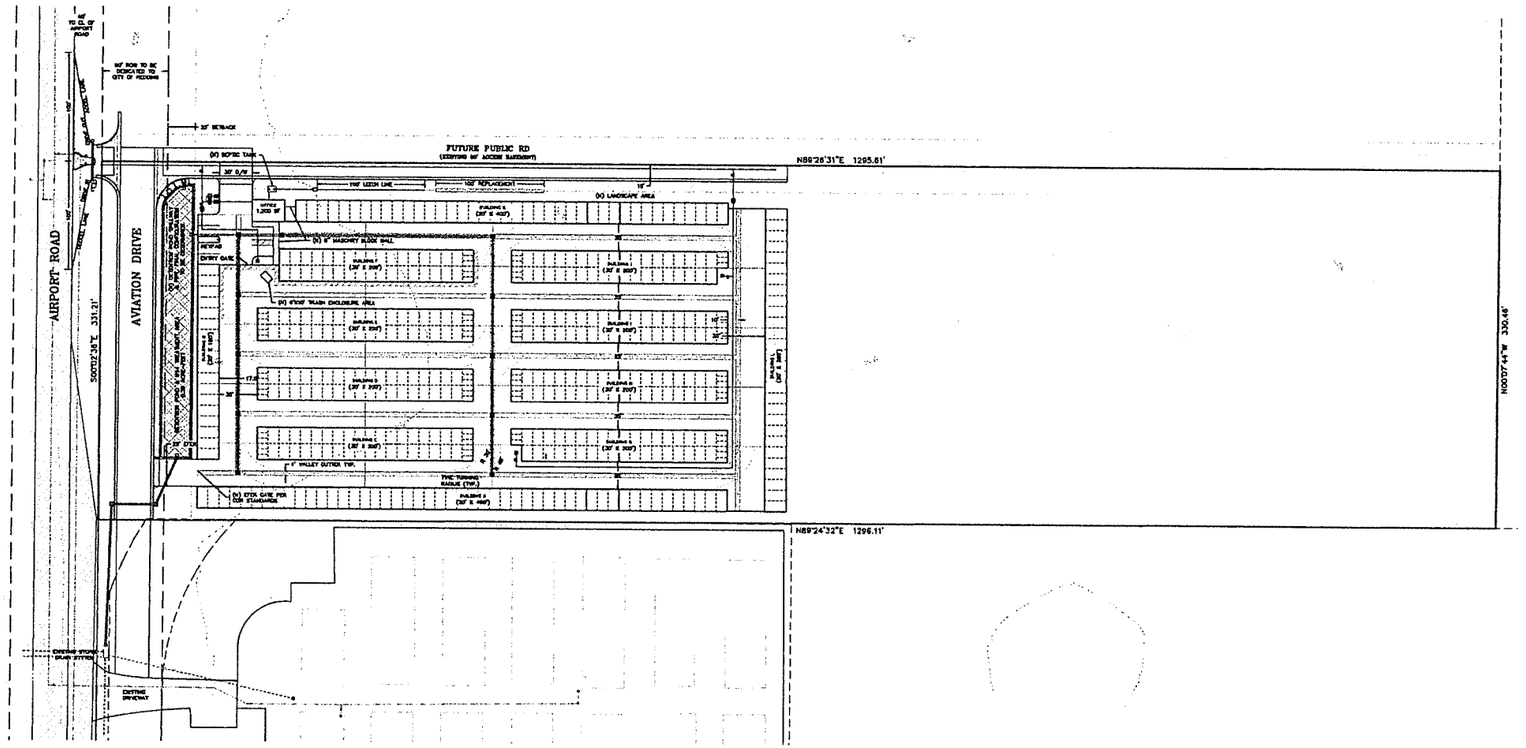
Verification: Spaces to be initialed and dated by the individual designated to verify adherence to a specific mitigation measure.

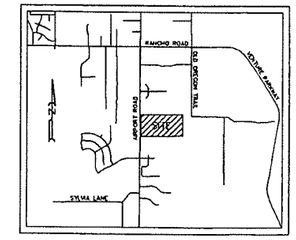
NONCOMPLIANCE COMPLAINTS

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

MITIGATION MONITORING TABLE
FOR SDP-2020-00255 MMP

Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
Biological Resources			
MM Bio-1. If vegetation removal or construction activities will occur during the nesting season for migratory birds or raptors (February 1 through August 15), a qualified biologist shall conduct a preconstruction survey 7 days before construction activities begin. If nesting birds or raptors are found, CDFW will be notified and consulted. An appropriate buffer, as determined by CDFW and the qualified biologist, will be placed around the nest until the young have fledged. If construction activities cease for a period greater than 7 days, additional preconstruction surveys will be required.	Prior to issuance of a grading permit.	Public Works Department Planning Division	
MM-Bio-2. If construction (including the removal of large trees) occurs during the bat non-volant season (March 1 through August 15), a qualified professional shall conduct a pre-construction survey of the study area to locate maternity colonies and identify measures to protect colonies from disturbance. The preconstruction survey will be performed no more than 7 days prior to the implementation of construction activities. If a maternity colony is located within the study area, or adjacent to the study area, a disturbance free buffer shall be established by a qualified professional to ensure the colony is protected from project activities.	Prior to issuance of a grading permit.	Public Works Department Planning Division	





VICINITY MAP
NOT TO SCALE

OWNER
STEVEN E. WOODS
1907 JOLIE WAY
REDDING, CA 96003

ENGINEER
DUANE K. MILLER
CIVIL ENGINEER, INC.
6172 MEISTER WAY, UNIT 1
PO BOX 1307
ANDERSON, CA 96007

PROJECT ADDRESS
5525 AIRPORT ROAD
REDDING, CA 96002

APN
054-210-005

TOTAL AREA
9.75 ACRES

ZONING
GI - GENERAL INDUSTRY

GENERAL PLAN
GI - GENERAL INDUSTRY

GENERAL NOTES

1. ALL CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THESE PLANS AND CITY OF REDDING SPECIFICATIONS AND STANDARD DETAILS.
2. ANY CHANGES IN THESE PLANS ARE TO RECEIVE PRIOR APPROVAL FROM DUANE K. MILLER CIVIL ENGINEER, INC. AND THE CITY OF REDDING.
3. NO CONSTRUCTION SHALL BEGIN UNTIL CONTRACTOR'S GRADE SHEETS AND SUFFICIENT CONTROL STAKES ARE SET BY THE DEVELOPER'S ENGINEER TO ENABLE WORK TO BE CONSTRUCTED AND CHECKED IN THE FIELD.
4. THE DEVELOPER AND/OR CONTRACTOR SHALL, THROUGH AN APPROVED PRIVATE MATERIALS TESTING LABORATORY AND AT THEIR EXPENSE, PROVIDE FOR ALL MATERIAL AND COMPACTION TESTS REQUIRED BY THE CITY DEVELOPMENT STANDARDS. TYPE AND FREQUENCY OF TESTING TO BE DETERMINED BY THE CITY.
5. BUILDING PAD SHALL BE CERTIFIED BY THE SOILS ENGINEER AS HAVING 90% COMPACTION MINIMUM AS SUPPORTED BY TESTS.
6. ALL UTILITY AND DRAINAGE CONDUITS SHALL BE INSTALLED PRIOR TO THE PLACEMENT OF HMA AND CONCRETE.
7. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, SAFETY DEVICES, AND TRAFFIC CONTROL AS NECESSARY WITHIN THE CONSTRUCTION AREA.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE DONE TO EXISTING CITY STREETS AS A RESULT OF CONSTRUCTION ACTIVITIES. (THIS WILL INCLUDE MAINTENANCE AS WELL AS POSSIBLE RESURFACING OF THE STREET.)
9. ALL BRUSH AND DEBRIS CLEARED FOR CONSTRUCTION SHALL BE DISPOSED OF BEFORE FINAL ACCEPTANCE. ON SITE BURNING IS PROHIBITED.
10. THE ENGINEER OF WORK, WHOSE STAMP AND SIGNATURE APPEARS BELOW, HEREBY CERTIFIES THAT THESE PLANS COMPLY WITH THE CITY OF REDDING GRADING AND EROSION CONTROL ORDINANCE.
11. DUST CONTROL MEASURES SHALL BE STRICTLY ADHERED TO. DUST CONTROL PROCEDURES SHALL CONFORM TO SECTION 7-81 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION; CURRENT EDITION.
12. GRADING SHALL BE OF SUCH A SCALE THAT THE WORK CAN BE COMPLETED IN A SINGLE CONSTRUCTION SEASON AND SHALL BE LIMITED TO THAT AREA WHERE CONSTRUCTION CAN BE REASONABLY EXPECTED TO OCCUR WITHIN THE SAME 12 MONTH PERIOD IN WHICH THE GRADING OCCURRED. INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH THE SEQUENCE OF GRADING AND DEVELOPMENT SO AS TO BE IN PLACE PRIOR TO OCTOBER 15 OF ANY YEAR.
13. LOT LINES, RIGHT-OF-WAY LINES, AND EASEMENT LINES SHOWN ON THESE PLANS ARE PRELIMINARY AND FOR CONSTRUCTION PURPOSES ONLY. SEE RECORD DOCUMENTS FOR ACTUAL LOCATIONS AND DIMENSIONS OF ALL SUCH LINES AND EASEMENTS.
14. IF, DURING THE COURSE OF DEVELOPMENT, ANY ARCHEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED, DISCOVERED, OR OTHERWISE DETECTED OR OBSERVED, CONSTRUCTION ACTIVITIES IN THE AFFECTED AREA SHALL CEASE AND A QUALIFIED ARCHEOLOGIST OR PALEONTOLOGIST SHALL BE CONTACTED TO REVIEW THE FIND AND ADVISE THE CITY OF THE SITE'S SIGNIFICANCE. IF THE FINDINGS ARE DEEMED SIGNIFICANT, APPROPRIATE MITIGATION SHALL BE REQUIRED PRIOR TO ANY RESUMPTION OF WORK ON THE PROJECT. THIS REQUIREMENT SHALL ALSO APPLY DURING THE CONSTRUCTION OF IMPROVEMENTS REQUIRED AS A CONDITION OF THE SITE DEVELOPMENT PERMIT.
15. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM SURFACE EVIDENCE OF THEIR EXISTENCE OR FROM INFORMATION OBTAINED FROM THE UTILITY COMPANIES AND OTHER SOURCES. DUANE K. MILLER CIVIL ENGINEER, INC. ACCEPTS NO LIABILITY FOR THE EXISTENCE OR NON-EXISTENCE OF UTILITY LINES. CONTRACTORS AND OTHERS USING THIS PLAN SHALL CONFIRM THE LOCATION OF UNDERGROUND LINES OR STRUCTURES PRIOR TO BEGINNING ANY EXCAVATION. CALL USA AT 1-800-227-2600 48 HOURS IN ADVANCE OF BEGINNING ANY EXCAVATION.
16. CONTRACTOR TO OBTAIN A CITY OF REDDING ENCROACHMENT PERMIT PRIOR TO ANY WORK WITHIN THE CITY OF REDDING RIGHT-OF-WAY.
17. AN EROSION CONTROL PLAN WILL BE SUBMITTED PRIOR TO ISSUANCE OF GRADING PERMIT AND WILL BE INCLUDED IN THE STORM WATER POLLUTION PREVENTION PLAN.

17.1. COVER ALL STOCKPILES PRIOR TO PRECIPITATION.

17.2. COVER ALL SOIL STOCKPILES IF WINDY CONDITIONS AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION.

17.3. STRAW MULCH ALL DISTURBED AREAS IF EROSION CONTROL IS NOT INSTALLED PRIOR TO PRECIPITATION.

UNDERGROUND SERVICE ALERT

1-800-227-2600
CALL BEFORE YOU DIG

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

STORAGE BUILDING AREAS AND UNIT MIX

BUILDING	EAVE HEIGHT	ROOF	UNITS	DOORS	DIMENSIONS	SQUARE FEET
A	8'-6"	Single Slope 1:12	49 (10'X 20')	46 (9' x 7')	20' X 490'	9800
B	8'-6"	Single Slope 1:12	18 (10' X 20')	6 (3' x 7') 36(9' X 7')	20' X 180'	3600
C	8'-6"	Single Slope 1:12	12 (5' X 10') 36 (10' X 15')	12 (3' x 7') 36 (9' X 7')	30' X 200'	6000
D	8'-6"	Single Slope 1:12	12 (5' X 10') 36 (10' X 15')	12 (3' x 7') 36 (9' X 7')	30' X 200'	6000
E	8'-6"	Single Slope 1:12	12 (5' X 10') 36 (10' X 15')	12 (3' x 7') 36 (9' X 7')	30' X 200'	6000
F	8'-6"	Single Slope 1:12	6 (5' X 10') 32 (10' X 15')	6 (3' x 7') 32(9' X 7')	30' X 180'	5400
G	8'-6"	Single Slope 1:12	12 (5' X 10') 36 (10' X 15')	12 (3' x 7') 36 (9' X 7')	30' X 200'	6000
H	8'-6"	Single Slope 1:12	12 (5' X 10') 36 (10' X 15')	12 (3' x 7') 36 (9' X 7')	30' X 200'	6000
I	8'-6"	Single Slope 1:12	12 (5' X 10') 36 (10' X 15')	12 (3' x 7') 36 (9' X 7')	30' X 200'	6000
J	8'-6"	Single Slope 1:12	12 (5' X 10') 36 (10' X 15')	12 (3' x 7') 36 (9' X 7')	30' X 200'	6000
K	8'-6"	Single Slope 1:12	40 (10' X 20')	40 (9' X 7')	20' X 400'	8000
L	8'-6"	Single Slope 1:12	28 (10' X 20')	28 (9' X 7')	20' X 280'	5600
TOTAL			509	509		74400

CIVIL SHEET INDEX

1. SITE PLAN
2. DRAINAGE & UTILITY PLAN
3. PRELIMINARY GRADING PLAN
4. BUILDING ELEVATIONS A-B
5. BUILDING ELEVATIONS C-J
6. BUILDING ELEVATIONS K-L

REVISIONS

NO.	DATE	DESCRIPTION	BY

PLANS PREPARED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER
DUANE K. MILLER
No. 29480
EXP. 03/31/21
CIVIL
STATE OF CALIFORNIA

City of Redding

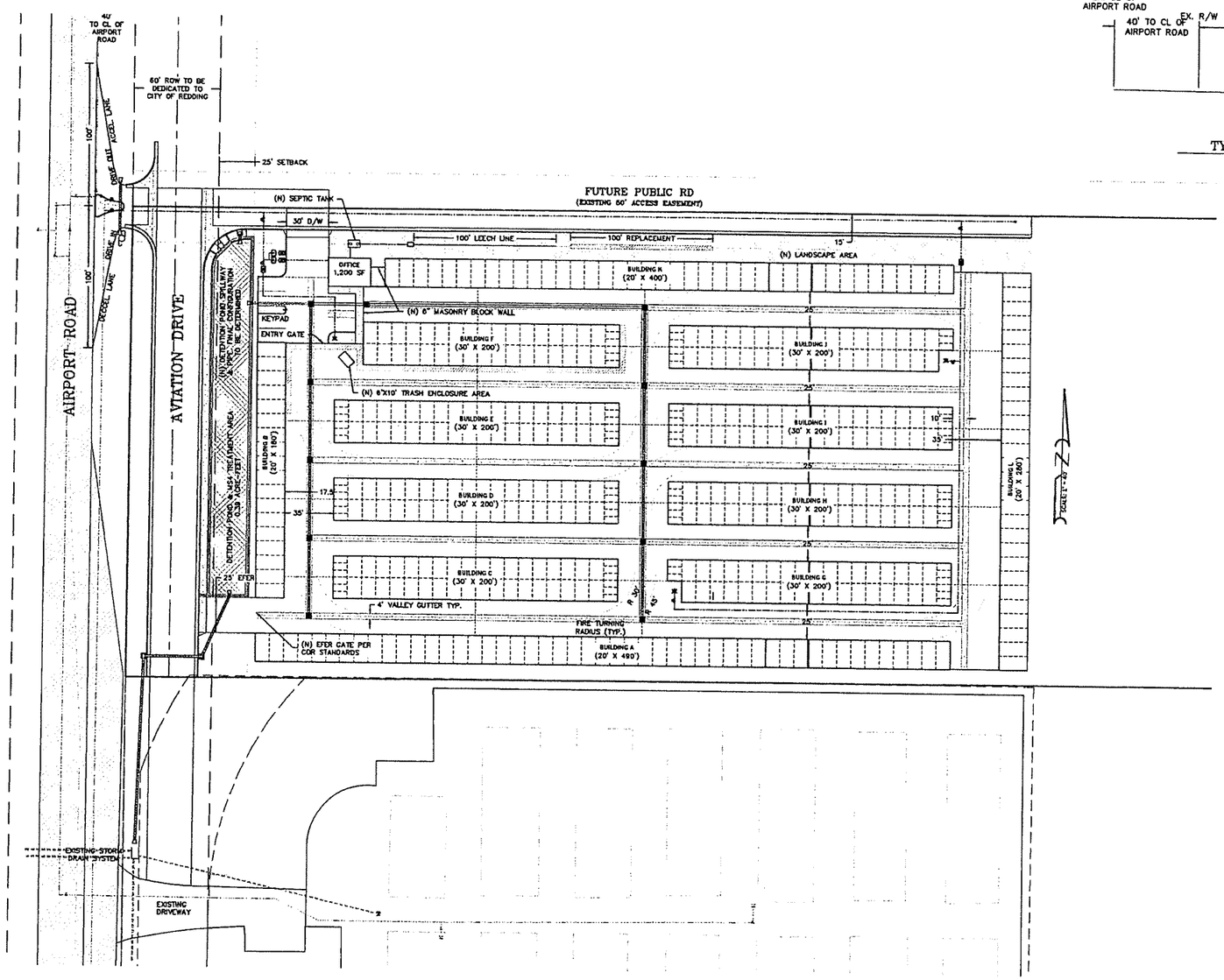
5525 Airport Road

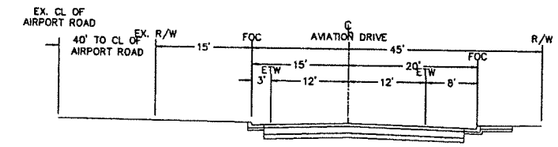
Site Development Plan

DUANE K. MILLER
CIVIL ENGINEER, INC.
PO BOX 1307
6172 MEISTER WAY, UNIT 1
ANDERSON, CA 96007
530-365-5410
DKMENGR.COM

DATE	SHEET
6/18/20	1
SCALE	OF
1"= 60'	6

AP:\Projects\20.000 Jobs\20.001\DWG\PLAN - SDP 6/18/2020





TYPICAL SECTION: AVIATION DRIVE
PER CITY OF REDDING AIRPORT ROAD PSR

LEGEND

- RECORD BOUNDARY
- ROW BOUNDARY
- ACCESS EASEMENT
- (EX) WATER LINE
- (EX) WATER VALVE
- (N) GRADE BREAK
- (N) WATER LINE
- (N) WATER VALVE C.O.R.C.S. 404.00
- (N) WATER METER C.O.R.C.S. 401.00
- (N) FIRE HYDRANT C.O.R.C.S. 421.00
- (N) RPP DEVICE C.O.R.C.S. 431.00
- (N) SD PIPE
- (N) FENCE
- (EX) ROAD
- (N) ADA UNIT
- (N) HMA
- (N) CONCRETE
- (N) LANSCAPING

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

UNDERGROUND SERVICE ALERT
1-800-227-2600
CALL BEFORE YOU DIG

PARKING STALLS

1 – ADA STALL
6 – 10 X 20 STALLS

BUILDING AREA

75,000 SF BUILDING /
424,710 SF SITE = 17%

LANDSCAPE AREA

APPROX. 8,424 SF

REVISIONS

NO.	DATE	DESCRIPTION	BY

PLANS PREPARED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER
DUANE K. MILLER
No. 29480
CIVIL
STATE OF CALIFORNIA
05/21/21

City of Redding

5525 Airport Road

Drainage & Utility Plan

DUANE K. MILLER
CIVIL ENGINEER, INC.
PO BOX 1307
6172 MEISTER WAY, UNIT 1
ANDERSON, CA 96007
530-365-5610
DKMENGR.COM

DATE	SHEET
6/18/20	2
SCALE	OF
1"= 40'	6

AP:\Projects\20.000 Jobs\20.003\DWG\PLAN - SDP 6/18/2020