

ENVIRONMENTAL INITIAL STUDY

INITIAL STUDY CHECKLIST References and Documentation Prestige Storage Expansion 2016 Site Development Permit Application SDP-2016-00803 General Plan Amendment GPA-2016-00804 Rezoning Application RZ-2016-00805

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

November 11, 2016

CITY OF REDDING ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Prestige Storage Expansion
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:** Zach Bonnin, Associate Planner, (530) 245-7112
4. **Project Location:** 1110 Prestige Way and 741 Redwood Boulevard
5. **Applicant's Name and Address:** Gary Knighton, Hilltop Development Inc.
40 Hilltop Drive
Redding, CA 96003
Representative's Name and Address: Brandon Tenney, P.E.
330 Hartnell Avenue, Suite B
Redding, CA 96003
6. **General Plan Designation:** "Residential, 6 – 10 units per acre" and Greenway "Gwy"
7. **Zoning:** "RM-6" Residential Multiple Family and Open Space "OS"
8. **Description of Project:** The applicant is requesting approval of a Site Development Permit, a General Plan Amendment, and a Rezoning for the expansion of the existing storage facility. The General Plan Amendment application is to change from Greenway to General Industrial. The rezoning application is to change Residential Multiple Family "RM-9" and Open Space "OS" to "GI" General Industrial and "OS" Open Space. The existing RV storage facility to the north was developed under SDP-2014-00289. The applicant is proposing an expansion consisting of approximately 49,560 square feet of self-storage building area.
9. **Surrounding Land Uses and 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.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

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 Resources		Air Quality
X	Biological Resources		Cultural Resources		Geology / Soils
	Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology / Water Quality

	Land Use / Planning		Mineral Resources		Noise
	Population / Housing		Public Services		Recreation
	Transportation / Traffic		Utilities / Service Systems		Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

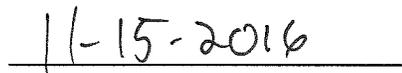
On the basis of the initial evaluation:

- 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 or 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 Zach Bonnin at (530) 245-7112.



Zach Bonnin, Associate Planner
 Development Services Department



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 Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Circulation
- Utilities and Service Systems

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the State *CEQA Guidelines* and used by the City of Redding in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development's impacts and to identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- **No Impact.** The development will not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- **Potentially Significant Impact Unless Mitigation Incorporated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The development will have impacts which are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

Where potential impacts are anticipated to be significant, mitigation measures will be required, so that impacts may be avoided or reduced to insignificant levels.

Prior environmental evaluations applicable to all or part of the project site:

- *City of Redding General Plan, 2000*
- *City of Redding General Plan Final Environmental Impact Report, 2000, SCH #1998072103*

List of attachments/references:

- Attachment A – Location map
- Attachment B – Site Plan (reduction)

SUMMARY OF MITIGATION MEASURES:

I. AESTHETICS: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			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 project would be consistent in height with buildings 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 area.
- b) The project site is not located adjacent to a state-designated scenic highway.
- c) The storage buildings along the south and west property boundaries, would be located adjacent to a drainage course that will remain as Open Space, on the opposite side of the channel is an apartment complex. The buildings would be constructed to a height well below the maximum 45 feet allowed by the City’s Zoning Ordinance. The project will be compatible with the existing visual character of the property and its surroundings.
- d) The project would generate light that is customary for development and comply with the Zoning Ordinance light standards. There would not be an adverse effect on day or nighttime views in the area.

Documentation:

City of Redding General Plan, Natural Resources Element, 2000
City of Redding Zoning Ordinance, Chapter 18.40.090

Mitigation:

None necessary.

II. AGRICULTURE RESOURCES: <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural, Land Evaluation and Site Assessment Mode (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-				X

II. AGRICULTURE RESOURCES: <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural, Land Evaluation and Site Assessment Mode (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
agricultural use?				

Discussion:

- a) The proposed project site has not been historically used for agricultural purposes, nor does it possess soils that are prime for agricultural production. The site is not located within an area of Prime Farmland as identified by the California Department of Conservation's Important Farmland Series Mapping and Monitoring Program.
- b) The proposed project site is not under a current Williamson Act contract. Therefore, project implementation would not result in conflicts with existing agricultural zoning.
- c) See discussions II.a and II.b, above.

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: <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>	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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Discussion:

- a-c) Shasta County, including the far northern Sacramento Valley, currently exceeds the state's ambient standards for ozone (smog) and particulates (fine, airborne particles). Consequently, these pollutants are the focus of local air quality policy, especially when related to land use and transportation planning. Even with application of measures to reduce emissions for individual projects, cumulative impacts are unavoidable when ozone and/or particulate emissions are involved. For example, the primary source of emissions contributing to ozone is from vehicles. Any project that generates vehicle trips has the potential of contributing incrementally to the problem. The Environmental Impact Report for the General Plan acknowledged this dilemma; and as a result, Findings and a Statement of Overriding Considerations were adopted by the City Council for impacts to air quality resulting from growth supported under the General Plan.

The City Air Quality Element of the *General Plan* establishes emission-reduction goals of 20 to 25 percent, depending on the projected level of unmitigated emissions for a project. Mitigation thresholds are established for the important regional/local pollutants, including: Reactive Organic Gases (ROG) and Oxides of Nitrogen (NOx), which are ozone precursors, and Inhalable Particulate Matter, 10 Micron (PM₁₀). The mitigation thresholds for these pollutants are tiered at two levels as follows:

Level "A"	Level "B"
25 pounds per day of NOx	137 pounds per day of NOx
25 pounds per day of ROG	137 pounds per day of ROG
80 pounds per day of PM ₁₀	137 pounds per day of PM ₁₀

If a project has unmitigated emissions less than the Level "A" threshold, then it is viewed as a minor project (from an air quality perspective) and only application of Standard Mitigation Measures (SMMs) is required to try to achieve at least a 20 percent reduction in emissions, or the best reduction feasible otherwise. Land uses that generate unmitigated emissions above Level "A" require application of appropriate Best Available Mitigation Measures (BAMMs), in addition to the SMMs, in order to achieve a net emission reduction of 20 percent or more. If, after applying SMMs and BAMMs, a use still exceeds the Level "B" threshold, then a minimum of 25 percent of the unmitigated emissions exceeding 137 pounds per day must be offset by reducing emissions from existing sources of pollution; otherwise, an Environmental Impact Report is required.

Under policy of the Air Quality Element, a project has the potential to impact air quality primarily in two ways: (1) the project would generate vehicle trip emissions (with NOx, ROG, and PM₁₀) that contribute cumulatively to local and regional air quality conditions; and (2) fugitive dust (particulate/PM₁₀) emissions are possible during construction activities. As a residential development, a project does not have the potential to generate significant emission concentrations of other pollutants subject to state and federal ambient air quality standards.

In order to calculate the unmitigated emissions for the key pollutants noted above, the current URBEMIS air quality computer model was used as prescribed in the Air Quality Element. The results were as follows:

	ROG	NOx	PM₁₀
Total Emissions (lbs./day)	1.63	1.25	2.04

These results indicate that the project would result in ROG, NOx, and PM₁₀ emissions well below the Level "A" threshold. Hence, application of SMMs are required in order to strive toward the *General Plan* policy of a net-reduction objective of 20 percent to address small-scale cumulative effects. SMMs applicable to this project address primarily short-term impacts related to construction. For the most part, these requirements are standard development regulations in the City promulgated in the City Grading Ordinance and Uniform Building Code. Application of special mitigation to achieve a level of less than significant is not necessary since actions for compliance are already included in existing uniformly applied regulations and construction standards. The following City standard regulations applied during grading and construction activities to control dust and PM₁₀ emissions apply to the project.

1. Nontoxic soil stabilizers shall be applied according to manufacturer's specification to all inactive construction areas (previously graded areas inactive for ten days or more).
2. All grading operations shall be suspended when winds (as instantaneous gusts) exceed 20 miles per hour.
3. Temporary traffic control shall be provided as appropriate during all phases of construction to improve traffic flow (e.g., flag person).
4. Construction activities that could affect traffic flow shall be scheduled in off-peak hours.
5. Active construction areas, haul roads, etc., shall be watered at least twice daily or more as needed to limit dust.
6. Exposed stockpiles of soil and other backfill material shall either be covered, watered, or have soil binders added to inhibit dust and wind erosion.
7. All truck hauling solid and other loose material shall be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the trailer) in accordance with the requirements of CVC Section 23114. This provision is enforced by local law enforcement agencies.
8. All public roadways used by the project contractor shall be maintained free from dust, dirt, and debris caused by construction activities. Streets shall be swept at the end of the day if visible soil materials are carried onto adjacent public paved roads. Wheel washers shall be used where vehicles enter and exit unpaved roads onto paved roads, or trucks and

any equipment shall be washed off leaving the site with each trip.

9. Alternatives to open burning of cleared vegetative material on the project site shall be used unless otherwise deemed infeasible by the City Planning Division. Suitable alternatives include, but are not limited to, on-site chipping and mulching and/or hauling to a biomass fuel site.

- d) Potential impacts to neighboring homes (sensitive receptors) from fugitive dust caused during construction are mitigated by application of the SMMs discussed above.
- e) The project 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
 URBEMIS (2007, v 9.2.4) Air Quality Computer Model Results

Mitigation:

None necessary.

IV. BIOLOGICAL RESOURCES: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plan?				X

Discussion:

a-e) Enplan has prepared a variety of Biological Reports and Wetland Surveys that have indicated that the site design will avoid impacts to any identified features. Enplan screened the site for plant or animal species of concern on the site or in the area. The development of the project will have a Less Than Significant Impact on wildlife habitat if the mitigation measures are incorporated into the project.

The project also proposes to place almost five acres of lands onsite into Open Space easements to protect habitat that includes a couple watercourse drainage areas. These areas are the upper reaches of Churn Creek and feed into the Sacramento River. This habitat protection is essential for the quality of the habitat downstream from this site.

While the project will not have direct impacts to the drainage courses adjacent to the developed areas, there are potentially indirect impacts that are addressed in multiple City polices, regulations, and standards that address storm water, storage, and collection, to ensure that the water is properly treated onsite prior to release into the natural watercourses. In addition, the City also manages the grading and construction process to avoid impacts during that stage of development. No specific mitigations are added as these conditions are already required and will adequately address these potential impacts.

The project would not have any substantial adverse effect on any candidate, sensitive, or special status species, riparian habitat or other identified sensitive natural community, or Federally protected wetlands. There are no wetlands, riparian vegetation or any endangered species that are proposed to be disturbed with the development of the project. There would thus be no conflict with Federal or State programs concerning biological resources, nor any conflict with local policies or ordinances. There are no approved habitat conservation plans in the area.

There are few dozen oak trees, varying in sizes, scattered within the project site. Many of the larger oak trees are located within the Open Space areas onsite and will be preserved. There are a few trees proposed to be removed onsite that may have an impact to migratory birds and potentially roosting bats. Therefore mitigation will be necessary to remove trees outside of the nesting season for migratory birds and roosting season for bats.

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:

- Enplan Biological/Wetland Survey and Expanded Area Studies Dated December 12, 2013, June 19, 2014, and June 3, 2016.
- Enplan Tree Survey May 24, 2016
- California Department of Fish and Wildlife: Natural Diversity Data Base
- City of Redding General Plan, Natural Resources Element, 2000
- City of Redding Municipal Code, Chapter 18.45, Tree Management Ordinance
- City of Redding General Plan Environmental Impact Report, 2000, SCH #1998072103

Mitigation:

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.

V. CULTURAL RESOURCES: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?			X	
b) Cause a substantial adverse change in the significance of an			X	

V. CULTURAL RESOURCES: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
archaeological resource pursuant to Section 15064.5?				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Discussion

a-d) Based upon archaeological reports, records searches, and information contained in the *General Plan* EIR pertinent to the vicinity of the subject property, it has been determined that the project site is not in an area of archaeological or cultural sensitivity. No impacts in this area are anticipated.

Enplan Cultural Resources Inventory, the cultural resource survey, did not identify any potential issues onsite. Consulting with the local tribes was completed and documented in the report. One letter was received from the Wintu Cultural Resources. They did not identify any specific resources cultural or otherwise, but did request a tribal monitor. A tribal monitor will be conditioned as part of the project to recommend the applicant obtain the services of the Wintu Tribe to satisfy the monitoring request.

Documentation:

- Enplan Cultural Resources Inventory September 2016*
- City of Redding General Plan Background Report, 1998*
- City of Redding General Plan Final Environmental Impact Report, 2000, SCH #1998072103*

Mitigation:

None necessary.

VI. GEOLOGY AND SOILS: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i) Rupture of a known earthquake, fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publications 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? 				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				X

VI. GEOLOGY AND SOILS: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial 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

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. The potentially active Battle Creek fault is located approximately 17 miles south of the proposed project. The closest known active fault is the Hat Creek fault, located approximately 48 miles northeast of the site. There are no other documented earthquake faults in the vicinity that pose a significant risk. The impact of earthquakes on the project site depend on several factors including the particular fault, fault location, distance from the project site, and magnitude of the earthquake. Each of these factors can help determine the degree of shaking that could occur in the project area. The proposed project site is located in an area designated in the Health and Safety Element of the *General Plan* as having a low ground-shaking potential. Future structures proposed on the project site are required by State law and City ordinance to be constructed in accordance with the Uniform Building Code (UBC) and to adhere to all modern earthquake construction standards, including those relating to soil characteristics. The project site 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 two primary soil classifications: RbA, Red Bluff loam, 0 to 3 percent slopes and NeC, Newtown gravelly loam, 8 to 15 percent slopes. These classifications are characterized by 0 to 3 percent and 8 to 15 percent slopes, respectively, and are well drained and have moderately slow permeability with a none to moderate erosion potential.

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.

Actions for compliance with these regulations are addressed under standard conditions of approval, which are uniformly applied to all land development projects. Since the project is subject to uniformly applied ordinances and policies and the overall risk of erosion is low, potential impacts related to soil erosion and sedimentation are less than significant.

- e) The proposed project does not involve the use of septic tanks or alternative wastewater disposal. No impact has been identified.

Documentation:

Geotechnical Exploration Report KC Engineering Co. April, 2014

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 (subdivisions, use permits, site development permits, etc.)
 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.

VII. GREENHOUSE GAS EMISSIONS: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

Discussion:

a) In 2005, the Governor of California signed Executive Order S-3-05, establishing that it is the State of California’s goal to reduce statewide greenhouse gas (GHG) emission levels. Subsequently, in 2006, the California State Legislature adopted Assembly Bill AS 32, the California Global Warming Solutions Act. In part, AB 32 requires the California Air Resources Board to develop and adopt regulations to achieve a reduction in the State’s GHG emissions to year 1990 levels by year 2020.

California Senate Bill SB97 established that an individual project’s effect on GHG emission levels and global warming must be assessed under CEQA. SB97 further directed that the State Office of Planning and Research (OPR) develop guidelines for the assessment of a project’s GHG emissions. Those guidelines for GHG emissions were subsequently included as amendments to the CEQA Guidelines. The guidelines did not establish thresholds of significance and there are currently no state, regional, county, or city guidelines or thresholds with which to direct project-level CEQA review. As a result, the City of Redding has utilized the best available information to develop a threshold until a specific quantitative threshold is adopted by the state or regional air district.

As the Lead Agency, the City has opted to utilize a quantitative non-zero project-specific threshold using a methodology recommended by the California Air Pollution Officers (CAPCOA) and accepted by the California Air Resources Board. According to CAPCOA’s *Threshold 2.3, CARB Reporting Threshold*, 10,000 metric tons of carbon-dioxide equivalents per year (mtCO₂eq/yr) is recommended as a quantitative non-zero threshold. According to the CAPCOA, this threshold would be equivalent to 550 dwelling units, 400,000 square feet of office use, 120,000 square feet of retail, or 70,000 square feet of supermarket use. This approach is estimated to capture over half the future residential and commercial development projects and is designed to support the goals of AB 32 and not hinder it.

The United States Environmental Protection Agency (EPA) identifies four primary constituents that are most representative of the GHG emissions. They are:

- **Carbon Dioxide (CO₂):** Emitted primarily through the burning of fossil fuels. Other sources include the burning of solid waste and wood and/or wood products and cement manufacturing.
- **Methane (CH₄):** Emissions occur during the production and transport of fuels, such as coal and natural gas. Additional emissions are generated by livestock and agricultural land uses, as well as the decomposition of solid waste.
- **Nitrous Oxide (N₂O):** The principal emitters include agricultural and industrial land uses and fossil fuel and waste

- combustion.
- **Fluorinated Gases:** These can be emitted during some industrial activities. Also, many of these gases are substitutes for ozone-depleting substances, such as CFC's, which have been used historically as refrigerants. Collectively, these gases are often referred to as "high global-warming potential" gases.

The primary generators of GHG emissions in the United States are electricity generation and transportation. The EPA estimates that nearly 85 percent of the nation's GHG emissions are comprised of carbon dioxide (CO₂). The majority of CO₂ is generated by petroleum consumption associated with transportation and coal consumption associated with electricity generation. The remaining emissions are predominately the result of natural-gas consumption associated with a variety of uses.

With regard to the project, the predominant associated GHG is CO₂ generated by motor-vehicle travel to and from the site. To a substantially lesser degree, the project will result in CH₄ 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.

According to the California Air Pollution Control Officers Association's (CAPCOA) publication, *CEQA and Climate Change*, published in January 2008, there is currently not a single computer model that is capable of estimating all of a project's direct and indirect GHG emissions. However, the Urban Emissions Model (URBEMIS) is likely the most consistently used model to estimate a project's direct GHG emissions. URBEMIS is designed to model emissions associated with development of urban land uses. URBEMIS attempts to summarize criteria air pollutants and CO₂ emissions that would occur during operation of new development. URBEMIS was developed and is approved for statewide use by CARB. One of the shortfalls of URBEMIS is that the model does not contain emission factors for GHGs other than CO₂ except for methane (CH₄) from mobile sources, which is converted to CO₂. This may not be a major problem since CO₂ is the most important GHG from land development projects.

The emissions from the project as indicated by the URBEMIS model are significantly below the City of Redding's air quality thresholds, as well as GHG emissions thresholds put forth by CARB. Therefore, the project will not contribute significantly to GHG emissions in the air basin. No mitigation measures are proposed.

On a larger scale, the City of Redding's *General Plan* acknowledges that land use decisions have an impact on climate and air quality. Land use decisions that result in low or very low density on the periphery of the community increase the amount of vehicle-miles traveled (VMT), which increases vehicle emissions. In response to this impact, the City's *General Plan* includes a number of goals and policies in the Community Development and Design Element, Transportation Element, and Housing Element that promote a compact urban form and encourage infill development, advocate higher housing density, and ensure connectivity to citywide bikeways and pedestrian plans. The goal of these policies is to reduce VMT, which also reduces emissions and reduces a wide variety of air quality impacts. Since automobiles are considered a major source of GHG emission, each vehicle trip reduced also reduces GHG emissions.

¹ CPOCA website, July 19, 2010

² California Office of the Attorney General, "The California Environmental Quality Act Addressing Global Warming Impacts at the Local Agency Level," updated May 21, 2008.

Documentation:

City of Redding General Plan, 2000
 URBEMIS (2007, v 9.2.4) Air Quality Computer Model

Mitigation:

None necessary.

VIII. HAZARDS AND HAZARDOUS MATERIALS: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release				X

VIII. HAZARDS AND HAZARDOUS MATERIALS: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
of hazardous materials into the environment?				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas, or where residences are intermixed with wildlands?				X

Discussion:

- a, b, c, d) The nature of the project as a self-storage facility and two single-family homes 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, f) The project is located outside the established approach/departure clear zones for Redding Municipal Airport. The project's land use of self-storage and low density single-family would not conflict with operations of the Airport or present a safety hazard to people residing in the subdivision. There are no private airstrips in the project vicinity.
- g) The project does not involve a use or activity that could interfere with emergency-response or emergency-evacuation plans for the area.
- h) The project site does not have a wildland fire-hazard potential. The site has been disturbed in the past and is surrounded primarily by developed residential and commercial lots.

Documentation:

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

Mitigation:

None necessary.

IX. HYDROLOGY AND WATER QUALITY: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially				X

IX. HYDROLOGY AND WATER QUALITY: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
with groundwater recharge such that there would be a new deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Discussion:

- a) Since the project would be served by City sanitary sewer service, the project would not involve any permitted discharges of waste material into ground or surface waters.
- b) The project would utilize City water service for domestic uses and fire protection. The proposed project would not impact groundwater supplies.
- c, f) The project is subject to standard requirements defined under Section 3, *Geology and Soils*, above. The final improvement plans for the project must also incorporate specific design measures intended to limit pollutant discharges in stormwater from urban improvements as established under the State’s National Pollutant Elimination System (NPDES) general permit, which the City is now obligated to follow in accordance with State Water Quality Control Order No. 2003-0005-DWQ. Feasible Best Management Practices (BMPs) would be incorporated in the final design of the project’s storm-drain system, as approved by the City Engineer, based on the BMPs listed in the latest edition of the California Storm Water Quality Association Storm Water Best Management Practices Handbook.
- d, e) City of Redding Policy 1806 requires that all development include stormwater detention facilities designed to maintain existing predevelopment rates of runoff during a 10-, 25-, and 100-year storm event with a 6-hour duration. The project application includes a preliminary stormwater hydrology analysis prepared by Ed Whitson, dated January 13, 2016. This analysis has been reviewed by the City’s hydrologist and the study contains the elements necessary to know that the design is feasible. Compliance with this requirement must be fully demonstrated prior to issuance of any permits.

g, h, i) The property is not located within any agency or otherwise-documented flood-hazard boundary.

j) 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.

Documentation:

- Preliminary Hydrology Report, Omni Means – June 2016*
- City of Redding General Plan Background Report, Chapter 10, Health and Safety Element, 1998*
- Federal Emergency Management Agency Floodplain regulations, FIRM map 06089C1545G, dated March 17, 2011
- City of Redding Storm Drain Master Plan, Montgomery-Watson Engineers 1993

Mitigation:

None necessary.

X. LAND USE AND PLANNING: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion:

- a) The project does not have the potential to physically divide an established community.
- b) The project is approximately four acres in size. The self-storage expansion area is located on the portion of the project site that is currently zoned for multiple family, "RM-9" Zoning Designation, and has a *General Plan* designation of "Residential, 6 to 10 Dwelling Units per Acre." A storage facility land use is not a permitted land use within the existing Open Space zoning district and the *Greenway General Plan* designation. Therefore, the applicant is proposing a rezoning to "GI" General Industrial and a *General Plan* amendment to General Industrial. The proposed storage facility constitutes a change to a more intense land use allowed under the current zoning designation which would not allow development. Neither the existing storage facility nor the proposed expansion areas divide an established community. Therefore, the proposed project is compatible with the applicable policies and regulations of the *City General Plan* and *Zoning Ordinance* and is not in conflict with any other Plan adopted by a jurisdictional agency for the purpose of avoiding or mitigating an environmental effect.
- c) There is no habitat conservation or natural community conservation plans that are applicable to the site.

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.

XI. MINERAL RESOURCES: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, specific plan or other land use plan?				X

Discussion:

a, b) The project site is not identified in the *General Plan* as having any known mineral-resource value or as being located within any "Critical Mineral Resource Overlay" area.

Documentation:

City of Redding General Plan, Natural Resources Element, 2000

Mitigation:

None necessary.

XII. NOISE: <i>Would the project result in:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				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 expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion:

a, b, c) The proposed land use is not sensitive receptor; therefore, noise exposure is not an issue. The project would not generate noise levels in excess of those established in the *Redding General Plan* or excessive ground borne vibration or noise levels or create a substantial permanent increase in ambient noise levels in the project vicinity. All proposed uses are considered fairly quiet uses.

- d) 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. 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.
- e, f) The proposed project site is not located within any of the noise contours of Redding Municipal Airport and is located approximately four miles northwest of the Airport. 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.

XIII. POPULATION AND HOUSING: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion:

a, b, c) The project would create opportunity for the construction of new homes as planned and anticipated by the Redding *General Plan*. As previously noted, the project is similar in character to that in the surrounding area. The project would not induce unplanned population growth and does not propose the extension of any new roads or utilities not anticipated by the *General Plan*. The project does not displace substantial numbers of people or substantial numbers of existing housing. The project will be providing housing.

Documentation:

City of Redding General Plan, Housing Element, 2014

Mitigation:

None necessary.

XIV. PUBLIC SERVICES: <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Fire Protection?				X
Police Protection?				X

XIV. PUBLIC SERVICES: <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 development and would not contribute to the total student enrollment therefore would not have any impact.

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 XVII (Utilities and Service Systems) below.

Documentation:

City of Redding General Plan, Public Facilities Element, 2000

Mitigation:

None necessary.

XV. 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) There would not be any potentially significant impacts to recreation 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.

XVI. TRANSPORTATION/TRAFFIC: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highway?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?				X

Discussion:

a, b, d) The project has minimal daily trips and after review by City staff would not have a significant impact on traffic.

c) The project site is located outside the Approach Zones for both the Redding Municipal Airport and Benton Airpark; therefore, there is no potential to interfere with airport operations. No impacts are anticipated in this regard.

e) Access to the site is provided by way of Presitge Drive. The Redding Fire Marshal has deemed this to be adequate access for fire protection.

e) Adequate emergency access will be provided with development of the site.

f) In 1998, the City of Redding prepared, and the City Council adopted, a Bikeway Plan in compliance with the California Bicycle Transportation Act and in order to be eligible for funding for bikeway improvements.

g) The Redding Area Bus Authority (RABA) currently operates a fixed route bus service in the vicinity of the proposed project.

Documentation:

- City of Redding General Plan, Transportation Element, 2000*
- City of Redding General Plan Environmental Impact Report, 2000, SCH #1998072103*
- City of Redding Parks, Trails, and Open Space Master Plan, 2002*
- City of Redding Traffic Impact Fee Program*
- City of Redding Bikeway Action Plan 2010–2015*
- Redding Area Bus Authority Interactive System Map*

Mitigation:

None necessary.

XVII. UTILITIES AND SERVICE SYSTEMS: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project which serves or may serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) 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
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with Federal, State, and local statutes and regulations related to solid waste?				X

Discussion:

- a) Wastewater generated from the project would be discharged into the City sanitary sewer system. This type and intensity of land use activity does not generate wastewater demands that would exceed treatment requirements of the Regional Water Quality Control Board.
- b) The proposed development does not generate the need for the construction of new water or wastewater-treatment facilities.
- c) 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*.

- d) 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.
- e) The project will utilize the City's sanitary sewer system to dispose of wastewater. Adequate sewer capacity is available in the City's existing system.
- f, g) The City provides solid waste disposal (curbside pick-up) service, which the two homes proposed would utilize. The existing trash enclosure constructed with the existing self-storage facility is adequate to serve the needs of the proposed expansion and therefore would not require an additional enclosure. The City regulates and operates programs that promote the proper disposal of toxic and hazardous materials from households, including those created by the project.
- b, d, e) 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*.

Documentation:

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

Mitigation:

None necessary.

XVIII. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have potential environmental effects which may cause substantial adverse effects on human beings, either directly or indirectly?				X

Discussion:

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

- a) The project does not have the potential to degrade the quality of the environment, reduce or degrade wildlife habitat, or eliminate examples of history or prehistory.
- b) As discussed in Item III, the project will contribute to regionwide cumulative air quality impacts. However, under policy of the

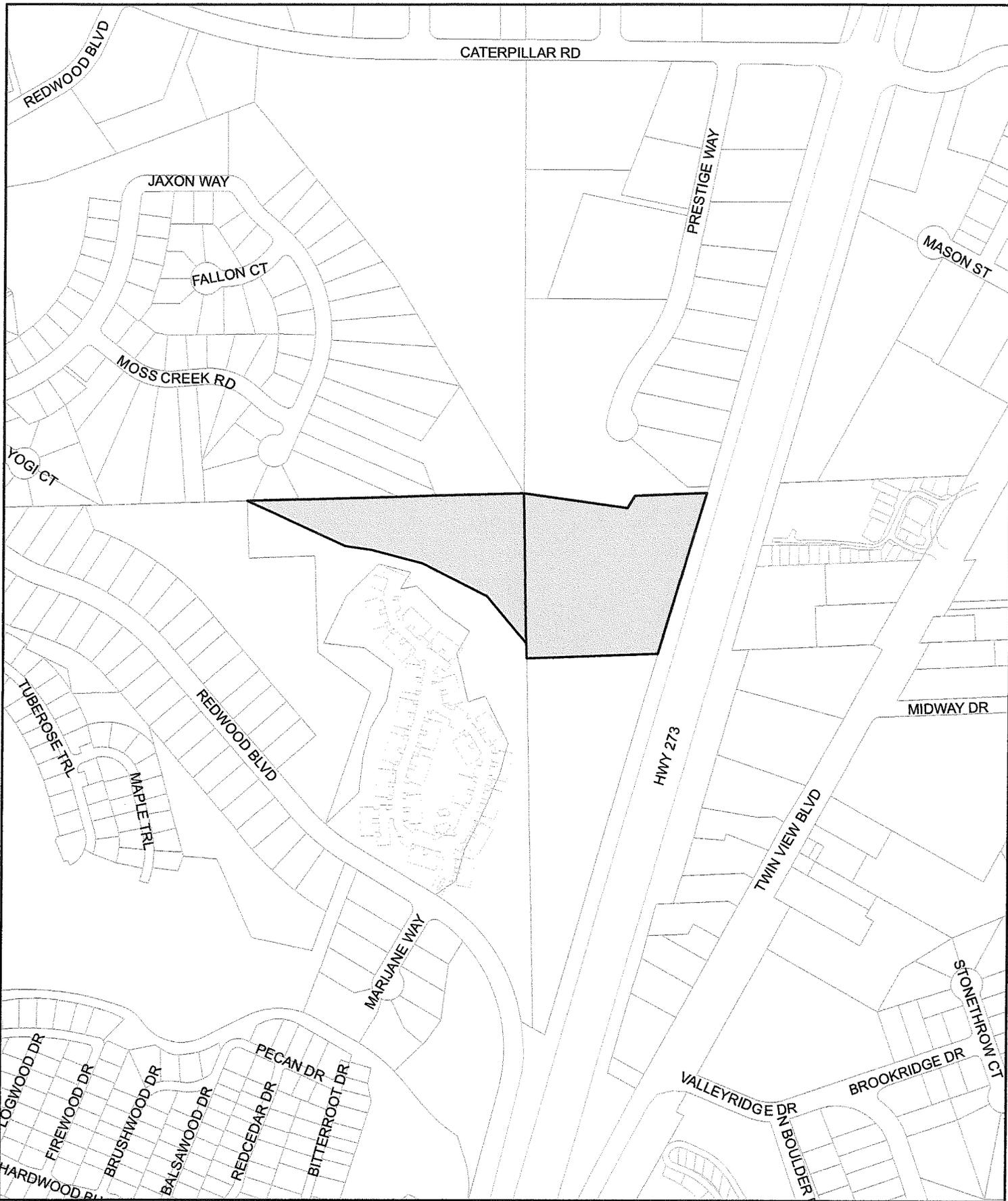
General Plan, application of Standard Mitigation Measures (SMMs) will eliminate the potential for air quality impacts from this project.

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

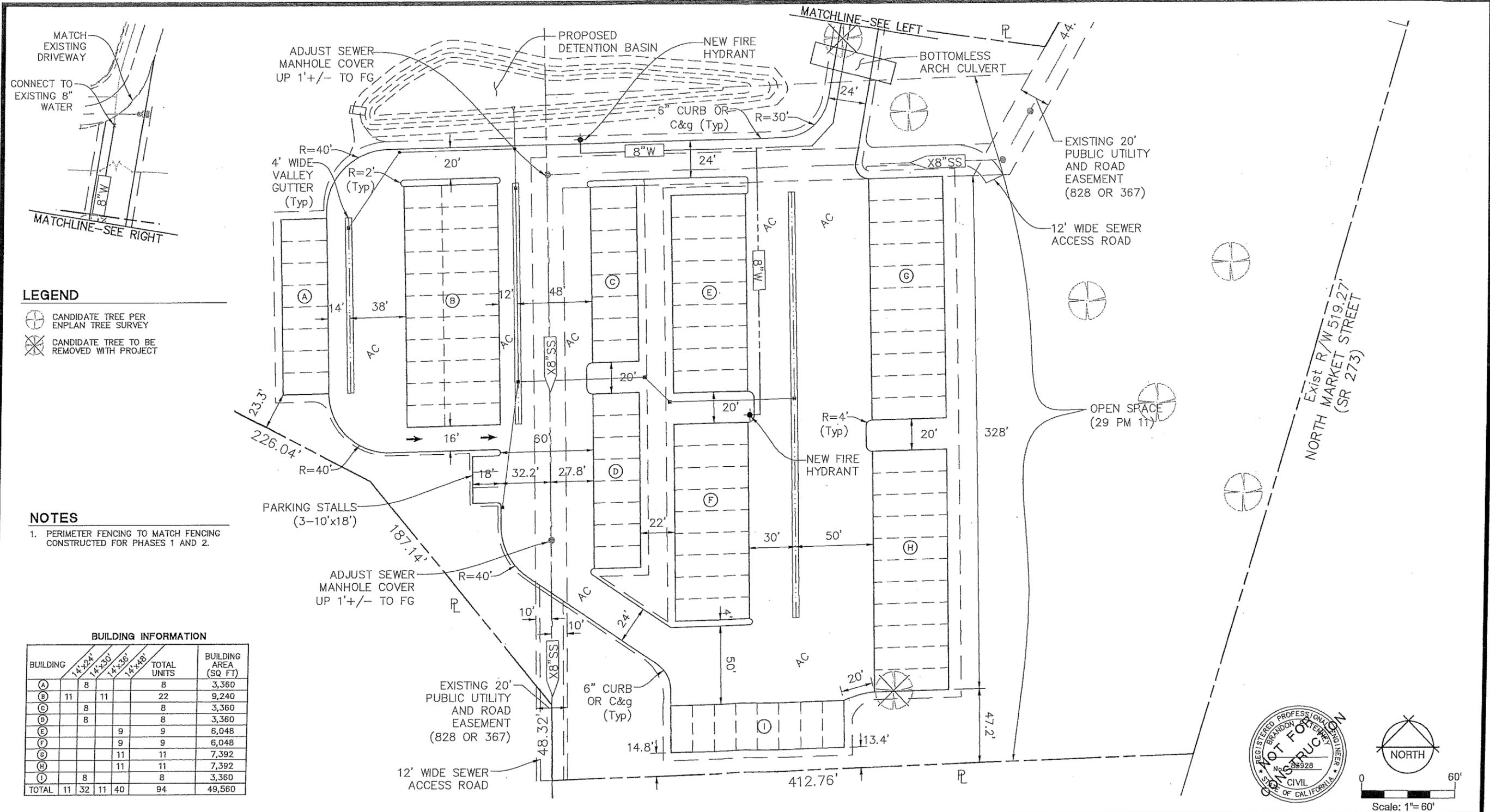
Documentation:

Mitigation:

None necessary.



	GIS DIVISION INFORMATION TECHNOLOGY DEPARTMENT	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:
	DATE PRODUCED: JULY 1, 2016		ITEM: A
		ATTACHMENT:	
<small>P:\PLANNING\DWG\SDP-2016-00803 GPA-2016-00804 RZ-2016-00804.MXD</small>			



LEGEND

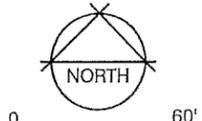
- CANDIDATE TREE PER ENPLAN TREE SURVEY
- CANDIDATE TREE TO BE REMOVED WITH PROJECT

NOTES

1. PERIMETER FENCING TO MATCH FENCING CONSTRUCTED FOR PHASES 1 AND 2.

BUILDING INFORMATION

BUILDING	R/W				TOTAL UNITS	BUILDING AREA (SQ FT)
	14'x24'	14'x30'	14'x36'	14'x48'		
(A)		8			8	3,360
(B)	11		11		22	9,240
(C)		8			8	3,360
(D)		8			8	3,360
(E)			9		9	6,048
(F)			9		9	6,048
(G)			11		11	7,392
(H)			11		11	7,392
(I)		8			8	3,360
TOTAL	11	32	11	40	94	49,560



PRESTIGE RV STORAGE - PHASE 3

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