

**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-2016-00803  
General Plan Amendment Application GPA-2016-00804  
Rezoning Application RZ-2016-00805**

### ***SUBJECT***

Prestige Storage Expansion 2016, Site Development Permit Application SDP-2016-00803,  
General Plan Amendment Application GPA-2016-00804, Rezoning Application RZ-2016-00805

### ***PROJECT DESCRIPTION***

Hilltop Development, Inc. is requesting approval of Site Development Permit Application SDP-2016-00803, a General Plan Amendment Application GPA-2016-00804, and a Rezoning Application RZ-2016-00805 for expansion of the existing storage facility, to construct 49,560 square feet of additional storage on property located at 1110 Prestige Way and 741 Redwood Boulevard. The site is currently zoned Residential Multiple Family "RM-9" and Open Space "OS" District with a General Plan designation of Greenway. The project proposes to amend both to be consistent with the General Industrial District to the north.

### ***ENVIRONMENTAL SETTING***

Land uses in the area include the existing facility on the north, an apartment complex to the south, single-family residences to the west and Open Space along State Highway 273 to the east. A few dozen oak trees, in varying sizes, are scattered throughout the site, along with typical understory of Manzanita, buckbrush, and poison oak. The upper reaches of Churn Creek are adjacent to the site, but the project avoids direct impacts to the drainage course.

### ***FINDINGS AND DETERMINATION***

The City of Redding conducted an Initial Study (attached), which determined that the proposed project could have significant environmental effects. Subsequent revisions in the project proposal create the specific mitigation measures identified below. The project, as revised and as agreed to by the applicant, avoids or mitigates the potentially significant environmental effects identified, and the preparation of an environmental impact report will not be required. There is no substantial evidence, in light of the whole record before the City, that the project as revised may have a significant effect on the environment. If there are substantial changes that alter the character or impacts of the proposed project, another environmental impact determination will be necessary.

The project includes measures to mitigate potentially significant impacts of biological resources.

Prior to approval of the project, the lead agency may conclude, at a public hearing, that certain mitigation measures identified in the Mitigated Negative Declaration are infeasible or undesirable. In

accordance with CEQA Section 15074.1, the lead agency may delete those mitigation measures and substitute other measures which it determines are equivalent or more effective. The lead agency would adopt written findings that the new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it, in itself, would not cause any potentially significant effect on the environment.

- 1. Based on the whole record (including the Initial Study and any supporting documentation) and the mitigation measures incorporated into the project, the City of Redding has determined that there is no substantial evidence that the project will have a significant effect on the environment.**
- 2. The Mitigated Negative Declaration, with its supporting documentation, reflects the independent judgment and analysis of the lead agency, which is the City of Redding.**

### ***DOCUMENTATION***

The attached Initial Study documents the reasons to support the above determination.

### ***MITIGATION MEASURES***

*Mitigation 1. Disturbance of nesting raptors and roosting bats shall be avoided through proper timing of heavy construction activities. If construction must occur during the prime nesting/roosting season, between April 1 and August 31, a nesting and roosting survey shall be conducted by a qualified wildlife biologist prior to the start of construction to determine the presence/absence of nesting raptors and roosting bats. If active nests and/or roosts are observed and impacts to raptors and/or bats are likely, then construction in the area of the nests and/or roosts shall be delayed until young birds and/or young bats are fully fledged or appropriate spatial and temporary buffers are established in consultation with the Department of Fish and Wildlife.*

### ***PUBLIC REVIEW DISTRIBUTION***

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

- State Clearinghouse (if necessary)
- Shasta County Clerk
- All property owners within 300 feet of the property boundary

### ***PUBLIC REVIEW***

( X ) Draft document referred for comments November 18, 2016.

( ) No comments were received during the public review period.

( ) Comments were received but did not address the draft Mitigated Negative Declaration findings or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.

( ) Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public review period. The letters and responses follow (see Response to Comments, attached).

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



Paul Hellman, Planning Manager

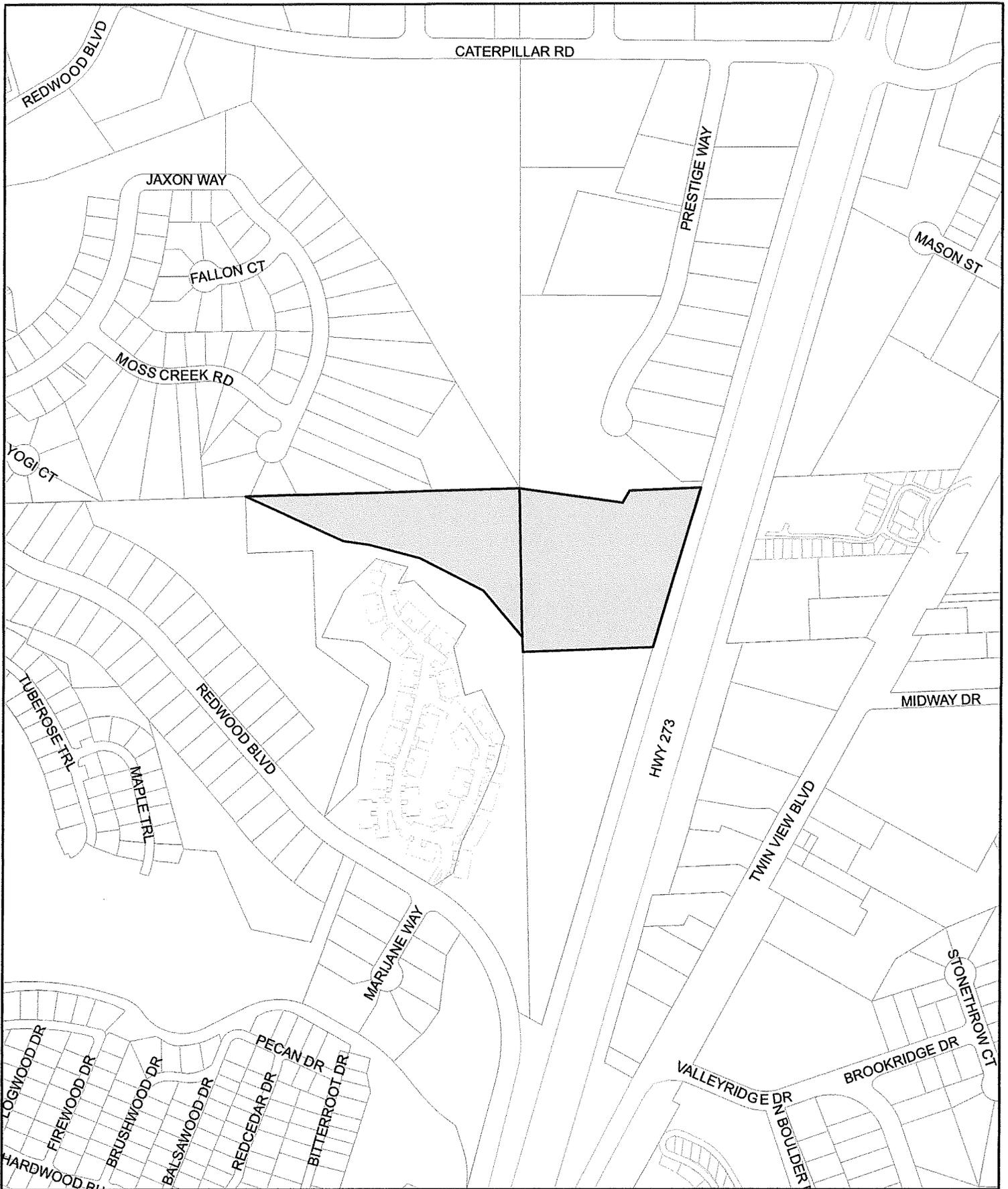


Date

PH:as

Attachments:

- A. Location map
- B. Initial Study
- D. Comments and Response to Comments (if any)



**GIS DIVISION**  
 INFORMATION TECHNOLOGY DEPARTMENT  
 DATE PRODUCED:  
 JULY 1, 2016  
 0 200 400 Feet

**LOCATION MAP**  
 SDP-2016-00803 \ GPA-2016-00804 \ RZ-2016-00805  
 HILLTOP DEVELOPMENT, INC  
 1110 PRESTIGE WAY & 741 REDWOOD BOULEVARD  
 AP# 073-540-014 & 113-300-035

MTG. DATE:  
 ITEM:  
 ATTACHMENT: