



CITY OF REDDING

777 CYPRESS AVENUE, REDDING, CA 96001

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

MITIGATED NEGATIVE DECLARATION

Recirculated

Permit No. UP-2020-01669, PM-2021-00290, GPA-2020-01667, and RZ-2020-01668

SUBJECT Hartnell Commercial Complex by Summit Development

PROJECT DESCRIPTION The project consists of a use permit, parcel map, General Plan amendment, and rezoning for the development of a shopping center and self-storage facility on 12.13 acres of land located at the southeast corner of Hartnell Avenue and Shasta View Drive. The shopping center consists of a 30,000-square-foot Holiday Market Grocery Store, and five outer pads for retail, a drive-through restaurant, a coffee drive-through, and an automobile fueling station with a convenience store. The project also includes the request to allow a self-storage facility on 2.8 acres of land. A parcel map related to the project will delineate each of the retail spaces and the proposed mini-storage warehouse facility on their respective parcel, taking the total parcels from five to seven. The rezone is a request to change the current zoned "SC" Shopping Center on the proposed 2.8-acre self-storage facility parcel to "HC" Heavy Commercial. The general plan amendment request reflects the rezone request to amend the existing general plan designation of "Shopping Center" to "Heavy Commercial."

ENVIRONMENTAL SETTING The project site encompasses five parcels of approximately 12.13 acres. The property is currently vacant and is populated with blue and Interior live oak trees, annual grasses with scattered shrubs. Commercial uses are located to the north and west. To the south the project is bordered by single and multiple family uses. West of the project is a mix of commercial and multiple family. The project site slopes gently from north to south. An intermittent stream flows in a southwest direction beginning approximately at the midpoint of the property on Hartnell Avenue exiting the property at the southwest corner of the property. An emergent wetland exists along the intermittent stream just west of the center of the project site. An ephemeral swale parallels Shasta View Drive along Appian Way which joins with the intermittent stream at the southwest quadrant of the project site. A small isolated pond also exists within the southwest quadrant of the project site.

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 to transportation in the area.

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 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-1.** Prior to issuance of a grading permit affecting any jurisdictional waters, including wetlands, as identified in the project wetland delineation, the project applicant shall provide written verification to the City of Redding Development Services Department that the following resource agency permits and mitigation requirements have been successfully secured from the Corps, CDFW, RWQCB, or any other applicable agency (i.e., USFWS) identified through the permitting process:
 - a. Prior to any discharge of dredged or fill material into “waters of the U.S.”, including wetlands, authorization under a Nationwide Permit or Individual Permit shall be obtained from the Corps. For any features determined to not be subject to the Corps jurisdiction during the verification process, authorization to discharge (or a waiver from regulation) shall be obtained from the RWQCB. For fill requiring a Corps permit, water quality certification shall be obtained from the RWQCB prior to discharge of dredged or fill material. Verification shall be provided to the City of Redding Development Services Department prior to issuance the issuance of a grading permit.
 - b. Prior to any activities that would obstruct the flow of, or alter the bed, channel, or bank of any intermittent or ephemeral creeks, notification of streambed alteration shall be submitted to the CDFW; and, if required, a 1602 streambed alteration agreement shall be obtained by the project applicant. Verification shall be provided to the City of Redding Development Services Department prior to the issuance of a grading permit.
 - c. The project applicant shall achieve the mitigation for the permanent loss of streams, wetlands, and other waters through the purchase of mitigation credits at an agency-

approved mitigation bank at a minimum 1:1 ratio, or through onsite/offsite habitat restoration at a minimum 3:1 ratio. If onsite/offsite habitat restoration is proposed a detailed mitigation plan, including success criteria, monitoring, maintenance, and reporting as required by the regulatory agencies (i.e., Corps, CDFW, RWQCB) shall be submitted for review and approval. The affected regulatory agency shall identify when measures shall be implemented and completed for those activities impacting streams, wetlands, or other waters. All measures contained in the permits or associated with any agency approvals shall be implemented to the satisfaction of the lead regulatory agency.

- **MM-2.** If vegetation removal or construction activities will occur during the nesting season for birds or raptors (February 1 through August 31), 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-3.** To the extent practicable, removal of large trees with cavities, crevices, or snags shall occur before bat maternity colonies form (i.e., prior to March 1) or after young are volant (i.e., after August 31). If construction (including the removal of large trees ≥ 12 inch dbh) occurs during the bat non-volant season (March 1 through August 31), a qualified professional shall conduct a preconstruction 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 or adjacent to the study area, a disturbance free buffer shall be established by a qualified professional, in consultation with CDFW, to ensure the colony is protected from project activities.
- **MM-4.** The developer will replace the blue oak trees removed from the site with suitable minimum 15-gallon size shade trees at minimum ratio of 1:1.
- **MM-5** Off-site improvement along Shasta View Drive shall include the following:
 - Restriping of the portion of Shasta View Drive between Hartnell Avenue and Goodwater Avenue to a three-lane arterial with one travel lane in each direction with a two-way left turn lane.
 - Construct a 5-foot sidewalk along the east side of Shasta View Drive from Hartnell Avenue to Christian Avenue.
- **MM-6** Construct a 3-leg, single lane roundabout at the Alta Mesa Drive and Hartnell Avenue intersection.

PUBLIC REVIEW DISTRIBUTION

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

- Shasta County Clerk
- U.S. Army Corp of Engineers, Redding
- California Department of Fish and Wildlife, Redding
- Central Valley Regional Water Quality Control Board, Redding
- California Native Plant Society, Shasta County
- Interested Parties
- All property owners within 500 feet of the property boundary

PUBLIC REVIEW

- (x) Draft document referred for comments May 8, 2021.
- () 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: Sean Price, (530) 225-4471



Lily Toy, Planning Manager

May 7, 2021

Date

Date of Final Report

Attachments:

- A. Location map
- B. Initial Study
- C. Mitigation Monitoring Program



	GIS DIVISION INFORMATION TECHNOLOGY DEPARTMENT	LOCATION MAP UP-2020-01669 / GPA-2020-01667 / RZ-2020-01668 TJG / SUMMIT DEVELOPMENT 2469 & 2525 HARTNELL AVE/3055 & 3091 APPIAN WAY/3050 LEONARD ST AP# 110-210-055 / 110-020-001, -037, -038 & -061	MTG. DATE:
	DATE PRODUCED: NOVEMBER 24, 2020		ITEM:
			ATTACHMENT:
<small>P:\Planning\ProProjects\UPI\UP-2020-01669.aprx</small>			