

# ENVIRONMENTAL INITIAL STUDY

## INITIAL STUDY CHECKLIST

### References and Documentation

Hartnell Commercial Complex by Summit Development

Use Permit Application UP-2020-01669

Parcel Map Application PM-2021-00290

Rezoning Application RZ-2020-01668

General Plan Amendment Application GPA-2020-01667

Prepared by:

**CITY OF REDDING**

**Development Services Department**

***Planning Division***

777 Cypress Avenue

Redding, California 96001

May 6, 2021

# CITY OF REDDING

## ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Hartnell Commercial Complex by Summit Development

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:** Sean Price, Assistant Planner, (530) 225-4471

4. **Project Location:** 2469 and 2522 Hartnell Avenue, 3055 and 3091 Appian Way, and 3050 Leonard Street

5. **Applicant's Name and Address:**  
TJG/Summit Development Corporation  
2451 Birchwood Circle  
Redding, CA 96002

**Representative's Name and Address:**  
DKM Engineering  
P.O. Box 1307  
Anderson, CA 96007

6. **General Plan Designation:** Shopping Center

7. **Zoning:** "SC" Shopping Center

8. **Description of Project:** 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."

9. **Surrounding Land Uses and 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.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

- U.S. Army Corps of Engineers
- Central Valley Regional Water Quality Control Board
- California Department of Fish and Wildlife



**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 March 25, 2021, 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 April 22, 2021, no request for consultation was received.

**Note:** Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

**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
<b>X</b>	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	<b>X</b>	Transportation		Tribal Cultural Resources
	Utilities / Service Systems		Wildfire	<b>X</b>	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 Assistant Planner Sean Price at (530) 225-4471.



Sean Price, Assistant Planner  
Development Services Department

May 7, 2021

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
- Wildfire
- 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 – Parcel Map
- Figure 4 – Grading Plan
- Figure 5 – Vegetation Map
- Figure 6 – Preliminary Utilities Plan

Figure 7 – Building Elevations

Attachment B – Wetlands Delineation, *Wildland Resource Managers, May 2020* (on file with the Planning Division and available online)

Attachment C – Biological Review, *Wildland Resource Managers, May 2020* (on file with the Planning Division and available online)

Attachment D – Cultural Resources Inventory Survey, *Sean Michael Jensen, M.A., December 2019* (on file with the Planning Division)

Attachment E – Oak Tree Report, *Wildland Resource Managers, dated September 27, 2019* (on file with the Planning Division and available online)

Attachment F – Traffic Impact Analysis Memorandum for Holiday Market, GHD, dated March 1, 2021 (on file with the Planning Division and available online)

#### SUMMARY OF 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  $\geq 12$  inch dbh ) occurs during the bat non-volant season (March 1 through August 31), 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 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.

I. <b>AESTHETICS:</b> <i>Except as provided in Public Resources Code Section 21099, 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) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? <i>(Public views are those that area experienced from publicly accessible vantage point)</i> . 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-c) The project site is located on land that is highly visible as viewed primarily along Hartnell Avenue and Shasta View Drive. The City’s Planning Division has reviewed the site design and building elevations and has determined the proposed design is in conformance with the City’s General Plan, Zoning Ordinance and Commercial Design Guidelines. The project would be consistent in height with buildings on the developed adjacent commercial properties. Therefore, the project does not represent a significant adverse visual impact. The project site is not located adjacent to a state-designated scenic highway.

The six commercial buildings are proposed to be architecturally compatible which includes a mixture of materials including, metal roofing material, stucco, stone veneer, lap siding, wood plank siding, board and batt, grove siding, and glazing. The buildings and associated facades will have varying heights, awnings, canopies, cornices, pitched roofs, trellises, and other decorative fixtures to provide articulation to the building elevations which, along with varying natural earth tone colors and patterns, provide variation in the appearance of the buildings.

Other project features include, but not limited to landscaping, hardscape features, solid waste enclosures, monument signs, building signage, and parking lot, driveway and walkway lighting.

d) There would not be an adverse effect on day or nighttime views in the area. Shielding of lighting as required by City Ordinance will minimize any impact to a level of less than significant. The following standard condition will be applicable and therefore any potential impact will be less than significant.  
 Construction activities for the project will be limited to normal daytime hours (i.e., 6:00 a.m. to 7:00 p.m. on weekdays from May 15 through September 15, 7:00 a.m. to 7:00 p.m. on weekdays from September 16 through May 14, and from 9:00 a.m. to 8:00 p.m. on weekends and holidays in accordance with RMC Section 18.40.100). The proposed project would not require nighttime

lighting for construction activities. Thus, no impact would occur in this regard.

**Standard Condition Regarding Lighting**

In accordance with Chapter 18.40.090, Lighting, of the Redding Municipal Code, any new roof-mounted or freestanding exterior lighting shall be designed, located, directed, and shielded in such a manner so as to prevent objectionable light at, and glare across, the property lines. A lighting detail/photometric study demonstrating how this requirement will be satisfied shall be submitted with the building permit application.

**Documentation:**

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

**Mitigation:**

None necessary.

<p><b>II. AGRICULTURE RESOURCES:</b> <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. 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 in Forest Protocols adopted by the California Air Resources Board. Would the project:</i></p>	<p><b>Potentially Significant Impact</b></p>	<p><b>Less-Than-Significant With Mitigation Incorporated</b></p>	<p><b>Less-Than-Significant Impact</b></p>	<p><b>No Impact</b></p>
<p>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?</p>				<p>x</p>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?</p>				<p>x</p>
<p>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))?</p>				<p>x</p>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>				<p>x</p>
<p>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?</p>				<p>x</p>

**Discussion:**

a-e) The project site contains soils that consist of Red Bluff Loam, 3 to 8 percent slopes (RbB), and Churn Gravelly Loam, 0 to 3 percent slopes (CfA) and is not 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*. Red Bluff loam, 3 to 8 percent slopes, is representative of the Redding series, in which permeability is very slow. Runoff is slow to medium, and the hazard of erosion is slight to moderate. Churn Gravelly Loam, 0 to 3 percent slopes, is moderately well drained. Permeability and runoff are slow. The hazard of erosion is none to slight. These soil classifications do not represent prime suitability for agricultural use; therefore, development of the property would not result in any impact to agricultural resources.

**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. <b>AIR QUALITY:</b> <i>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:</i>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
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-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 (PM<sub>10</sub>). The mitigation thresholds for these pollutants are tiered at two levels as follows:

<b>Level "A"</b>	<b>Level "B"</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 <sub>10</sub>	137 pounds per day of PM <sub>10</sub>

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 NO<sub>x</sub>, ROG, and PM<sub>10</sub>) that contribute cumulatively to local and regional air quality conditions; and (2) fugitive dust (particulate/PM<sub>10</sub>) emissions are possible during construction activities. As a shopping center and self-storage facility serving and underserved area of the city where many residents travel much farther for these services, the 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 the SMMs and the application of Best Available Mitigation Measures for NO<sub>x</sub> emissions as outlined below would reduce the project's potential air quality impacts to a level less than significant.

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.

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

d) 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

California Air Resources Board. 2017. Area designations maps/state and national. <http://www.arb.ca.gov/desig/adm/adm.htm> (accessed April 19, 2021).

**Mitigation:**

None necessary.



IV. <b>BIOLOGICAL RESOURCES:</b> <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 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) A Biological Review Report was prepared for the project by Wildland Resource Managers (WRM), dated May 2020, to assess the impacts of the proposed project on biological resources in the project area and vicinity. In addition to research, database review, and species list reviews, a habitat assessment and biological reconnaissance survey was conducted. Upon numerous inspections of the project area few wildlife species were observed and no listed species of flora or fauna were found. Several bird species were observed moving through the area as well as bats foraging over the site. These movements were classified as “opportunistic” rather than evidencing a travel corridor or migratory movement, of which there is no evidence. On February 26, 2020 and April 8, 2020, a spade-foot toad survey was conducted paying particular attention to the intermittent and ephemeral stream areas. No toads were seen or heard. Although the intermittent stream that flows through the project area has connectivity to the Sacramento River downstream, fish passage during normal flows is restricted by barriers.
- b) According to the California Natural Diversity Database (CNDDB), 11 sensitive habitats, either on the Federal or State status, occur within CNDDB Enterprise Quadrant in which the project site is located: foothill yellow-legged frog, bald eagle, bank swallow, tricolored blackbird, vernal pool fairy shrimp, green sturgeon, steelhead, chinook salmon-Central Valley spring-run and - Sacramento River winter-run, gray wolf, slender Orcutt grass. Based on the Biological Review Report, discussed above, no riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulation, or by CDFW or U.S. Fish and Wildlife Service were observed on the project site.
- c) A Wetlands Delineation was prepared for the project by WRM in November 2019 and revised in May 2020. The field study efforts mapped 4 features in the proposed project site, including wetlands and other waters: emergent wetland, ephemeral swale, intermittent stream and a pond. There is an intermittent stream that flows through the center of the project site from north to south. The stream only carries water during the wet season from a culvert under Hartnell Avenue south across the property to the southwest corner. After leaving the property the stream is channeled along the western side of Shasta View Drive south to

Clover Creek Preserve. There is no true riparian habitat present. An ephemeral stream originates near the paved parking area in the northwest corner of the property and flows to north to south, intersecting the intermittent stream near the center of the property. This stream has a very shallow gradient with annual vegetation present within the stream channel. The emergent wetland is just to the east, and associated within, the intermittent stream near the center of the property. This wetland is moist during the winter months but dries out during the summer. The emergent pond holds water during the rainy season and quickly dries with the onset of warm weather. The delineation summarized that the combined total of jurisdictional wetland features on the proposed project site is 0.4013 acres. The project will impact all the wetland features found on the property. The intermittent stream will be placed within a 24-inch buried culvert and the ephemeral stream, emergent wetland and pond will be filled to the necessary project grade. In February 2020 the wetlands delineation report along with a Pre-construction notice, both prepared by WRM, were submitted to the U.S. Army Corps of Engineers with a request for a preliminary jurisdictional determination and assistance with implementation of appropriate mitigation measures. However, a response from the Corps is still pending. Implementation of MM-1 would reduce potential impacts to jurisdictional waters to less than significant.

- d) Although no active bird nests were observed on the proposed project site during the field inspections, birds could establish nests in vegetation on or adjacent to these areas in future nesting seasons. The federal Migratory Bird Treaty Act (MBTA) requires that nesting migratory birds not be adversely affected by human activities. Nesting migratory birds would potentially be directly or indirectly impacted by construction activities associated with the proposed project. Direct impacts include mortality resulting from removal of vegetation contained an active nest with eggs or chicks. Indirect impacts include nest abandonment by adults in response to loud noise levels or human encroachment, or a reduction in the amount of food available to young birds due to changes in feeding behavior by adults. Most migratory birds anticipated to occur in the project area next between February 1 and August 31. Implementation of MM-2 would reduce potential impacts to nesting migratory birds to less than significant.

During the biological field inspection, it was observed that there is some bat roosting habitat on-site in the form of tree cavities and bark crevices as well as several snags. However, no bat activity was observed around these features. The non-riparian trees on the site offer lower habitat values for bats; however, even on the non-riparian trees it is possible that bats could roost in trunk cavities or under loose bark. Implementation of MM-3 would reduce potential impacts to roosting bats to less than significant.

- 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. But efforts must still be made to retain existing trees if reasonably possible, and to sufficiently plant new trees in the context of the new development. A tree survey is required to identify natural trees and tree groups most suitable for preservation or "candidate trees/groups." Where all identified candidate trees/groups cannot be preserved, the set-aside of a natural area or areas within a project site that is particularly suitable for the planting, retention, and/or natural regeneration of trees is considered to be a desirable means of accomplishing the goals of the ordinance.

A Tree Survey was prepared for the project by Wildland Resource Managers. The survey found two primary vegetation associations on the project site. Blueoak/interior live oak woodlands were found along the eastern and southern edges of the property covering approximately 31.4 percent of the project site. The survey identified 193 blue oaks larger than 6-inch dbh and 92 interior live oak larger than 6-inch dbh. The Tree Survey Exhibit depicts the location of the group of trees on the proposed site plan. Further, it identified that there are several small to medium-sized oak trees located in the southwest portion of the site, however, none would be considered candidate trees. It was further observed that some vegetation management has taken place in the past as there is evidence of oak harvesting resulting in root crown sprouting and an open appearance in the north central portion of the project area. The proposal does not incorporate the retention of any of the trees. The developer is obligated to replant suitable new trees at the time of construction for shade. The Tree Management Ordinance identifies minimum planting criteria of one tree per 1,000 square feet of gross floor area or covered space, hence based on the proposed 83,888 square feet of gross floor area, a minimum of 84 trees are required. Additionally, the street frontages are required street trees at a ratio of 1 tree for every 30 feet of street frontage, therefore with the project site consisting of approximately 2,100 feet of street frontage, a minimum of 70 trees are required along the street frontages. Therefore, the requirement to plant a minimum of 154 new trees as a standard condition of development. Additionally, to mitigate the loss of trees at the project site MM-4 requires replacement at a minimum of 1:1 ratio resulting in a minimum of 194 trees planted in association with the project. Hence, the project is

consistent with the intent of the Tree Management Ordinance.

- 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  
Wetlands Delineation, by Wildland Resource Managers, May 2020  
Tree Survey by Wildland Resource Managers, September 27, 2019

**Mitigation:**

- **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:•
  - d. 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.
  - e. 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.
  - f. 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  $\geq 12$  inch dbh ) occurs during the bat non-volant season (March 1 through August 31), 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 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.

<b>V. CULTURAL RESOURCES:</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
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) An archaeological inventory survey, dated December 2019 was prepared by Sean Michael Jensen, M.A. 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. 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*
- Archaeological Inventory Survey, by Sean Michael Jensen, M.A., December 2019

**Mitigation:**

None necessary.

<b>VI. Energy:</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
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 operations such as lighting, heating, and cooling in the development is expected to be less than significant.
- 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.

<b>VII. GEOLOGY AND SOILS:</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> <li>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.</li> <li>ii) Strong seismic ground shaking?</li> <li>iii) Seismic-related ground failure, including liquefaction?</li> <li>iv) Landslides?</li> </ul>				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 two soil classifications types, Red Bluff Loam (RbA), and Churn Gravelly Loam (CfA). These classifications are characterized by slopes of 3-8% 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 of property in preparation for paving, landscaping, and building construction.

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.

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

<b>VIII. GREENHOUSE GAS EMISSIONS:</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
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 (mtCO<sub>2</sub>eq/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<sub>2</sub>):** 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<sub>4</sub>):** 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<sub>2</sub>O):** 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<sub>2</sub>). The majority of CO<sub>2</sub> 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<sub>2</sub> generated by motor-vehicle travel to and from the site. To a substantially lesser degree, the project will result in CH<sub>4</sub> 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’s direct or indirect impact on measurable GHGs in the Redding area would be less than significant.

**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, 20010.

Air Quality Management District, [https://www.co.shasta.ca.us/index/drm\\_index/aq\\_index.aspx](https://www.co.shasta.ca.us/index/drm_index/aq_index.aspx). Accessed April 22, 2020

**Mitigation:**

None necessary.

IX. <u>HAZARDS AND HAZARDOUS MATERIALS</u> : <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 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 directly 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 shopping center and storage facility, does not present a significant risk related to hazardous materials or emissions. There are no documented hazardous material sites located on or near the project.
- e) The project is not located within an airport land use plan or within two miles of a public airport or public use airport and would not result in a safety hazard for people residing or working in the project area. There would be no impact on public safety.
- f) The project does not involve a use or activity that could interfere with emergency-response or emergency-evacuation plans for the area.
- g) The project site is not located within the Very High Fire Severity Zone and is not adjacent to areas with significant fuel loads. 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.

<b>X. HYDROLOGY AND WATER QUALITY:</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				x
b) Substantially decrease 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 proposes to extend the public sewer system down Leonard Street to serve this site and the properties to the south. 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 domestic uses and fire protection. The proposed project would not impact groundwater supplies.
- c) Stormwater runoff from the site flows from north to south by way of an intermittent stream. The stream carries water from a culvert under Hartnell Avenue south across the property to the southwest corner. An ephemeral stream flows from the northwest to the center of the site where it joins the aforementioned intermittent stream. The project will be required to install storm drain pipe connecting the culvert under Hartnell Avenue to the storm drain system running along the western side of Shasta View Drive, but would not alter the 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*, and mitigation measures (if any) under Section IV., *Biological Resources*, 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. 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.

City of Redding Policy 1806 requires that all subdivision 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 stormwater hydrology analysis prepared by Wildland Resource Managers and dated May 2020 that concludes that impacts from stormwater drainage and runoff would be less than significant.

- 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 06089C1554G, dated March 17, 2011  
 City of Redding Storm Drain Master Plan, Montgomery-Watson Engineers 1993

**Mitigation:**

None necessary.

<b>XI. LAND USE AND PLANNING:</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
a) Physically divide an established community?				x

<b>XI. LAND USE AND PLANNING:</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
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 “SC” Shopping Center as are the properties to the north and west. The zoning transitions to multiple family and then single-family zoning to the south.
- b) The project is approximately 12.13 acres in size. The project area is currently zoned for shopping center, “SC” Zoning Designation, and has a General Plan designation of “Shopping Center.” A shopping center, therefore, is appropriate within the existing zoning district and General Plan designation. However, a self-storage facility is not a permitted land use with the existing zoning district nor General Plan designation. Therefore, the applicant is requesting a rezoning to “HC” Heavy Commercial and a general plan amendment to “Heavy Commercial.” The zoning transitions to multiple family to the east across Leonard Street and single family to the south, however, as a self-storage facility, very little traffic or noise is associated with these uses. The main office and gate for the facility is located along the Leonard Street frontage at the northwest corner of the facility. A detention basin and an emergency access easement is proposed along the south property line which will buffer the single family and multiple family districts from the proposed shopping center and self-storage facility. 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 land use plan, policy, or regulation 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.

<b>XII. MINERAL RESOURCES:</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
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) 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.

<b>XIII. NOISE:</b> <i>Would the project result in:</i>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
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) 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.
- b) Due to the nature of the project as a shopping center and 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) The proposed project site is not located within the vicinity of a private airstrip or airport, or within area of the Redding Municipal Airport or Benton airport land use plan.

**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.

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

**Discussion:**

a, b) The project will improve the frontage of the project site. The nature of the project, as a shopping center and self-storage facility, would not induce unplanned population growth and does not propose the extension of an new roads or utilities not anticipated by the General Plan. The project does not 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.

<b>XV. PUBLIC SERVICES:</b> <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>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
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 shopping center and 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.

<b>XVI. RECREATION:</b>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
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 shopping center and self-storage facility. As a nonresidential development project, the proposal is not expected to generate any significant additional demand for recreation opportunities or impact existing or proposed recreational facilities in Redding.
- 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.

<b>XVII. TRANSPORTATION: Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
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	

<b>XVII. TRANSPORTATION:</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
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 - c) A traffic study for the area was prepared by GHD, dated March 1, 2021. The study assessed four scenarios; (1) existing conditions; (2) existing plus project conditions; (3) year 2040 no project conditions; and (4) year 2040 plus project conditions.

The study identified under the “Existing Plus Project” scenario, the Shasta View Drive roadway segment is projected to operate at LOS F. Implementation of MM-5 which involves restriping of Shasta View Drive and construction of sidewalk along the east side of Shasta View Drive will reduce potential impacts to the Shasta View Drive roadway segment to less than significant.

Under the “Year 2040 Plus Project” scenario, the unsignalized intersection at Alta Mesa Drive and Hartnell Avenue is projected to operate at LOS E in the AM and LOS F in the PM peak hours. Implementation of MM-6 requiring the construction of a roundabout at this intersection will reduce potential impacts to the Alta Mesa Drive and Hartnell Avenue intersection to less than significant.

Therefore, incorporating the off-site improvements as mitigations, no impacts associated 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 frontage improvements along Shasta View Drive, Hartnell Avenue, and Leonard Avenue, including sidewalk along Shasta View Drive and Hartnell Avenue. The project would not significantly increase any hazards due to design but would enhance the circulation system with completion of sidewalks along both streets.

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*.

With the proposed improvements, impacts to transportation would be considered less than significant, and likely will improve levels of service.

- d) The Redding Fire Marshall has reviewed the project. The project includes entrances along Shasta View Drive and an emergency access/exit from the facility to Maraglia Street 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*
- Holiday Market Traffic Impact Analysis Memorandum, prepared by GHD, dated January 14, 2021

**Mitigation:**

- **MM-5** Off-site improvement along Shasta View Drive shall include the following:
  - a. 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.
  - b. 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.

<b>XVIII. TRIBAL CULTURAL RESOURCES:</b> <i>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:</i>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
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 March 8, 2021. 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.

<b>XIX. UTILITIES AND SERVICE SYSTEMS:</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
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 foreseeable future development during normal, dry and multiple dry years?				x



<b>XIX. UTILITIES AND SERVICE SYSTEMS:</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
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) Wastewater generated from the project would be that associated with the shopping center and manager's office 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. 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).

- b) Potable water is available from the City to serve all seven parcels of 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 and the reasonably foreseeable future during normal, dry, and multiple dry years.
- c) All seven of the project parcels will utilize the City's sanitary sewer system to dispose of wastewater. Adequate sewer capacity is available in the City's existing system.
- d, e) 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.

<b>XX. WILDFIRE:</b> <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
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 vegetated area or slopes, 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.

<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE:</b>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
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		
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		

<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE:</b>	<b>Potentially Significant Impact</b>	<b>Less-Than-Significant With Mitigation Incorporated</b>	<b>Less-Than-Significant Impact</b>	<b>No Impact</b>
c) Does the project have potential environmental effects which may cause substantial adverse effects on human beings, either directly or indirectly?				<b>X</b>

**Discussion:**

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

- a) The project has the potential to degrade wildlife habitat in general due to erosion and sedimentation resulting from grading and construction of project infrastructure. However, the project conditions as identified under *Hydrology/Water Quality* have been established to reduce potential impacts to a level less than significant.
- 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) and Best Available Mitigation Measures (BAMMS) 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:**

None Necessary

## HARTNELL COMMERCIAL COMPLEX BY SUMMIT DEVELOPMENT PROJECT

### MITIGATION MONITORING PROGRAM CONTENTS

This document is the Mitigation Monitoring Program (MMP) for the Hartnell Commercial Complex by Summit Development. 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 the Hartnell Commercial Complex by Summit Development. 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 for the Hartnell Commercial Complex by Summit Development. 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 Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
<p>Mitigation Measure 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:*</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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</li> </ul>	<p>Prior to issuance of a Grading Permit</p>	<p>Planning Division, and Public Works Department</p>	

<p>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.</p>			
<p>Mitigation Measure 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.</p>	<p>Prior to issuance of a grading or tree removal permit.</p>	<p>Planning Division, and Public Works Department</p>	
<p>Mitigation Measure 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 <math>\geq 12</math> inch dbh ) occurs during the bat non-volant season (March 1 through August 31), 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 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.</p>	<p>Prior to issuance of a grading or tree removal permit.</p>	<p>Planning Division, and Public Works Department</p>	
<p>Mitigation Measure 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.</p>	<p>Prior to issuance of a certificate of occupancy.</p>	<p>Planning Division, and Public Works Department</p>	
<p>Mitigation Measure 5 – Off-site improvement along Shasta View Drive shall include the following:</p> <ul style="list-style-type: none"> <li>○ 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</li> </ul>	<p>Prior to issuance of a certificate of occupancy.</p>	<p>Planning Division, and Public Works Department</p>	

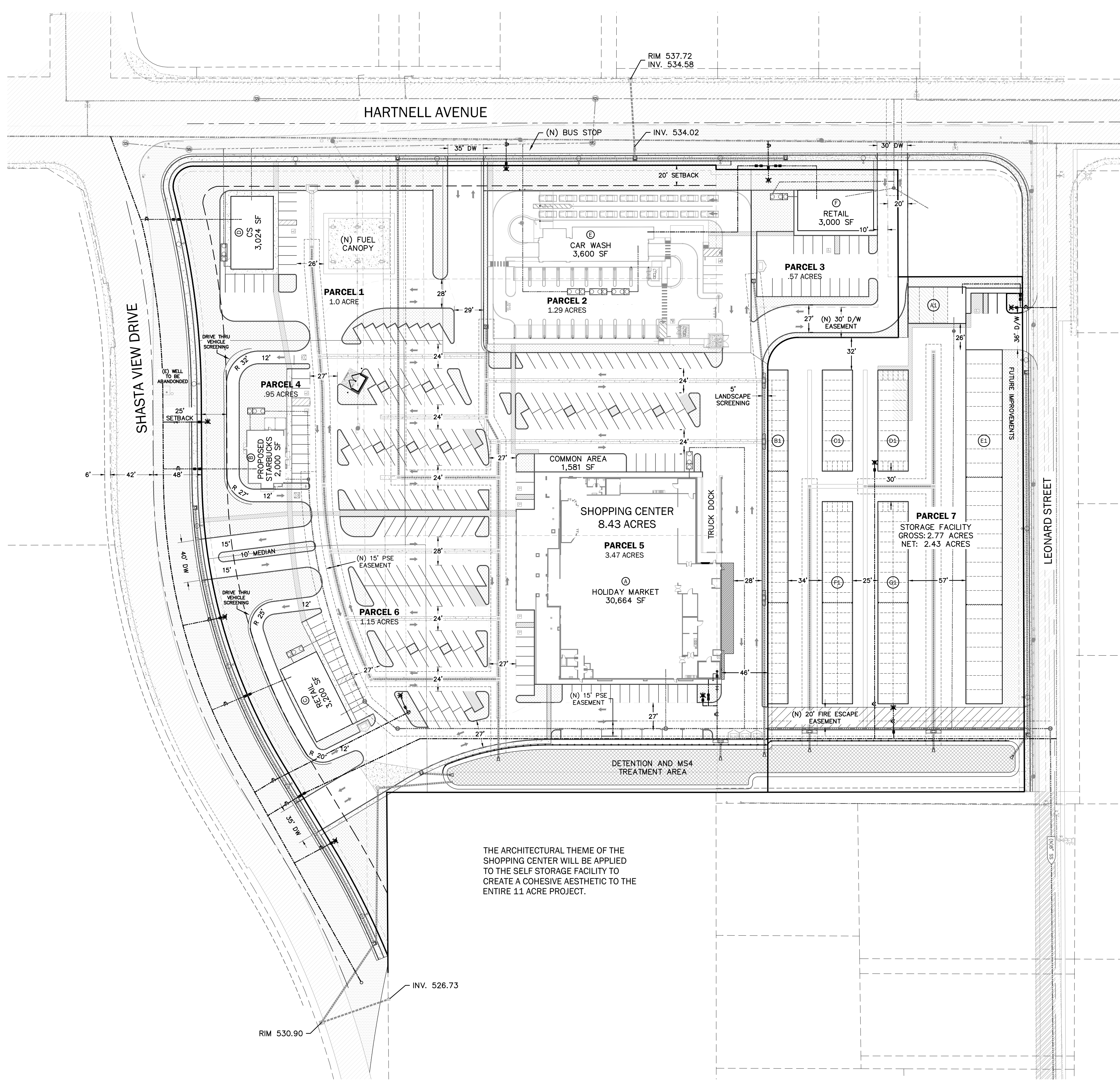
lane. ○ Construct a 5-foot sidewalk along the east side of Shasta View Drive from Hartnell Avenue to Christian Avenue.			
Mitigation Measure 6 – Construct a 3-leg, single lane roundabout at the Alta Mesa Drive and Hartnell Avenue intersection.	Prior to issuance of a certificate of occupancy.	Planning Division, and Public Works Department	



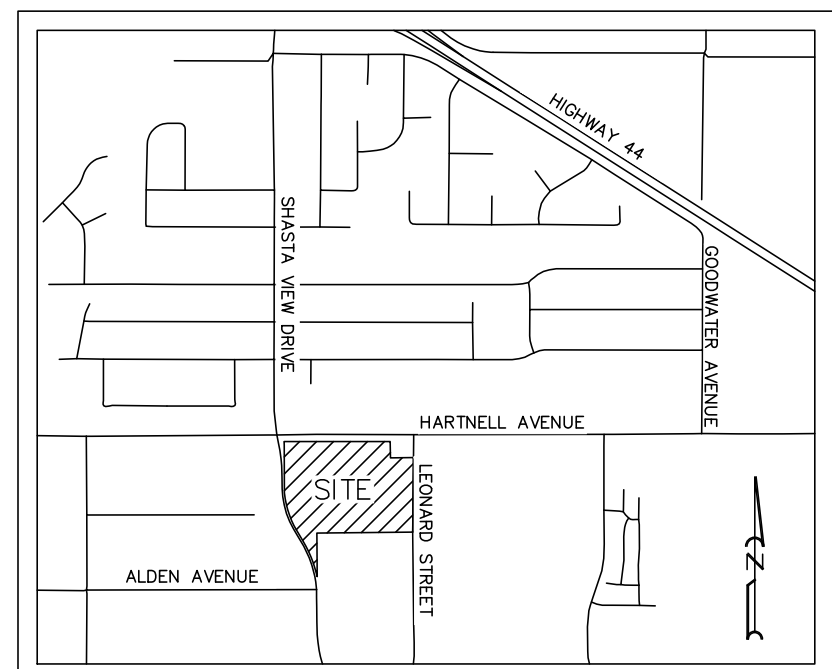


	<b>GIS DIVISION</b> INFORMATION TECHNOLOGY DEPARTMENT	<b>LOCATION MAP</b>	MTG. DATE:
	DATE PRODUCED: NOVEMBER 24, 2020	UP-2020-01669 / GPA-2020-01667 / RZ-2020-01668 TJG / SUMMIT DEVELOPMENT	
		2469 & 2525 HARTNELL AVE/3055 & 3091 APPIAN WAY/3050 LEONARD ST AP# 110-210-055 / 110-020-001, -037, -038 &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





THE ARCHITECTURAL THEME OF THE SHOPPING CENTER WILL BE APPLIED TO THE SELF STORAGE FACILITY TO CREATE A COHESIVE AESTHETIC TO THE ENTIRE 11 ACRE PROJECT.



VICINITY MAP  
NOT TO SCALE



**SHOPPING CENTER PARKING ANALYSIS**

USE	REQUIRED STALLS	PROVIDED
A. 30,664 SF GROCERY	103	147
B. 2,000 SF COFFEE	27	35
C. 3,200 SF DRIVE THRU	43	30
D. 3,024 SF GAS	13	21
E. 3,600 SF CAR WASH	12	23
F. 3,000 SF RETAIL	13	17
<b>TOTAL</b>	<b>211</b>	<b>273</b>

**38,400 SF STORAGE FACILITY PARKING AND BUILDING ANALYSIS**

USE/SIZE	REQUIRED STALLS	PROVIDED
A1. 500 OFFICE / 1,200 STORAGE	3	3
B1. 6,600 SF STORAGE	-	-
C1. 3,000 SF STORAGE	-	-
D1. 3,000 SF STORAGE	-	-
E1. 12,600 SF STORAGE	-	-
F1. 6,000 SF STORAGE	-	-
G1. 6,000 SF STORAGE	-	-
<b>TOTAL</b>	<b>3</b>	<b>3</b>

NOTE:  
1. ACCORDING TO SITE PLANNING PRINCIPLES IN THE COMMERCIAL DESIGN CRITERIA DEVELOPMENTS 25,000 SF OR LARGER REQUIRE AREAS EQUAL TO 5% OF THE TOTAL BUILDING SF FOR PUBLIC USES.  
2. ADDITIONAL LANDSCAPE EQUALING 5% OF THE TOTAL BUILDING SF IS REQUIRED IN ADDITION TO FRONTAGE AND PARKING LOT LANDSCAPE.

**LEGEND**

- RECORD BOUNDARY
- - - ADJACENT BOUNDARY
- - - 25' BUILDING SETBACK
- - - (EX) OVERHEAD ELECTRIC
- - - (EX) STORM DRAIN
- - - (EX) SEWER LINE
- ⊙ (EX) SSMH
- (EX) WATER LINE
- (EX) WATER VALVE
- (EX) FIRE HYDRANT
- ▨ ROW DEDICATION
- (N) LANDSCAPING

OWNER / APPLICANT  
NORTH STATE GROCERY, INC.  
PO BOX 439  
COTTONWOOD, CA 96022

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

PROJECT ADDRESS  
2469 HARTNELL AVE  
REDDING, CA 96002

2525 HARTNELL AVE  
REDDING, CA 96002

3055 APPIAN WAY  
REDDING, CA 96002

3050 LEONARD ST  
REDDING, CA 96002

3091 APPIAN WAY  
REDDING, CA 96003

APNs  
110-210-055,110-020-001  
110-020-037,110-020-038  
110-020-061

TOTAL AREA  
11.20 ACRES

CURRENT ZONING  
SC - SHOPPING CENTER  
11.20 ACRES

PROPOSED ZONING  
HC - HEAVY COMMERCIAL  
2.77 ACRES

CURRENT GENERAL PLAN  
SC - SHOPPING CENTER  
11.20 ACRES

PROPOSED GENERAL PLAN  
HC - HEAVY COMMERCIAL  
2.77 ACRES

LANDSCAPING (11.20 ACRES)  
REQUIRED - 13,140 SQ FT  
PROVIDED - 42,484 SQ FT

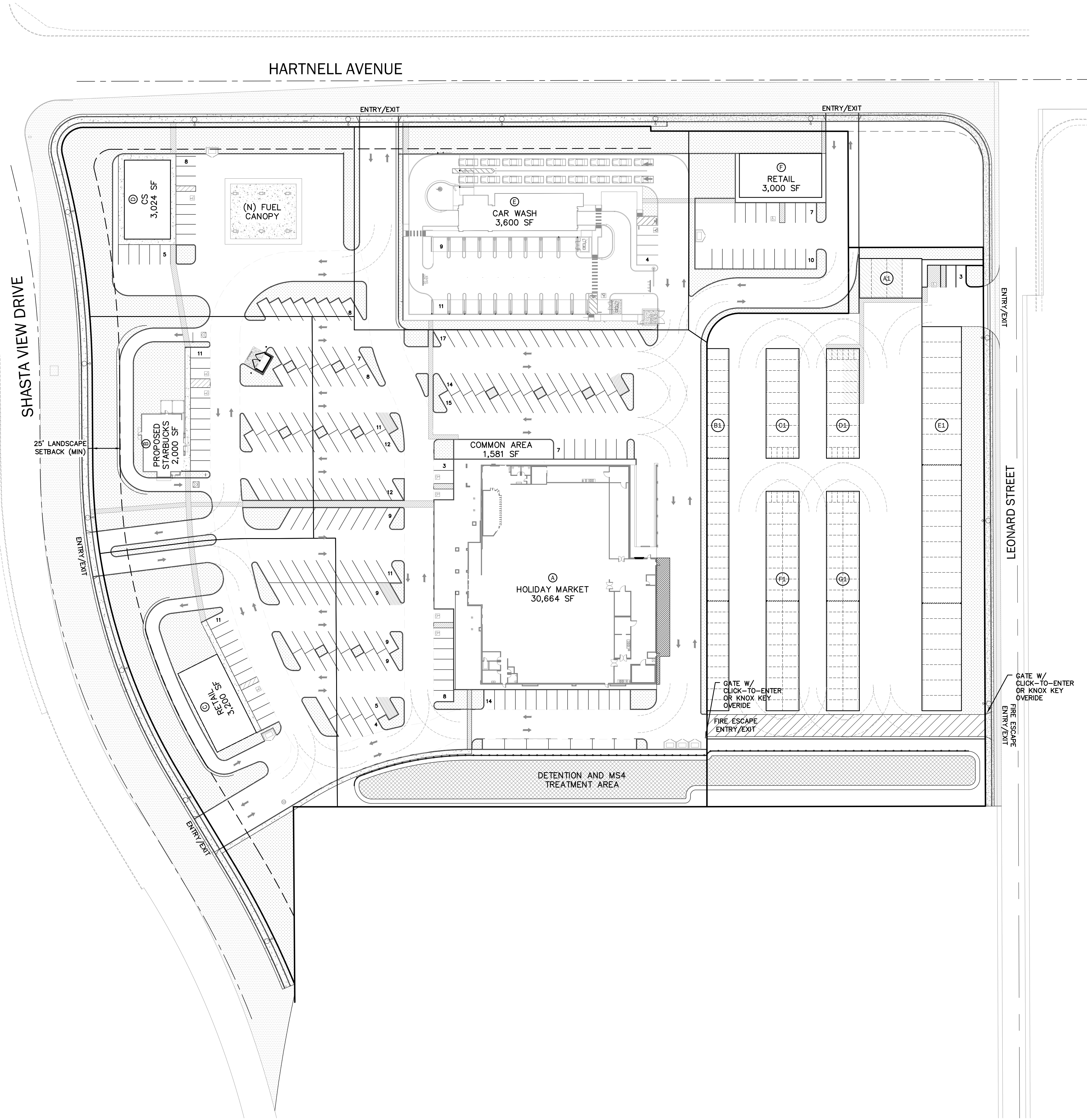
APN STORAGE FACILITY  
110-020-061

APNs SHOPPING CENTER  
110-210-055,110-020-001  
110-020-037,110-020-038

UP-2020-01669

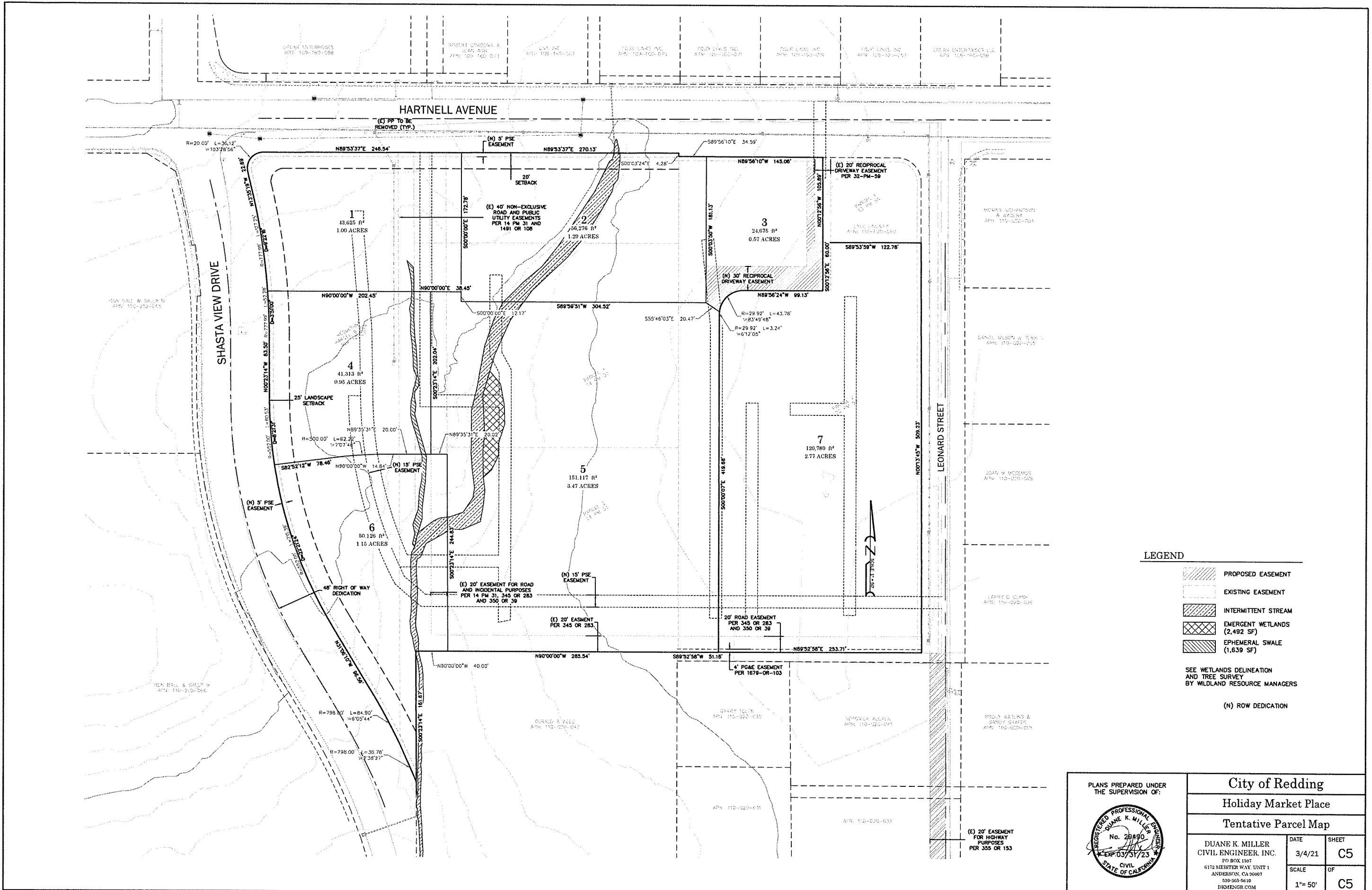
PLANS PREPARED UNDER THE SUPERVISION OF:		City of Redding	
		Holiday Market Place	
		Use Permit Site Plan	
DUANE K. MILLER CIVIL ENGINEER, INC. PO BOX 1307 6172 MEISTER WAY, UNIT 1 ANDERSON, CA 96007 530-365-5610 DKMENGR.COM	DATE	SHEET	
	5/7/21	C1	
	SCALE	OF	
	1" = 50'	C6	





SCALE: 1" = 50'

PLANS PREPARED UNDER THE SUPERVISION OF:		City of Redding	
		Holiday Market Place	
		Site 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	
	5/7/21	C2	
	SCALE	OF	
	1" = 50'	C6	



**LEGEND**

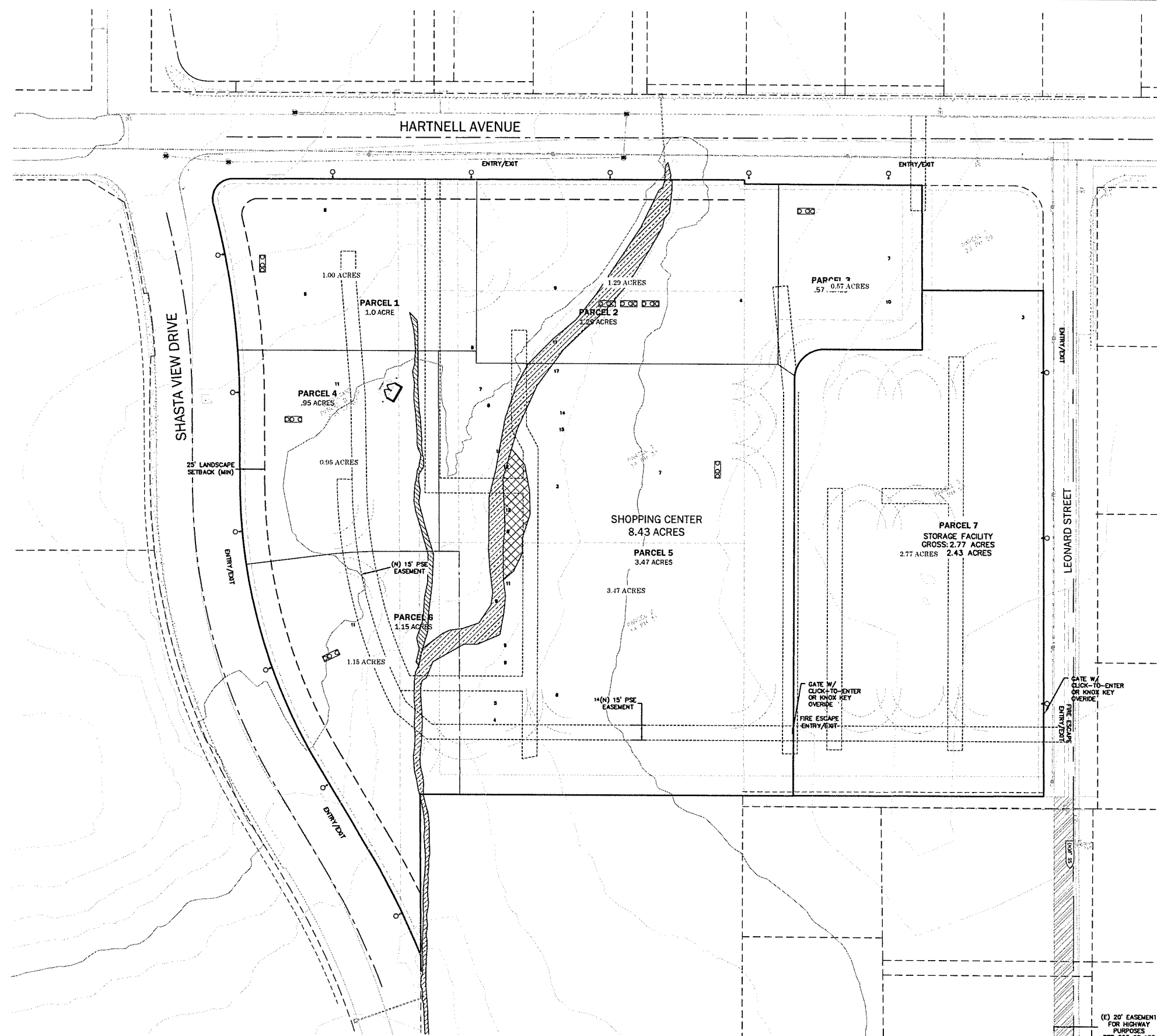
- PROPOSED EASEMENT
- EXISTING EASEMENT
- INTERMITTENT STREAM
- EMERGENT WETLANDS (2,492 SF)
- EPHEMERAL SWALE (1,639 SF)

SEE WETLANDS DELINEATION AND TREE SURVEY BY WILDLAND RESOURCE MANAGERS

(N) ROW DEDICATION

PLANS PREPARED UNDER THE SUPERVISION OF:		<b>City of Redding</b>	
		Holiday Market Place	
		Tentative Parcel Map	
	DATE	SHEET	
	3/4/21	C5	
DUANE K. MILLER CIVIL ENGINEER, INC. PO BOX 1507 6172 MEISTER WAY, UNIT 1 ANDERSPIN, CA 96007 530-365-9418 DDMENGR.COM	SCALE	OF	
	1" = 50'	C5	





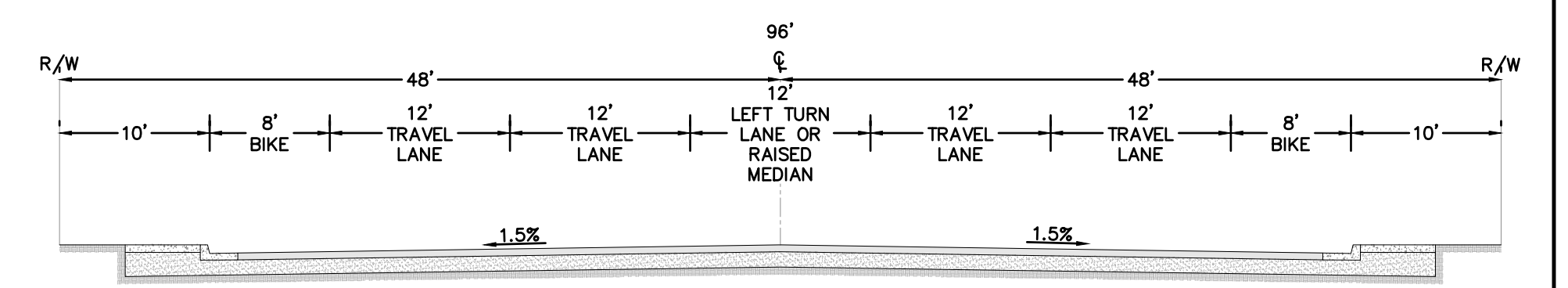
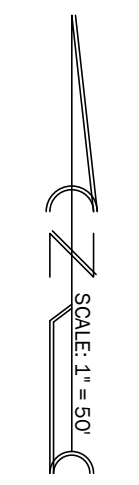
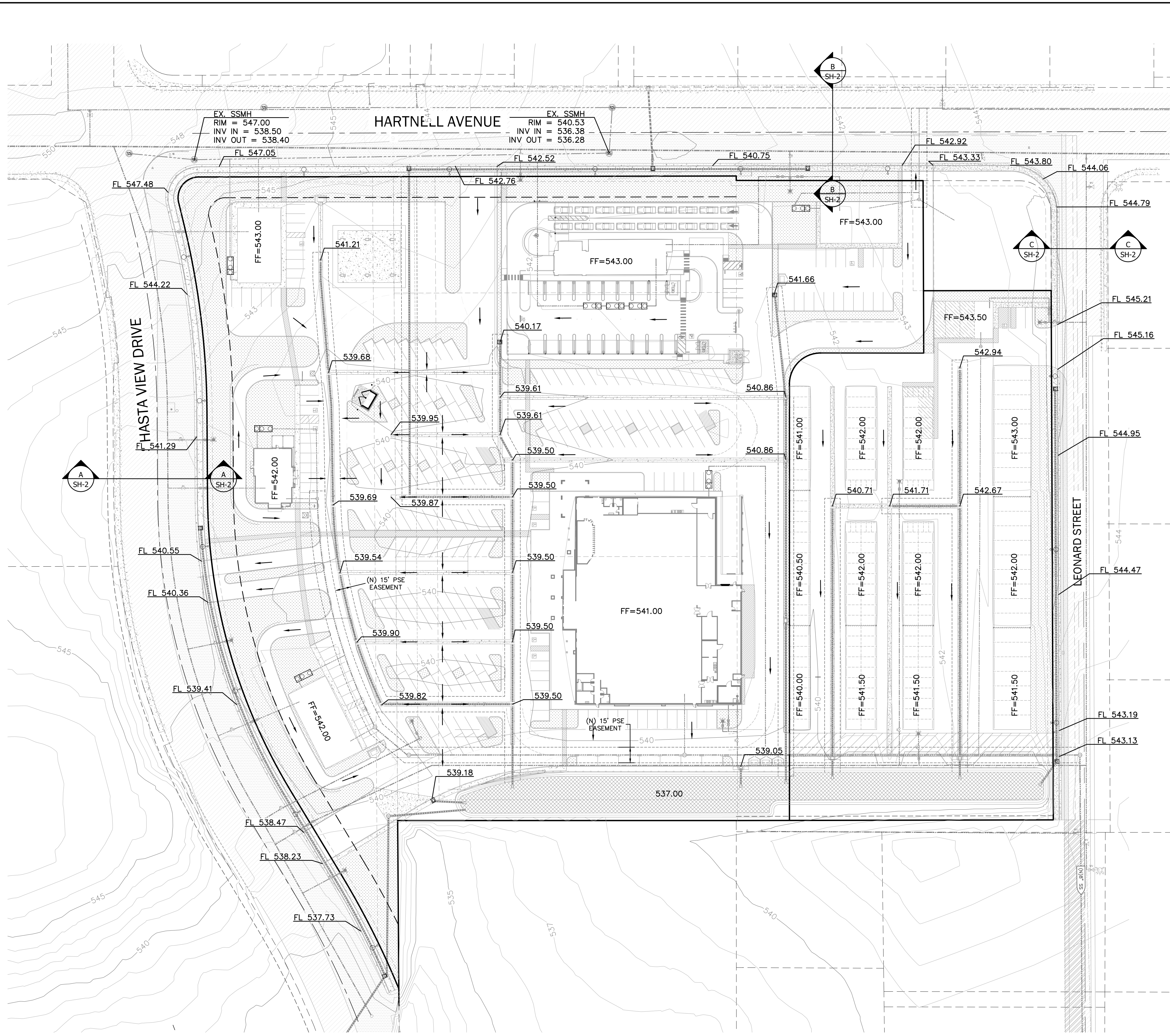
PLANS PREPARED UNDER THE SUPERVISION OF:

**REGISTERED PROFESSIONAL ENGINEER**  
**DUANE K. MILLER**  
 No. 29490  
 EXP. 03/31/23  
 CIVIL  
 STATE OF CALIFORNIA

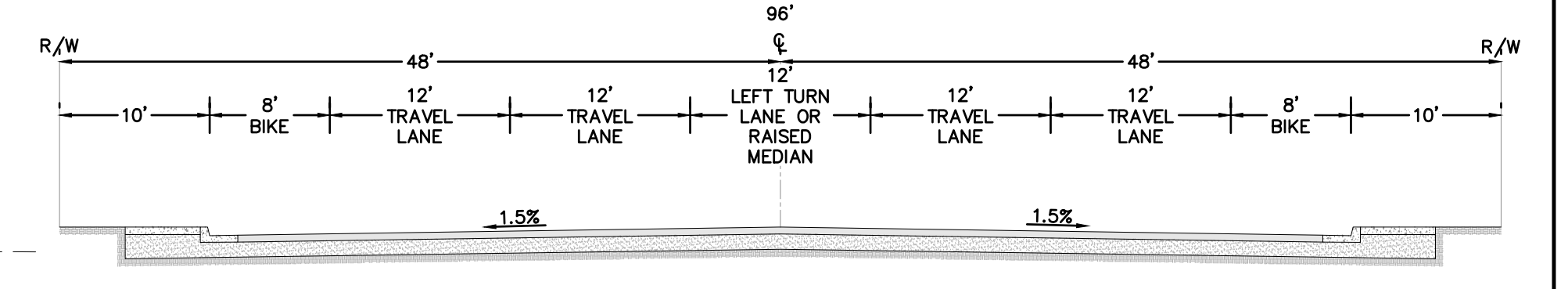
City of Redding		
Holiday Market Place		
Tentative Parcel Map		
DUANE K. MILLER CIVIL ENGINEER, INC. PO BOX 1307 6172 MEISTER WAY, UNIT 1 ANDERSON, CA 96007 530-965-5619 DKMENGR.COM	DATE 3/4/21	SHEET 4
	SCALE 1" = 50'	OF 4

(E) 20' EASEMENT FOR HIGHWAY PURPOSES  
 DEC 14 2014

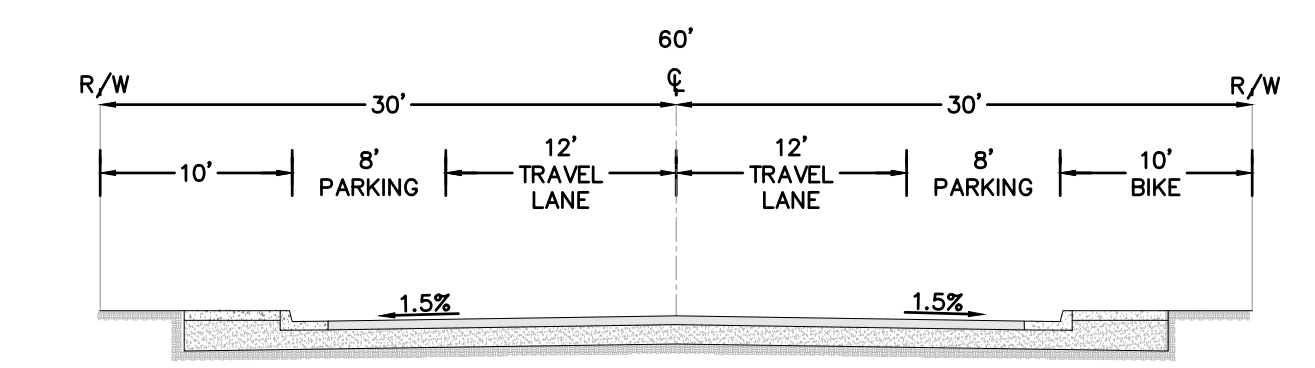




A-A TYPICAL SECTION: HASTA VIEW DRIVE  
SH-2  
SCALE: NTS



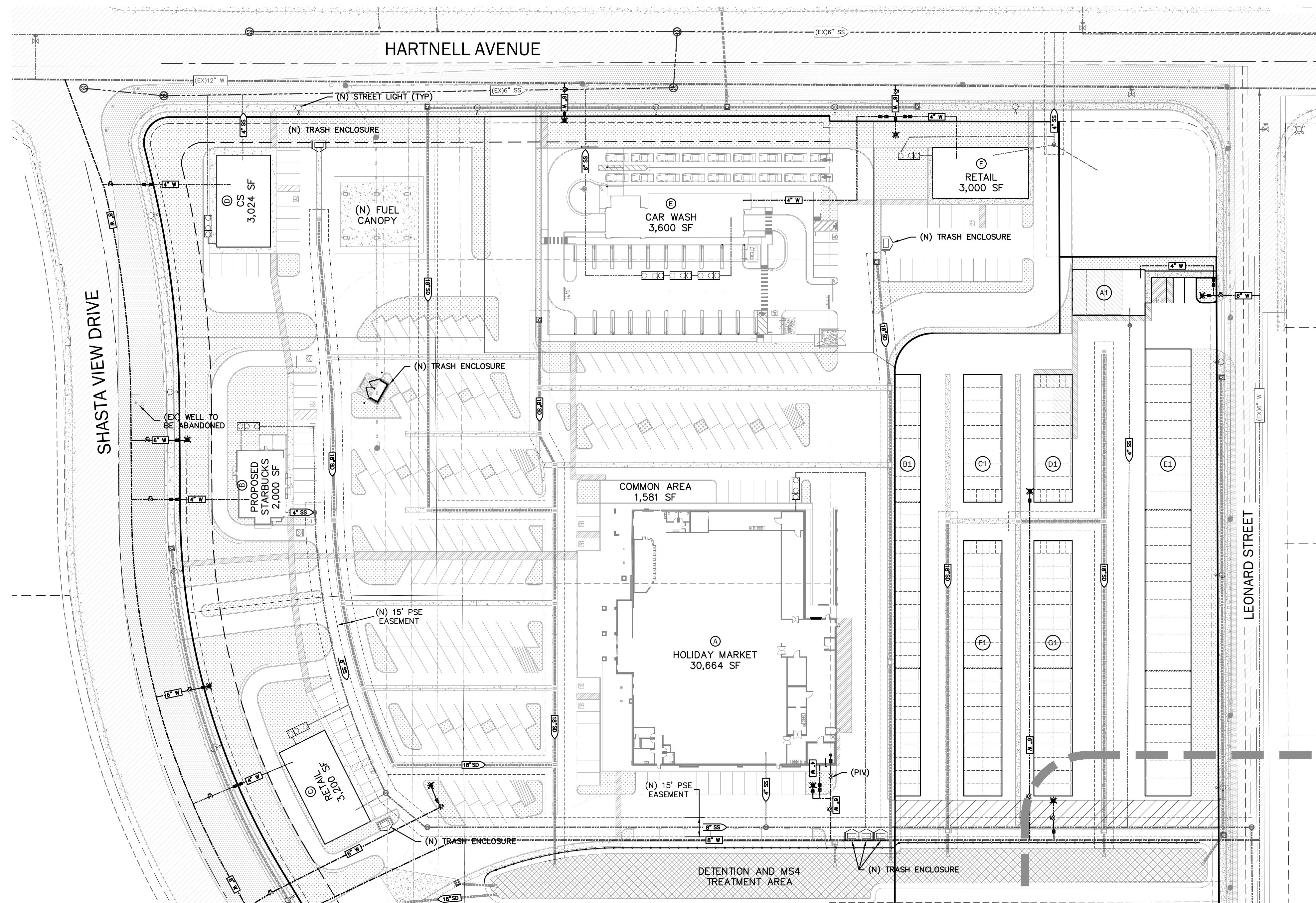
B-B TYPICAL SECTION: HARTNELL AVENUE  
SH-2  
SCALE: NTS



C-C TYPICAL SECTION: LEONARD STREET  
SH-2  
SCALE: NTS

PLANS PREPARED UNDER THE SUPERVISION OF:		<b>City of Redding</b>	
		Holiday Market Place	
		Preliminary Grading Plan	
	DATE	SHEET	
	5/7/21	C3	
DUANE K. MILLER CIVIL ENGINEER, INC. PO BOX 1307 6172 MEISTER WAY, UNIT 1 ANDERSON, CA 96007 530-365-5610 DKMENGR.COM	SCALE	OF	
	1"= 50'	C6	

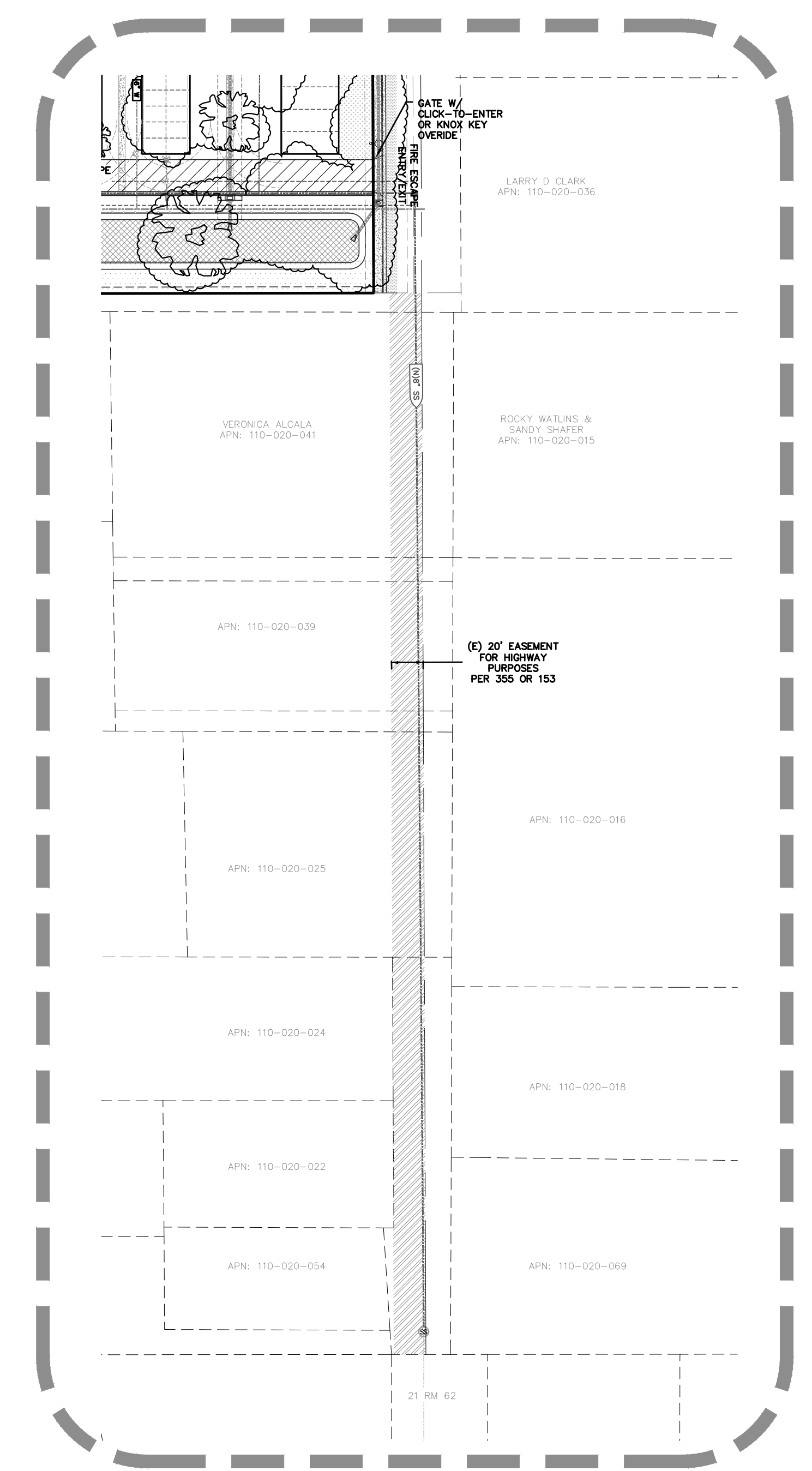




**LEGEND**

—	RECORD BOUNDARY	—	(N) WATER LINE
- - -	ADJACENT BOUNDARY	—	(N) WATER VALVE C.O.R.C.S. 404.00
- - -	5' PUE	—	(N) WATER METER C.O.R.C.S. 401.00
- - -	20' SETBACK LINE	—	(N) FIRE HYDRANT C.O.R.C.S. 421.00
- - -	(EX) 8" SEWER LINE	—	(N) RFP DEVICE C.O.R.C.S. 431.00
○	(EX) SSMH	—	(N) FDC C.O.R.C.S. 422.32
—	(EX) WATER LINE	—	(N) AREA DRAIN
—	(EX) WATER VALVE	—	(N) NO. 3 CATCH BASIN
—	(EX) WATER METER	—	(N) SD PIPE
—	(EX) FIRE HYDRANT	—	(N) STREET LIGHT C.O.R.C.S. 560.04
—	(EX) FLOW LINE	—	(N) TRASH ENCLOSURE (DOUBLE AS NEEDED) PER C.O.R. M.C. 18.40.120
—	(EX) OVERHEAD ELECTRIC UTILITIES	—	(N) FENCE
—	(EX) ROAD	—	(N) ADA UNIT
—	(N) GRADE BREAK	—	(N) HMA
—	(N) 4" SEWER LATERAL C.O.R.C.S. 301.00	—	(N) CONCRETE
—	(N) LATERAL CLEAN OUT C.O.R.C.S. 302.00	—	(N) LANDSCAPING

SEE DETAIL A  
THIS SHEET



LEONARD STREET OFF-SITE  
SANITARY SEWER DETAIL A  
NTS

NOTE: ALL ON-SITE PUBLIC STORM DRAIN  
AND SANITARY SEWER SHALL BE LOCATED WITHIN  
A 15' PSE WITH NO LONGITUDINAL CONFLICTS.

PLANS PREPARED UNDER THE SUPERVISION OF:		City of Redding	
		Holiday Market Place	
		Preliminary 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	
	5/7/21	C4	
	SCALE	OF	
	1" = 50'	C6	














**LEGEND**

-  TREES 6" - 8"
-  TREES 8" - 10"
-  TREES >10"
-  TREE CLUSTER

TREE SURVEY		
SPECIES	NUMBER OVER 6" DBH	DBH SIZE RANGE
BLUE OAK	193	6" - 34.5"
INTERIOR LIVE OAK	92	6" - 22"

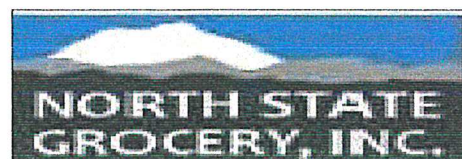
PLANS PREPARED UNDER THE SUPERVISION OF: 	<b>City of Redding</b>	
	Holiday Market Place	
	Tree Survey	
DUANE K. MILLER CIVIL ENGINEER, INC. PO BOX 1307 6172 MEISTER WAY, UNIT 1 ANDERSON, CA 96007 530-365-5610 DKMENGR.COM	DATE	SHEET
	5/7/21	C6
	SCALE	OF
	1" = 50'	C6





HARTNELL COMMERCIAL COMPLEX  
ARCHITECTURE VISIONING PACKAGE

RECEIVED  
NOV 18 2020  
DEVELOPMENT SERVICES DEPT.



HARTNELL COMMERCIAL COMPLEX

November 13, 2020

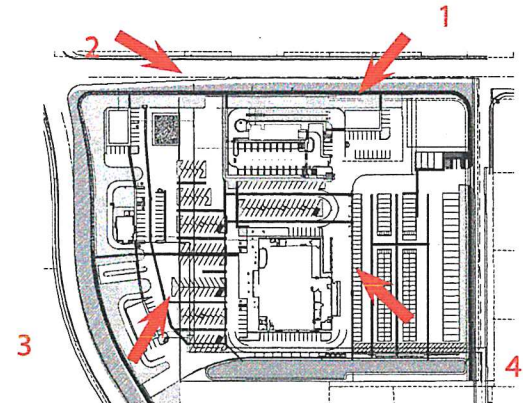




**DESIGN CONCEPT:**

- A0.01- SITE PLAN
- A0.02- SITE AERIAL VIEWS
- A0.03- SITE VIEWS
- A0.04- SITE VIEWS
- A1.01- BUILDING 'A' FLOOR PLAN: GROCERY
- A1.02- BUILDING 'A' ROOF PLAN: GROCERY
- A1.03- BUILDING 'A' ELEVATION: GROCERY
- A1.04- BUILDING 'A' ELEVATIONS: GROCERY
- A1.05- BUILDING 'A' ELEVATIONS: GROCERY
- A1.06- BUILDING 'A' PERSPECTIVE: GROCERY
- A2.01- BUILDING 'B' FLOOR PLAN: STARBUCKS
- A2.02- BUILDING 'B' ROOF PLAN: STARBUCKS
- A2.03- BUILDING 'B' ELEVATION: STARBUCKS
- A2.04- BUILDING 'B' ELEVATIONS: STARBUCKS
- A2.05- BUILDING 'B' PERSPECTIVE: STARBUCKS
- A3.01- BUILDING 'C' ELEVATION: FAST FOOD
- A3.02- BUILDING 'C' ELEVATIONS: FAST FOOD
- A3.03- BUILDING 'C' PERSPECTIVE: FAST FOOD
- A4.01- BUILDING 'D' ELEVATION: CS GAS
- A4.02- BUILDING 'D' ELEVATIONS: CS GAS
- A4.03- BUILDING 'D' PERSPECTIVE: CS GAS
- A5.01- BUILDING 'E' ELEVATION: CARWASH
- A5.02- BUILDING 'E' ELEVATIONS: CARWASH
- A5.03- BUILDING 'E' PERSPECTIVE: CARWASH
- A6.01- BUILDING 'F' ELEVATION: RETAIL
- A6.02- BUILDING 'F' ELEVATIONS: RETAIL
- A6.03- BUILDING 'F' PERSPECTIVE: RETAIL
- A7.01- BUILDING 'G' ELEVATION: STORAGE
- A7.02- BUILDING 'G' ELEVATIONS: STORAGE
- A7.03- BUILDING 'G' PERSPECTIVE: STORAGE
- A8.01- MATERIALS AND COLOR SCHEMES
- A8.02- VISUAL BARRIER WALL AND CMU WALL DETAILS
- A8.03- TRASH ENCLOSURE
- A8.04- MONUMENT SIGNAGE ELEVATIONS





NORTH EAST - 1



NORTH WEST - 2



SOUTH WEST - 3

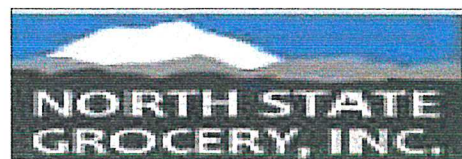


SOUTH EAST - 4

SITE AERIAL VIEWS

HARTNELL COMMERCIAL COMPLEX

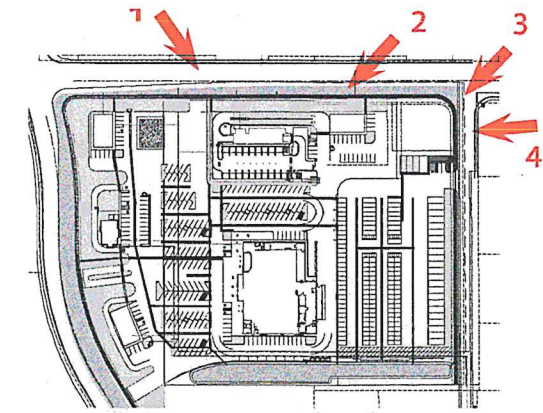
A0.02



November 13, 2020







VIEW - 1



VIEW - 2



VIEW - 3



VIEW - 4

SITE VIEWS

A0.03

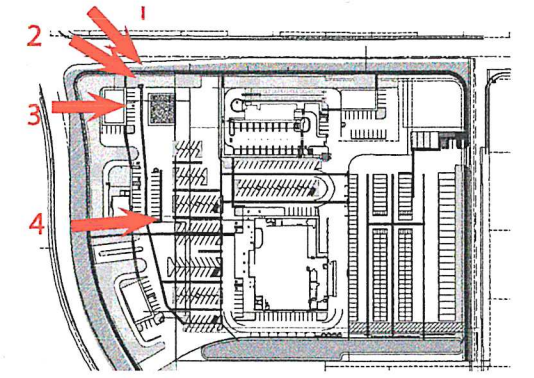


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November 13, 2020







VIEW - 1



VIEW - 2

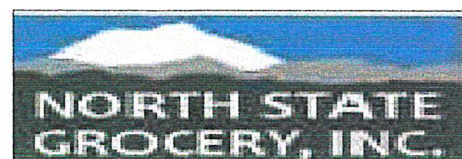


VIEW - 3



VIEW - 4

A0.04



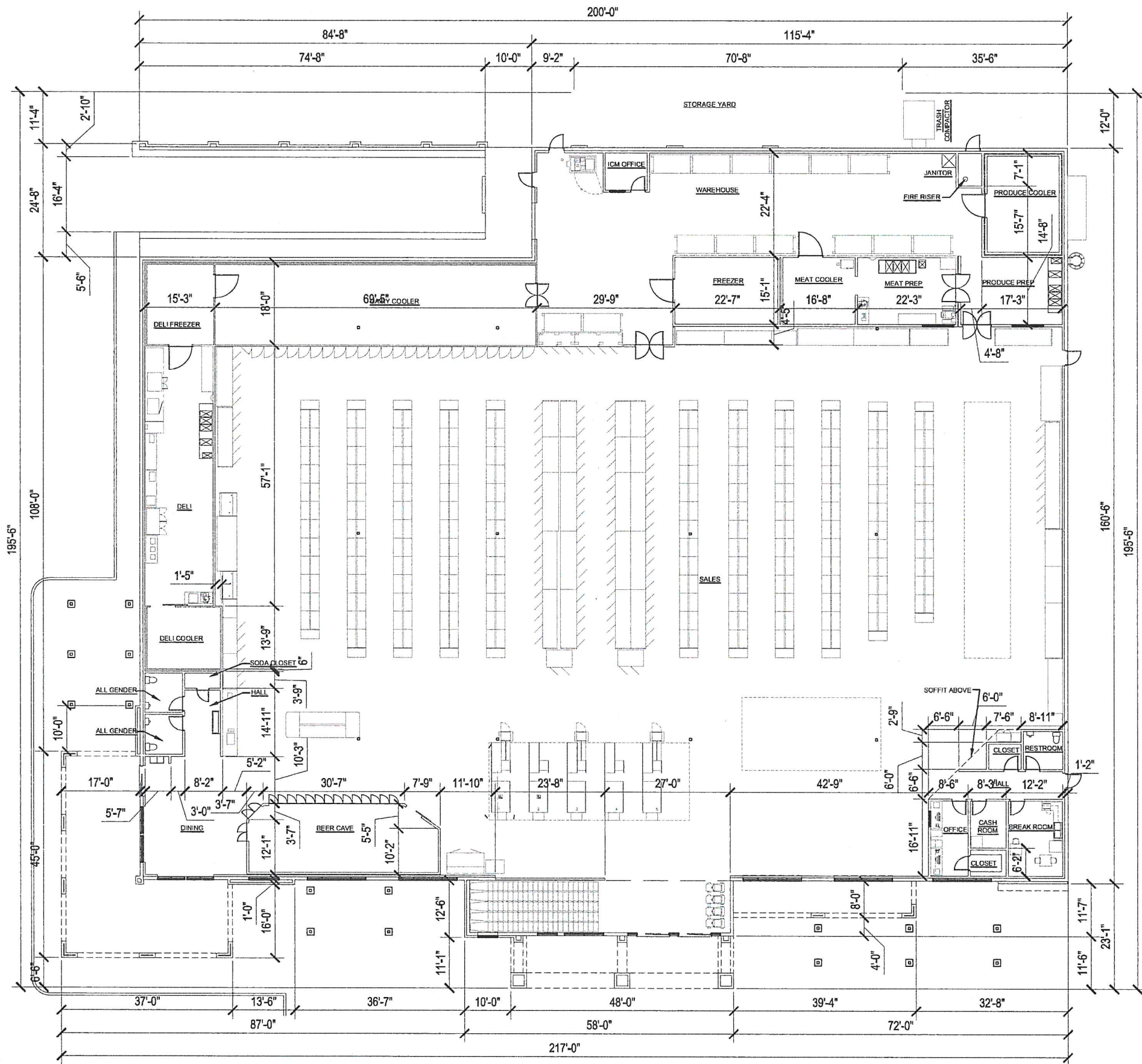
SITE VIEWS

HARTNELL COMMERCIAL COMPLEX

November 13, 2020







BUILDING 'A' FLOOR PLAN - GROCERY

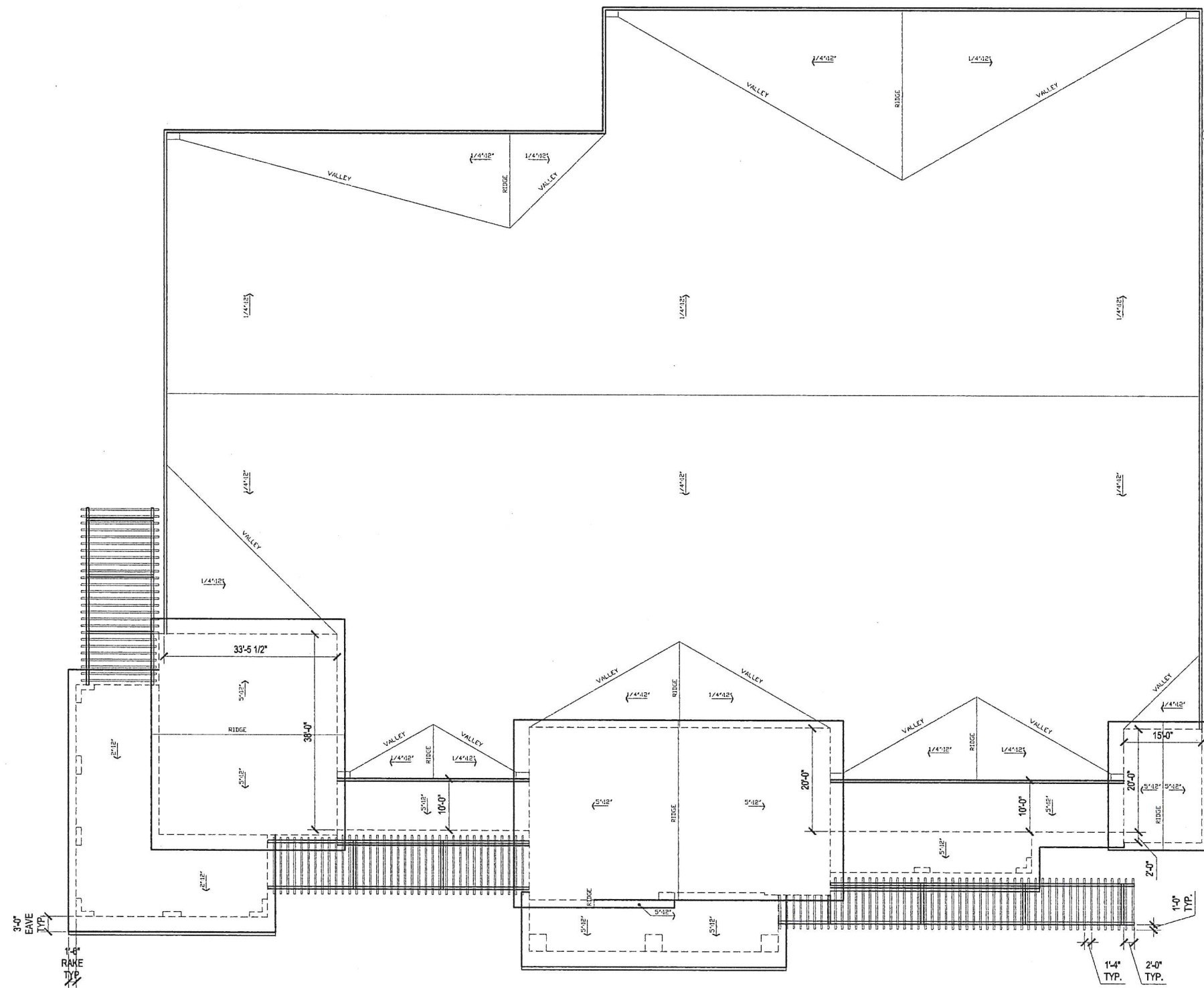
A1.01

HARTNELL COMMERCIAL COMPLEX



November 13, 2020

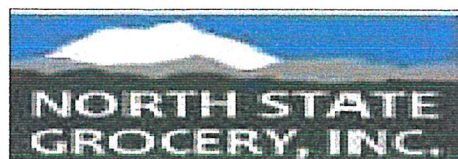




BUILDING 'A' - ROOF PLAN - GROCERY

A1.02

HARTNELL COMMERCIAL COMPLEX



November 13, 2020

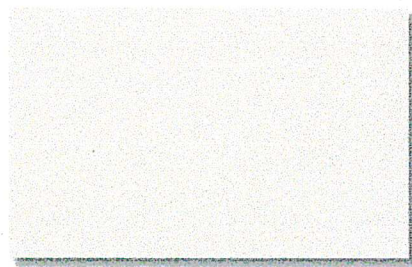




COLOR SCHEME 1



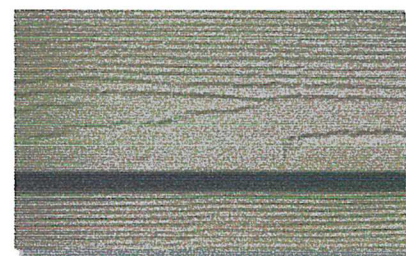
STONE VENEER



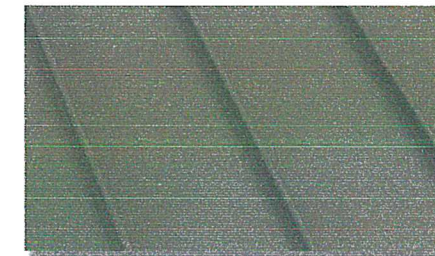
STUCCO



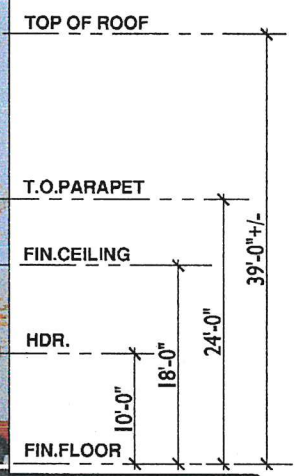
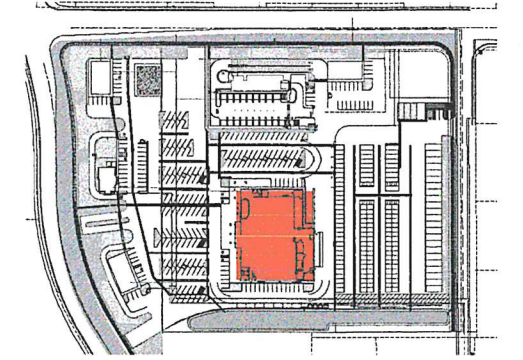
BOARD & BATT



LAP SIDING

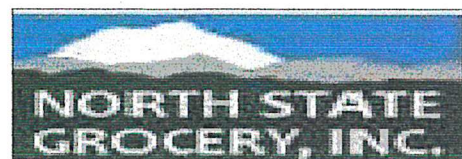


METAL ROOF



BUILDING 'A' ELEVATION - GROCERY

A1.03



HARTNELL COMMERCIAL COMPLEX

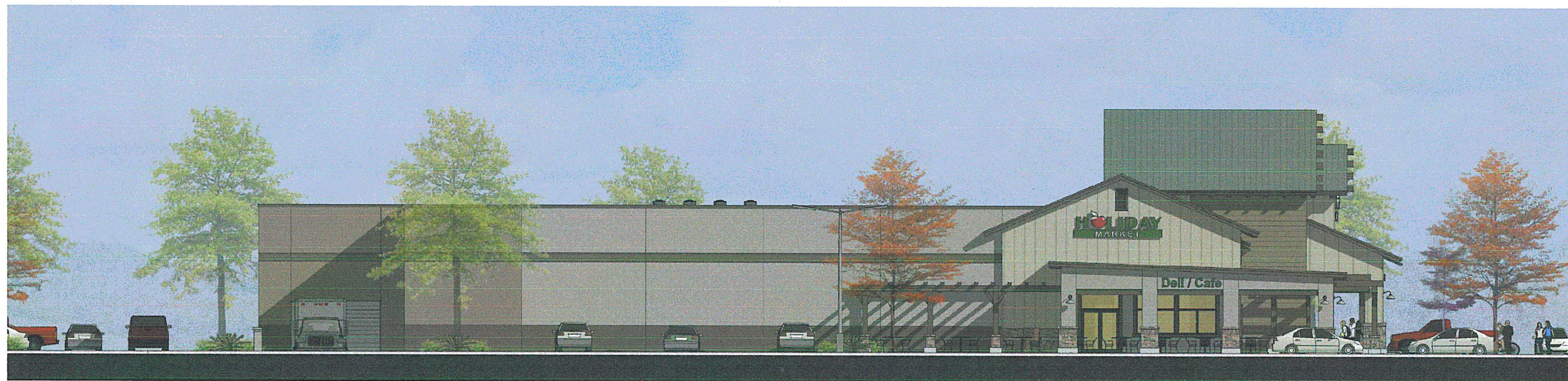
November 13, 2020







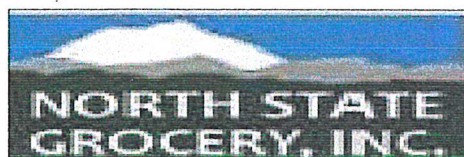
FRONT ELEVATION



LEFT ELEVATION

BUILDING 'A' ELEVATIONS - GROCERY

A1.04



November 13, 2020







REAR ELEVATION



RIGHT ELEVATION

BUILDING 'A' ELEVATIONS - GROCERY

A1.05

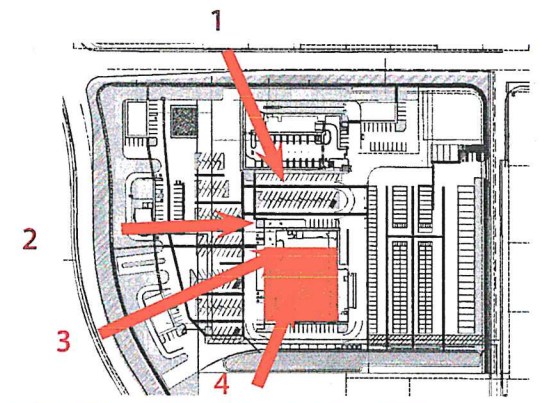
**HARTNELL COMMERCIAL COMPLEX**



November 13, 2020







VIEW - 1



VIEW - 2



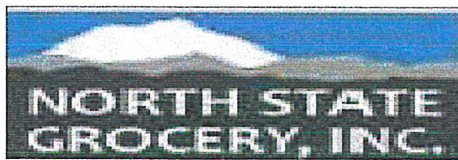
VIEW - 3



VIEW - 4

BUILDING 'A' PERSPECTIVE - GROCERY

A1.06



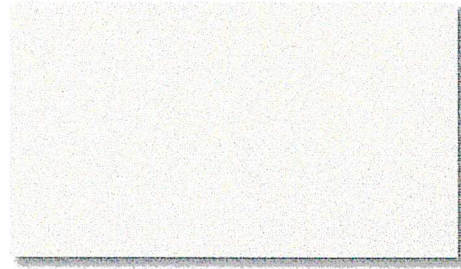
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November 13, 2020





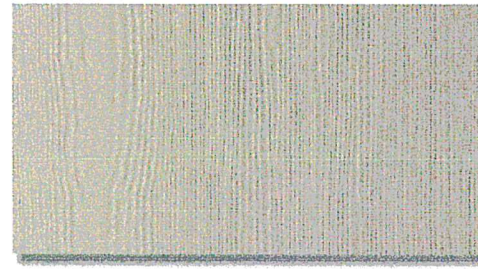
COLOR SCHEME 1



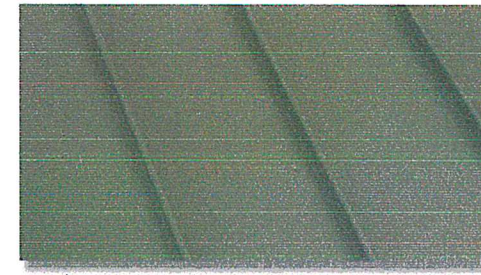
STUCCO



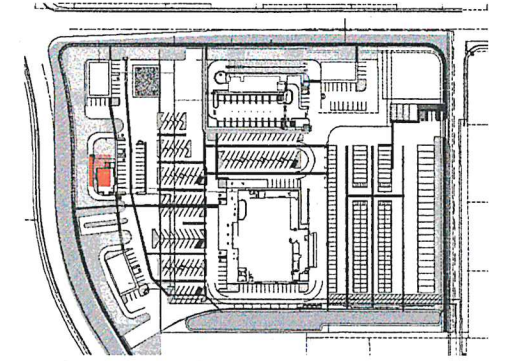
STONE VENEER



BOARD & BATT



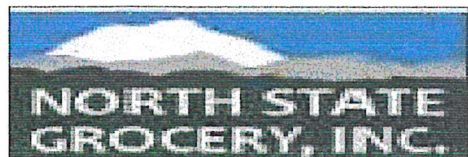
METAL ROOF



BUILDING 'B' ELEVATION - STARBUCKS

A2.03

HARTNELL COMMERCIAL COMPLEX



November 13, 2020







LEFT ELEVATION



FRONT ELEVATION

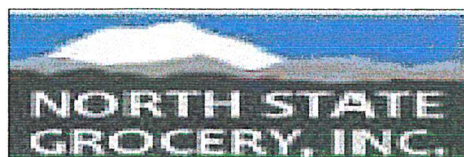


RIGHT ELEVATION

BUILDING 'B' ELEVATIONS - STARBUCKS

A2.04

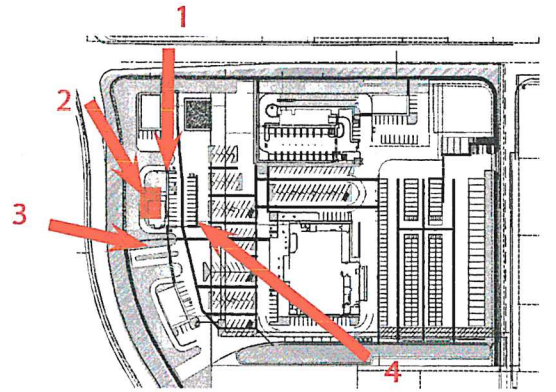
HARTNELL COMMERCIAL COMPLEX



November 13, 2020







VIEW - 1



VIEW - 2



VIEW - 3

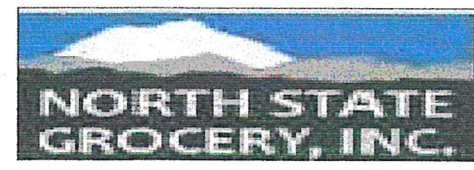


VIEW - 4

BUILDING 'B' PERSPECTIVE - STARBUCKS

A2.05

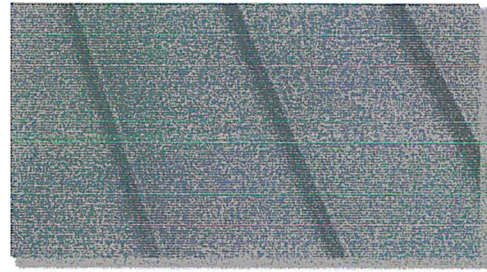
HARTNELL COMMERCIAL COMPLEX



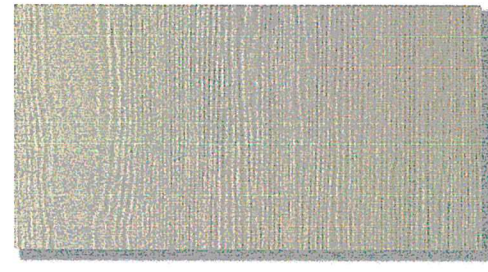
November 13, 2020



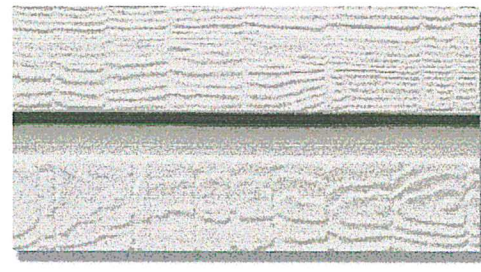
COLOR SCHEME 2



METAL ROOF



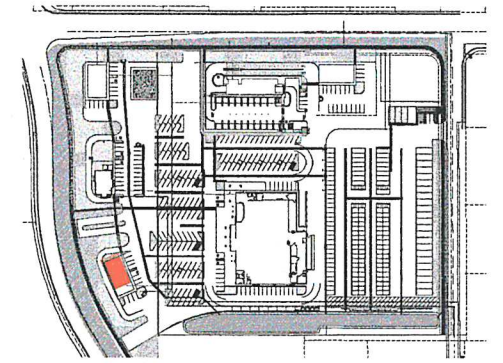
BOARD & BATT



V-GROVE SIDING



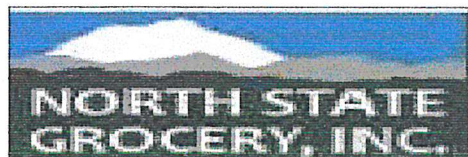
STONE VENEER



BUILDING 'C' ELEVATION - FASTFOOD

A3.01

HARTNELL COMMERCIAL COMPLEX



November 13, 2020







LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

BUILDING 'C' ELEVATIONS - FASTFOOD

A3.02

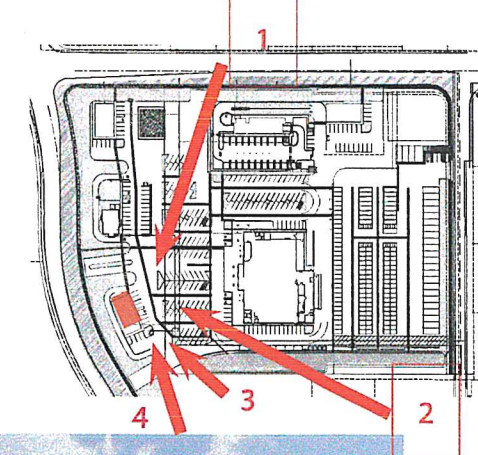
HARTNELL COMMERCIAL COMPLEX



November 13, 2020







VIEW - 1



VIEW - 2



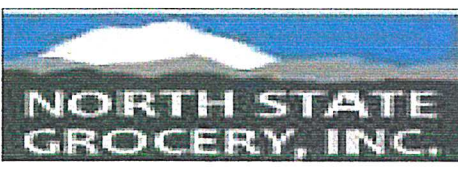
VIEW - 3



VIEW - 4

BUILDING 'C' PERSPECTIVE - FASTFOOD

A3.03



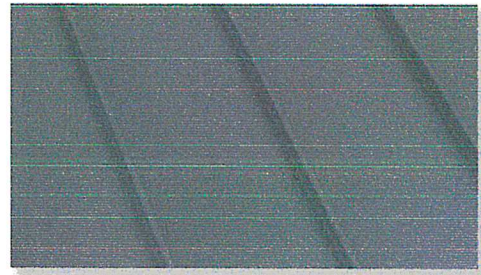
**HARTNELL COMMERCIAL COMPLEX**

November 13, 2020





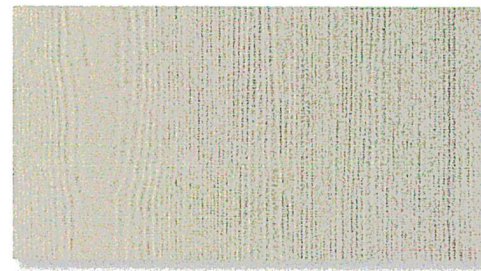
COLOR SCHEME 2



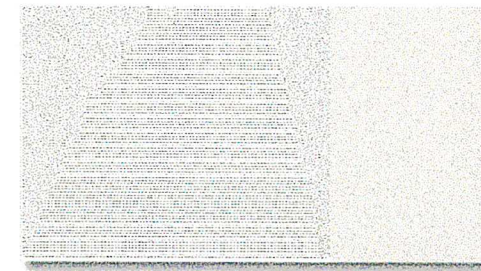
METAL ROOF



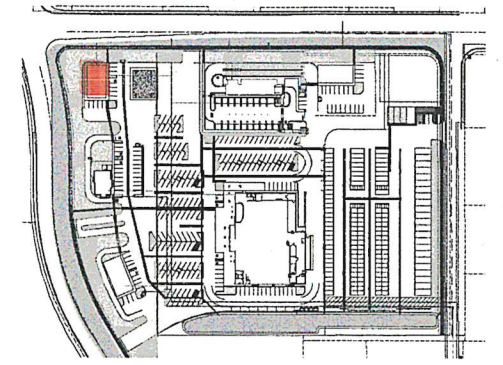
STONE VENEER



BOARD & BATT



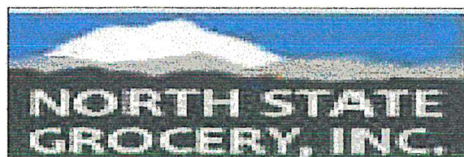
STUCCO



BUILDING 'D' ELEVATION - CS GAS

A4.01

HARTNELL COMMERCIAL COMPLEX



November 13, 2020





LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

BUILDING 'D' ELEVATIONS - CS GAS

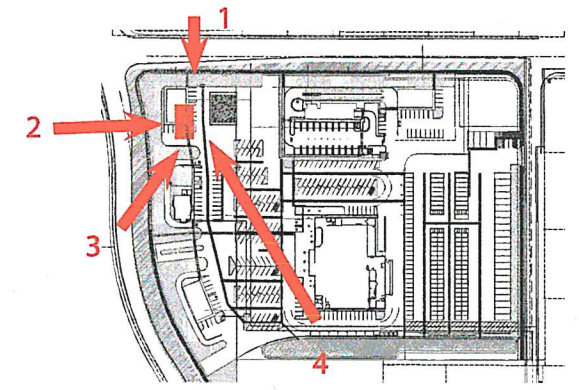
A4.02

HARTNELL COMMERCIAL COMPLEX



November 13, 2020





VIEW - 1



VIEW - 2



VIEW - 3



VIEW - 4

BUILDING 'D' ELEVATION - CS GAS

A4.03

HARTNELL COMMERCIAL COMPLEX



November 13, 2020

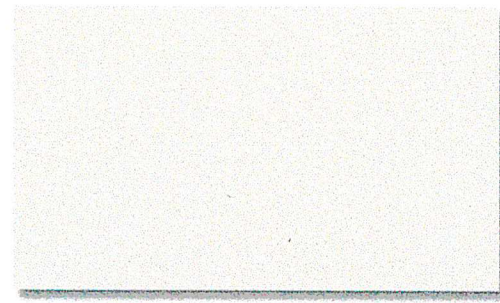




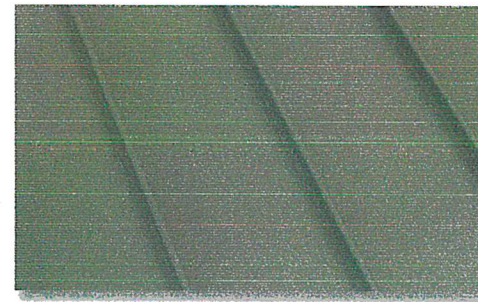
COLOR SCHEME 1



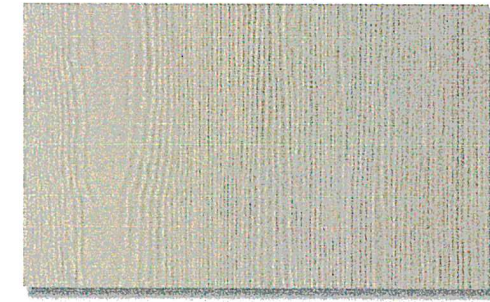
STONE VENEER



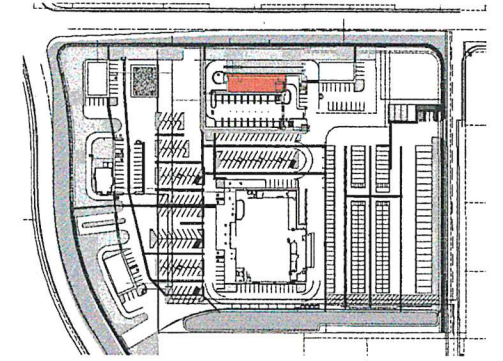
STUCCO



METAL ROOF



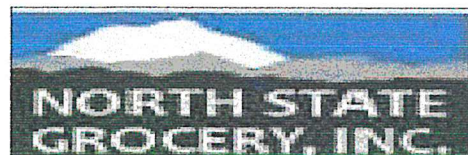
BOARD & BATT



BUILDING 'E' ELEVATION - CAR WASH

A5.01

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November 13, 2020



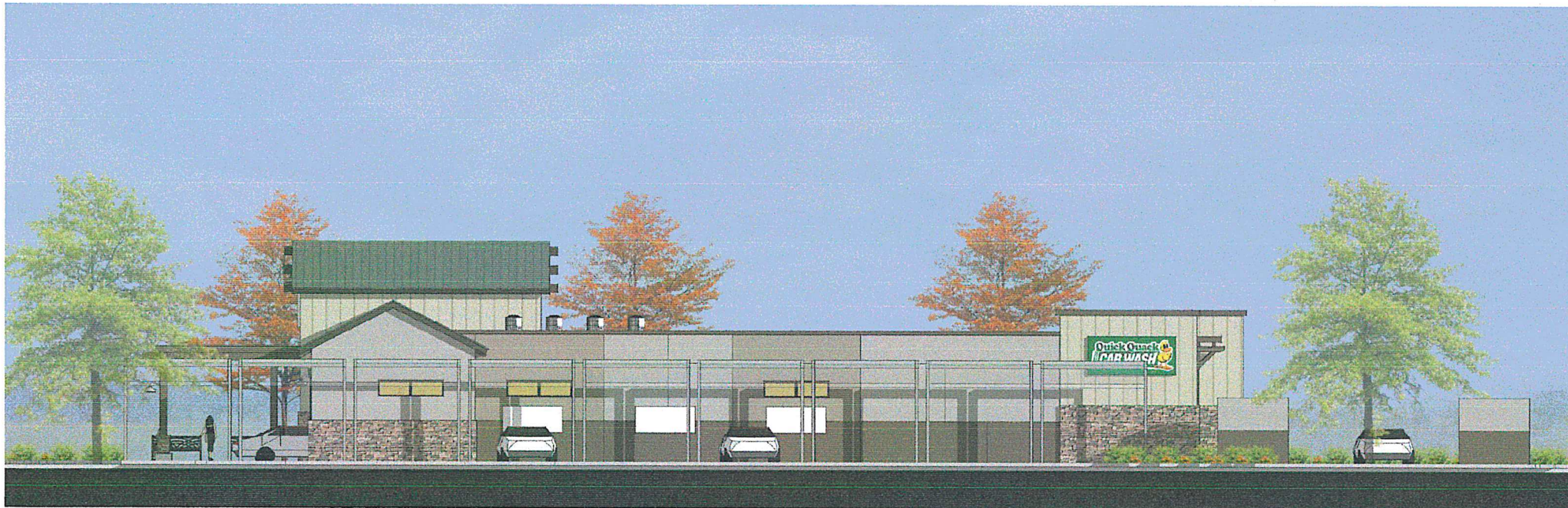




LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

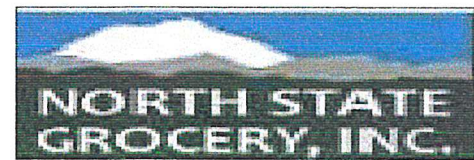


RIGHT ELEVATION

BUILDING 'E' ELEVATIONS - CAR WASH

A5.02

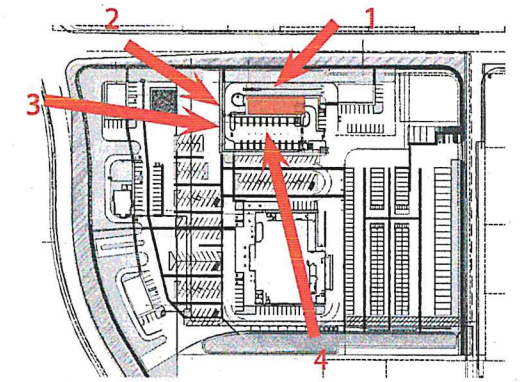
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November 13, 2020







VIEW - 1



VIEW - 2



VIEW - 3

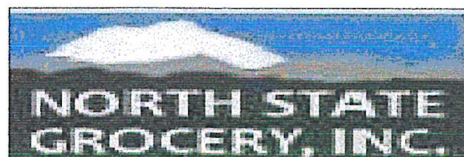


VIEW - 4

BUILDING 'E' PERSPECTIVE - CAR WASH

A5.03

HARTNELL COMMERCIAL COMPLEX



November 13, 2020

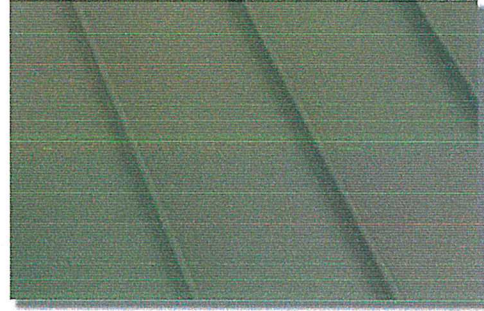




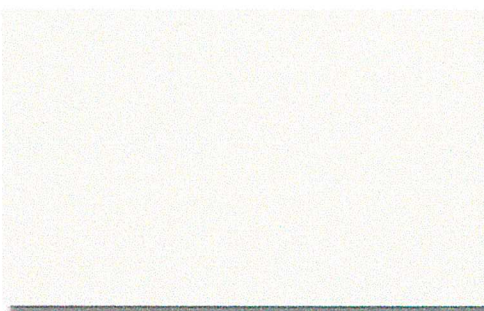
COLOR SCHEME 1



STONE VENEER



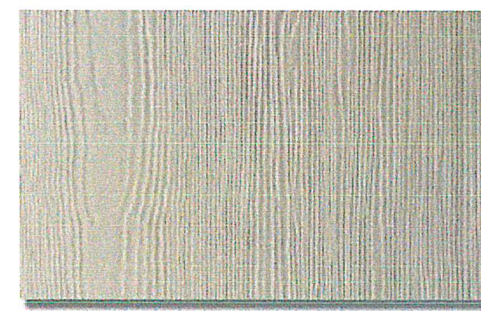
METAL ROOF



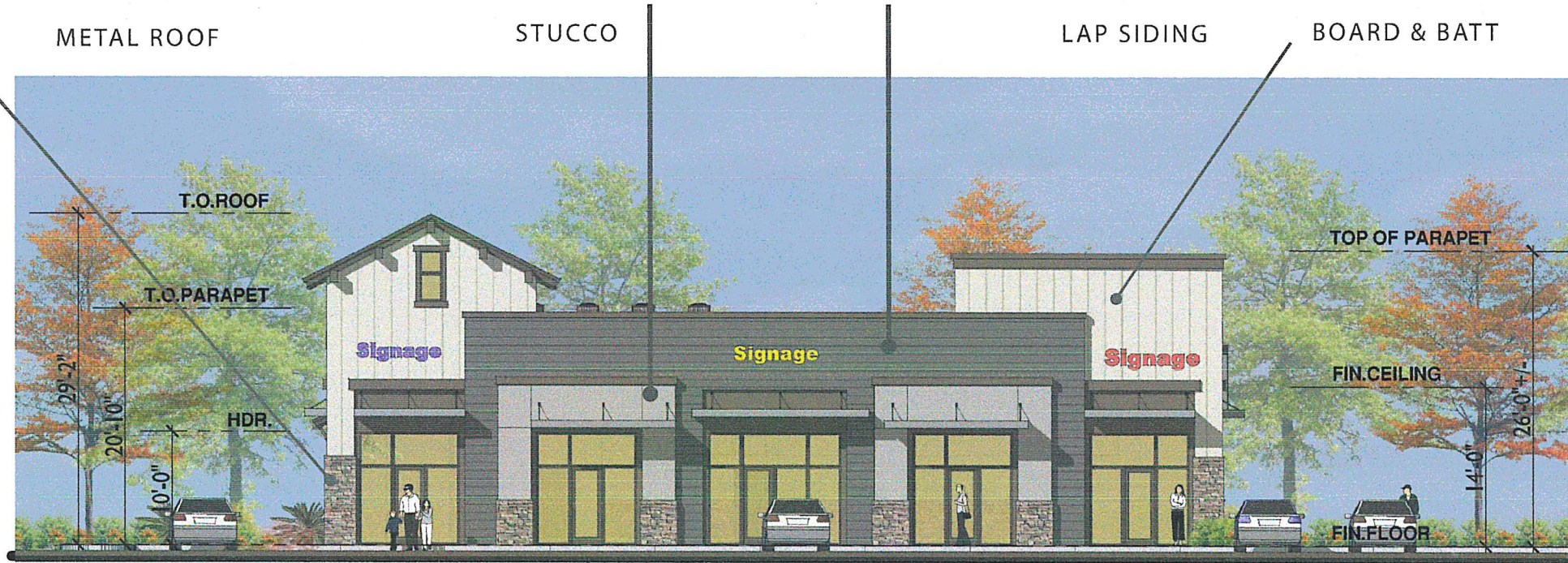
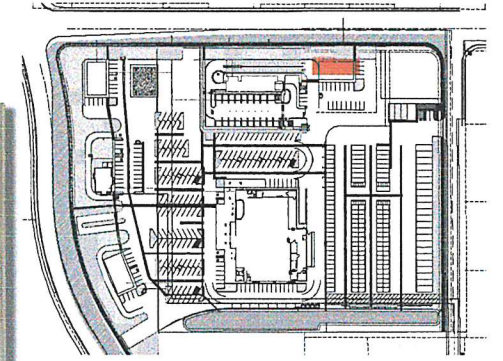
STUCCO



LAP SIDING



BOARD & BATT



BUILDING 'F' ELEVATION - RETAIL

A6.01

HARTNELL COMMERCIAL COMPLEX



November 13, 2020







LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

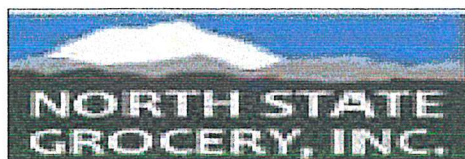


RIGHT ELEVATION

BUILDING 'F' ELEVATIONS - RETAIL

A6.02

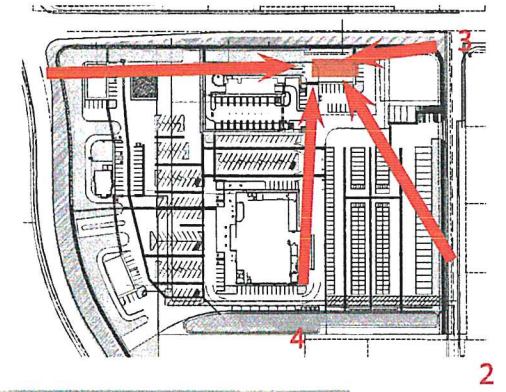
HARTNELL COMMERCIAL COMPLEX



November 13, 2020







VIEW - 1



VIEW - 2



VIEW - 3

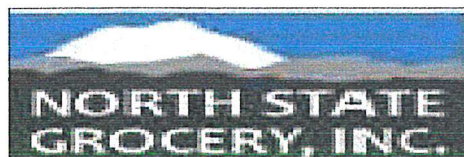


VIEW - 4

BUILDING 'F' PERSPECTIVE - RETAIL

A6.03

HARTNELL COMMERCIAL COMPLEX

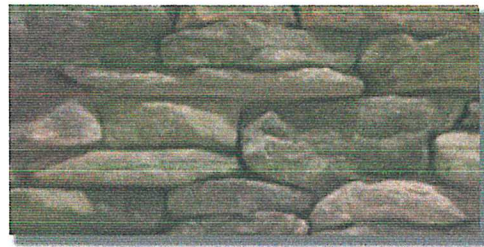


November 13, 2020

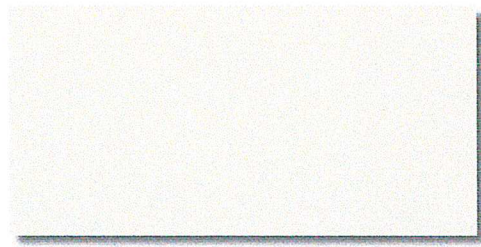




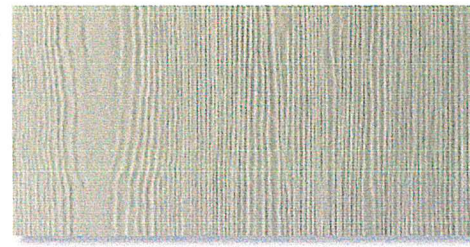
COLOR SCHEME 2



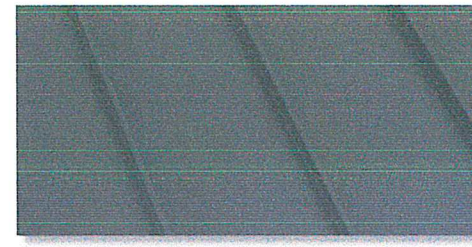
STONE VENEER



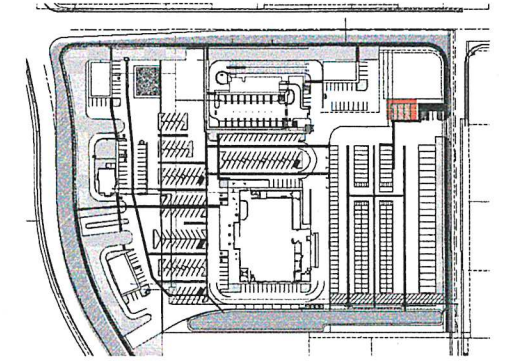
STUCCO



BOARD & BATT



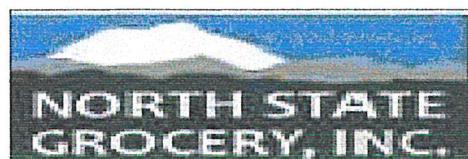
METAL ROOF



BUILDING 'G' ELEVATION - STORAGE

A7.01

HARTNELL COMMERCIAL COMPLEX



November 13, 2020







LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

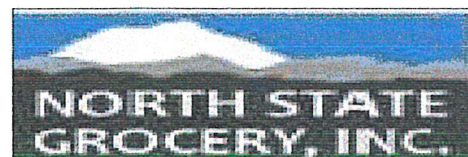


RIGHT ELEVATION

BUILDING 'G' ELEVATIONS - STORAGE

**HARTNELL COMMERCIAL COMPLEX**

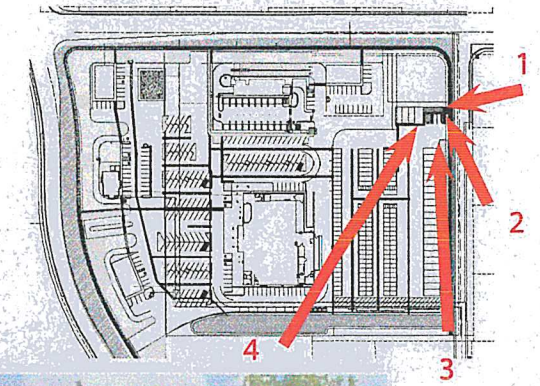
A7.02



November 13, 2020







VIEW - 1



VIEW - 2



VIEW - 3



VIEW - 4

BUILDING 'G' PERSPECTIVE - STORAGE

A7.03

HARTNELL COMMERCIAL COMPLEX



November 13, 2020







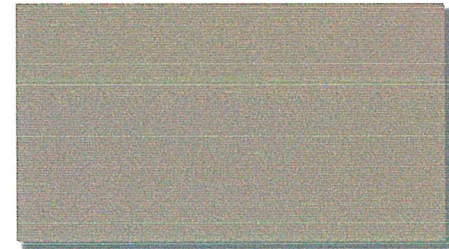
SCHEMES 1



SCHEMES 2



METAL ROOF



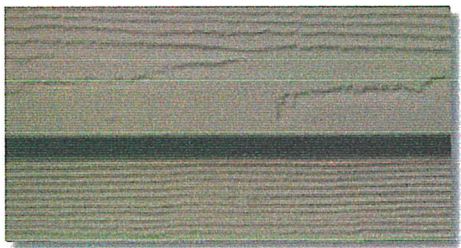
SW7032 WARM STONE



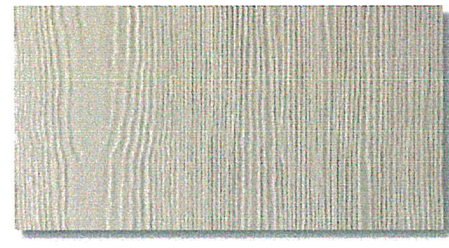
STONE VENEER



SW7551 GREEK VILLA



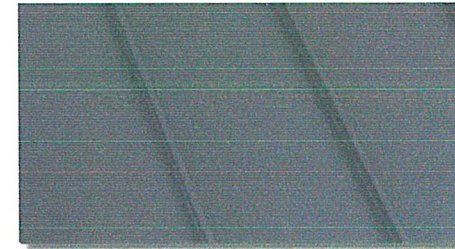
LAP SIDING



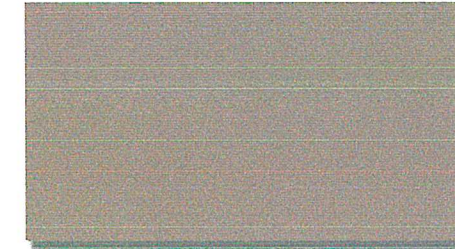
BOARD & BATT



LAP SIDING



METAL ROOF



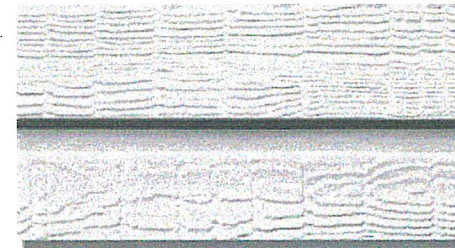
SW7032 WARM STONE



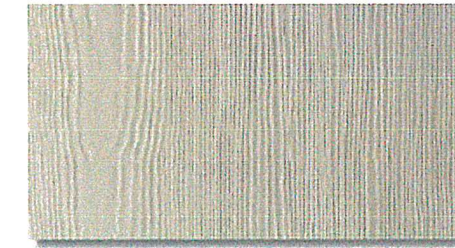
STONE VENEER



SW7570 EGRET WHITE



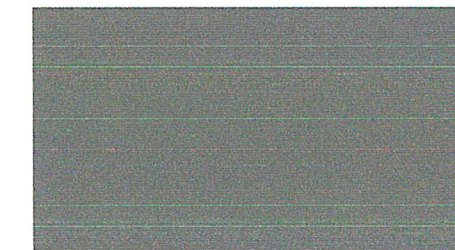
V-GROVE SIDING



BOARD & BATT



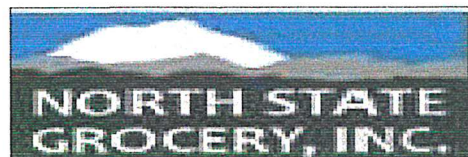
WOOD PLANK



GRIZZLE GRAY

MATERIALS AND COLOR SCHEMES

HARTNELL COMMERCIAL COMPLEX



A8.01

November 13, 2020







PYRAMID FLAGSTONE  
POST CAP- ASPEN



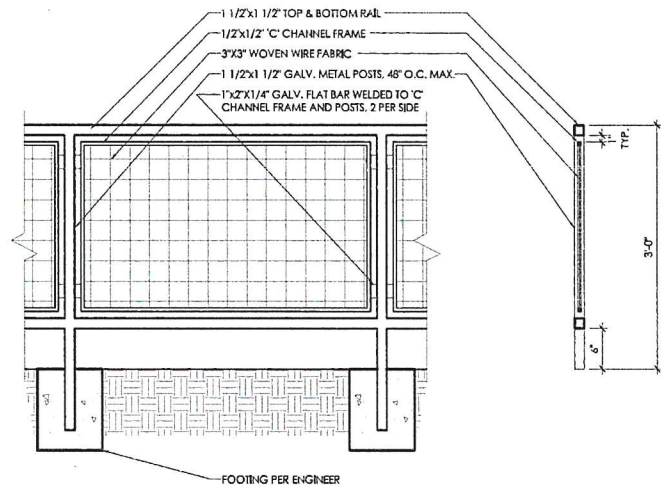
769- SPLIT FACE  
STANDARD - LIGHT / NOR-  
MAL WEIGHT



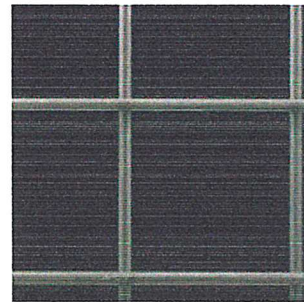
375- SPLIT FACE  
STANDARD - LIGHT / MEDI-  
UM WEIGHT



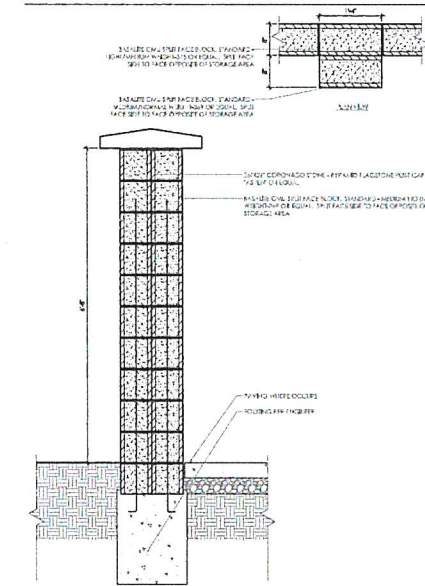
FLAGSTON WALL CAP -  
ASPEN



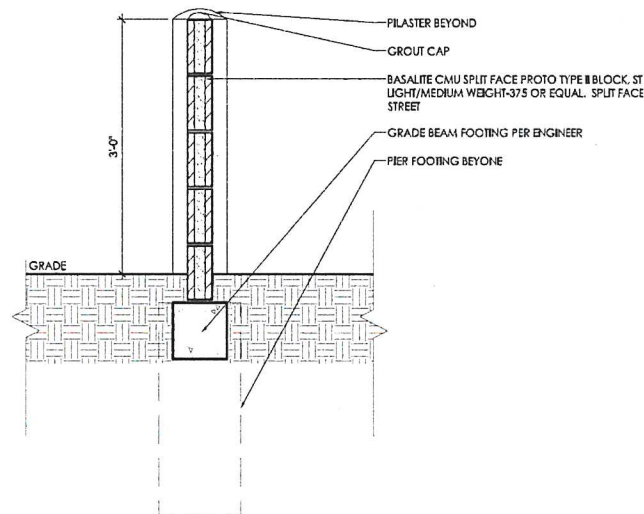
VISUAL BARRIER DETAIL OPTION 1



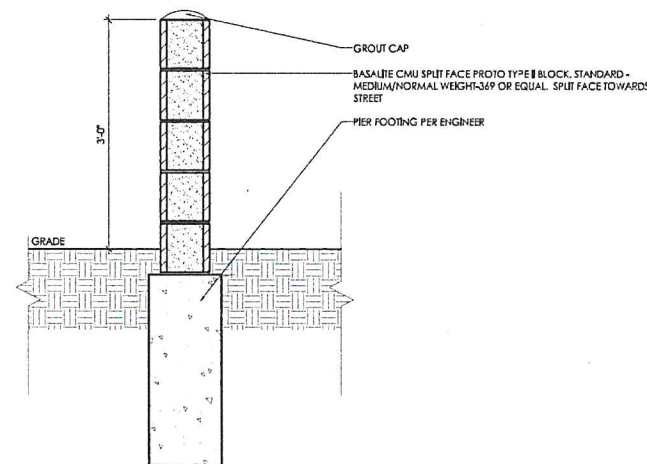
WIRE MESH



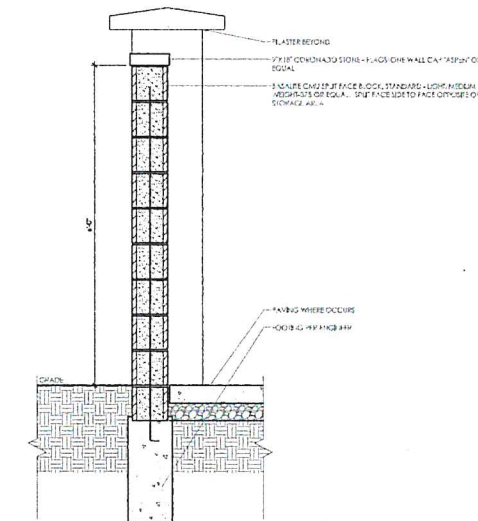
CMU WALL DETAIL - 1



VISUAL BARRIER DETAIL OPTION 2



VISUAL BARRIER PILASTER DETAIL -  
OPTION 2

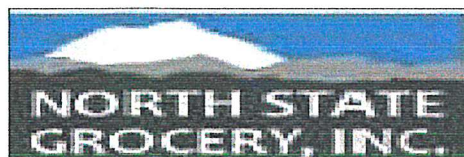


CMU WALL DETAIL - 2

VISUAL BARRIER WALL AND CMU WALL DETAILS

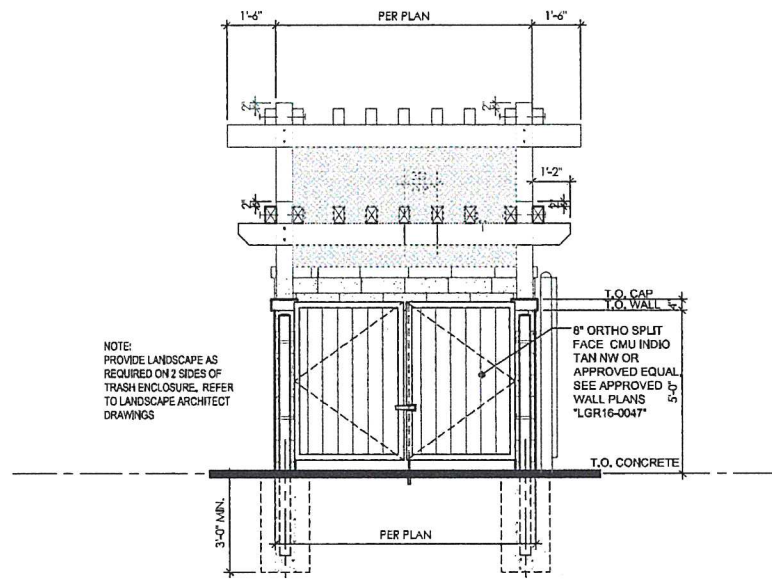
HARTNELL COMMERCIAL COMPLEX

A8.02

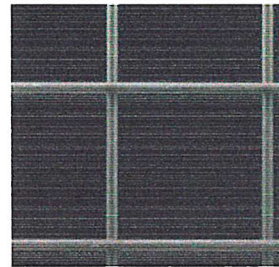


November 13, 2020





5 SIDE ELEVATION  
SCALE: 3/8" = 1'-0"



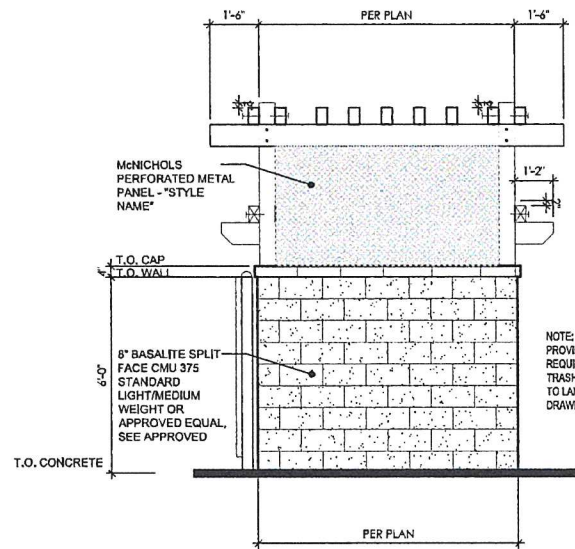
WIRE MESH



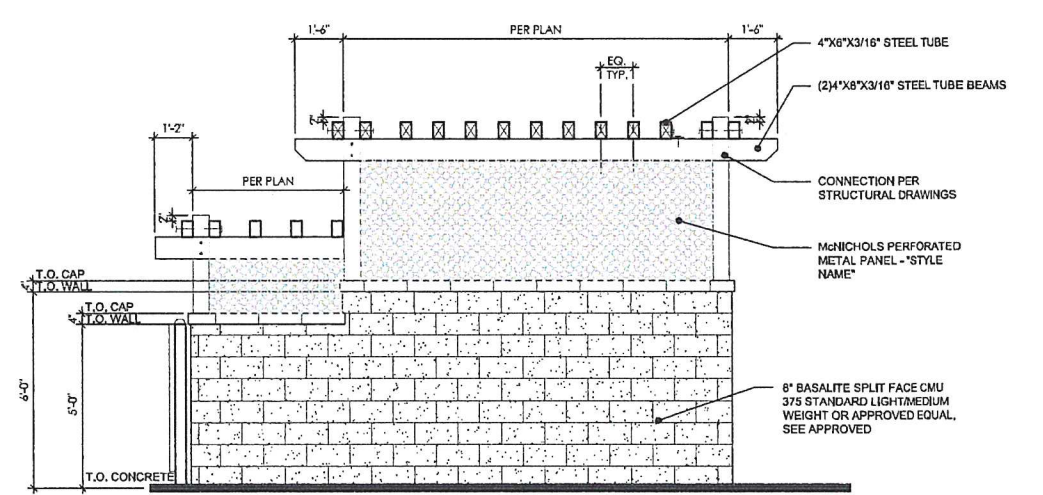
FLAGSTON WALL CAP - ASPEN



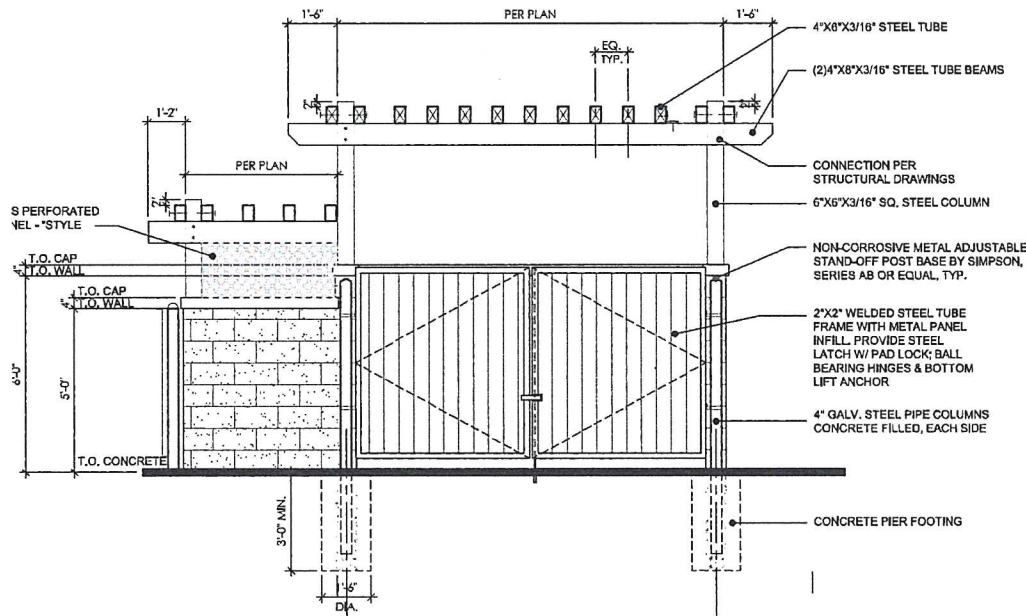
375- SPLIT FACE STANDARD - LIGHT / MEDIUM WEIGHT



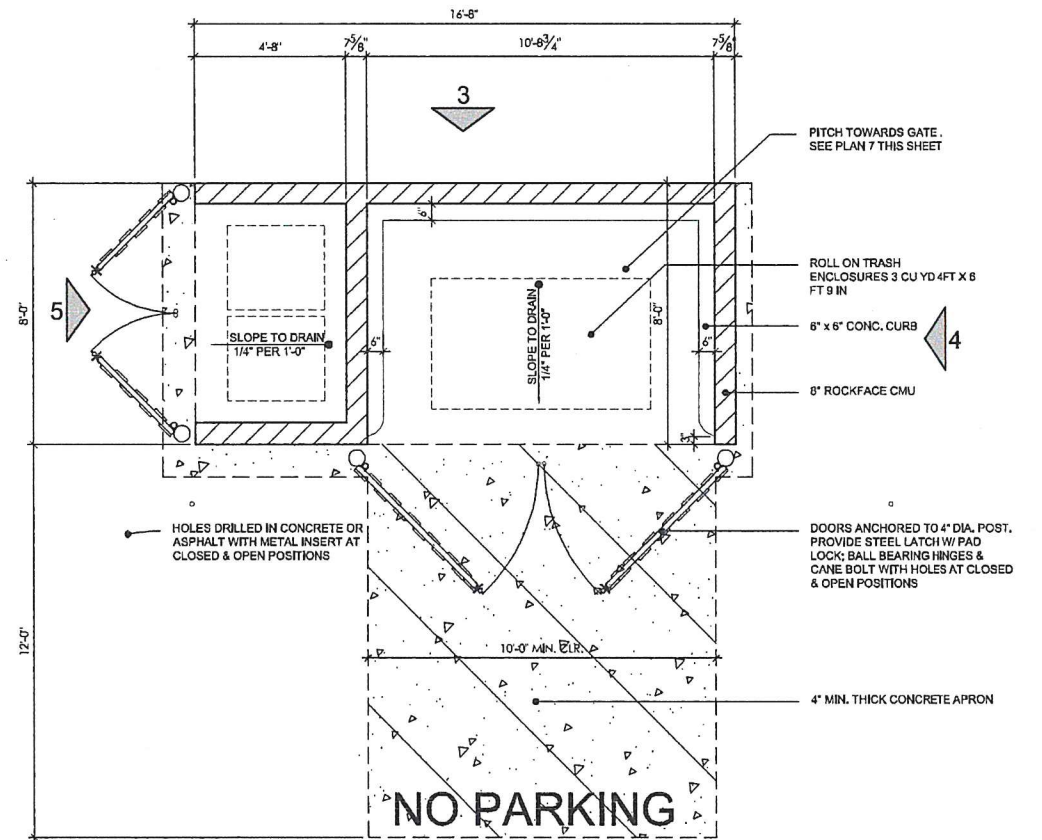
4 SIDE ELEVATION  
SCALE: 3/8" = 1'-0"



3 REAR ELEVATION  
SCALE: 3/8" = 1'-0"



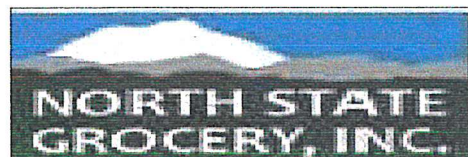
2 FRONT ELEVATION  
SCALE: 3/8" = 1'-0"



1 TRASH ENCLOSURE PLAN  
SCALE: 3/8" = 1'-0"

TRASH ENCLOSURE

A8.03

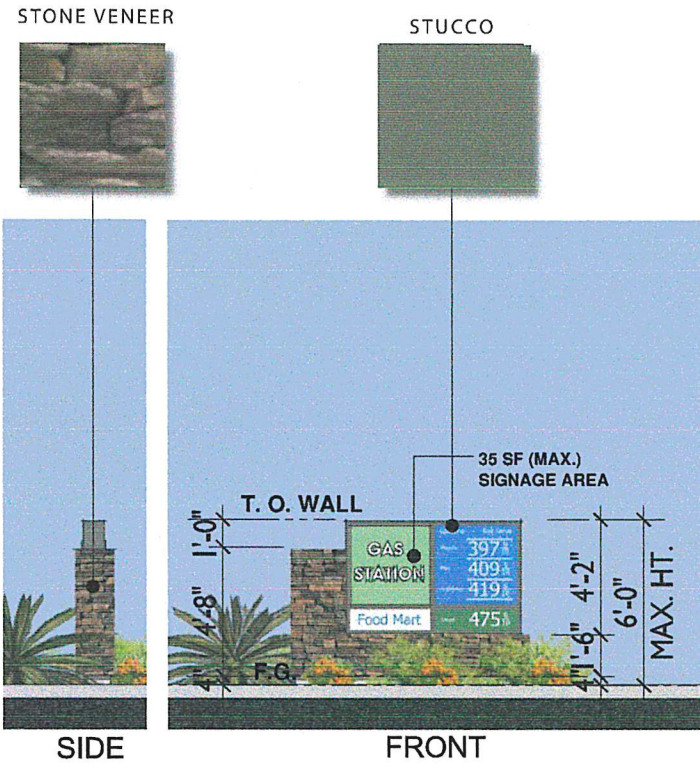


HARTNELL COMMERCIAL COMPLEX

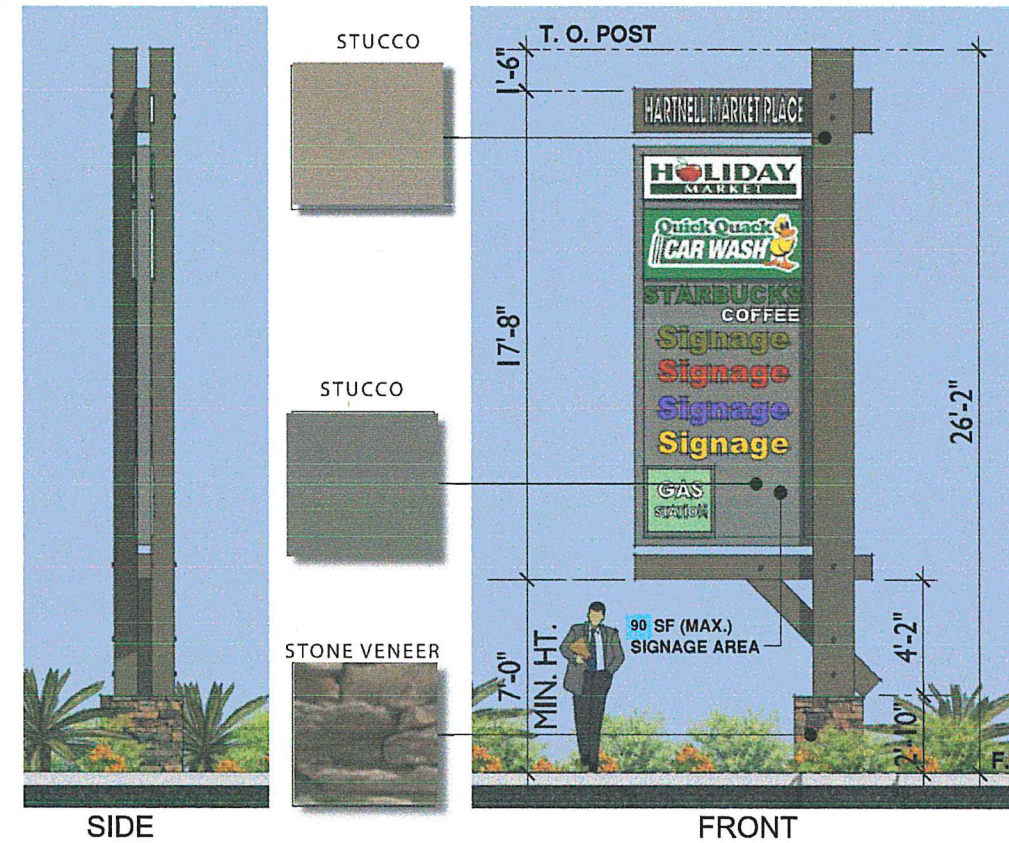
November 13, 2020







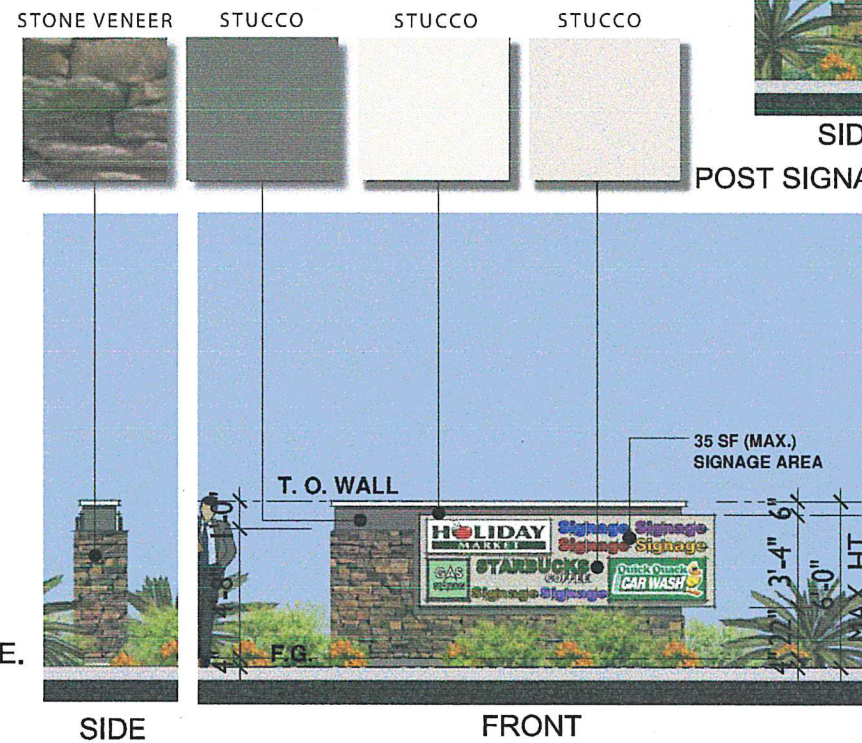
PERSPECTIVE - VIEW - 1



POST SIGNAGE AT CORNER OF SHASTA VIEW DRIVE & HARTNELL AVENUE



PERSPECTIVE - VIEW - 2  
MONUMENT SIGNAGE AT CS GAS ALONG HARTNELL AVE.



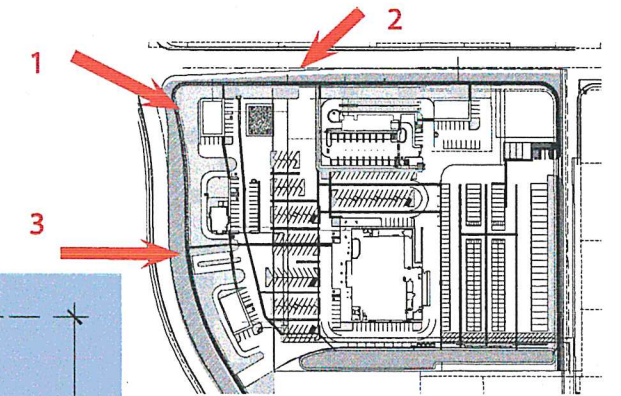
SIDE

FRONT

MONUMENT SIGNAGE AT ENTRY ALONG SHASTA VIEW DRIVE

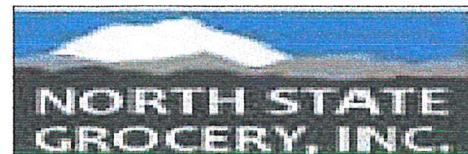


PERSPECTIVE - VIEW - 3



MONUMENT SIGNAGE ELEVATIONS

HARTNELL COMMERCIAL COMPLEX



A8.04

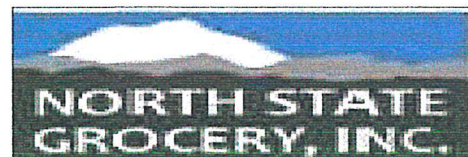
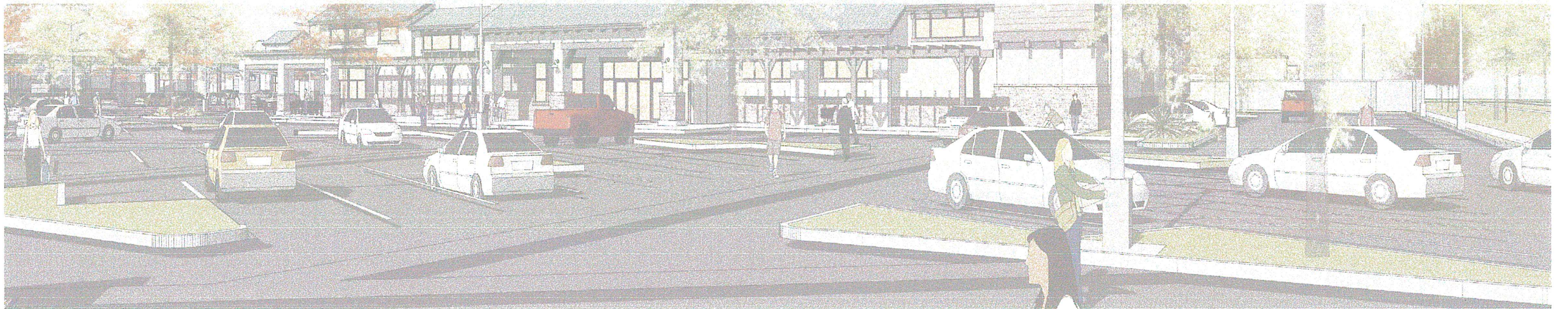
November 13, 2020







THANK YOU



HARTNELL COMMERCIAL COMPLEX

November 13, 2020





**MCENTIRE**  
 associates  
 green design - landscape design  
 environmental consulting  
 www.mcentireassociates.com  
 4475 Tenaya Ct. Redding, CA 96003  
 P 530-245-4590 F 530-245-4593  
 www.mcentirelandscaping.com  
 C-27 Lic# 361638

PROJECT NAME:  
 DESIGN/BUILD  
 FOR  
 HOLIDAY  
 MARKET PLACE  
 HARTNELL AVE at  
 SHASTA VIEW DR,  
 REDDING, CALIFORNIA

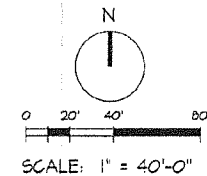
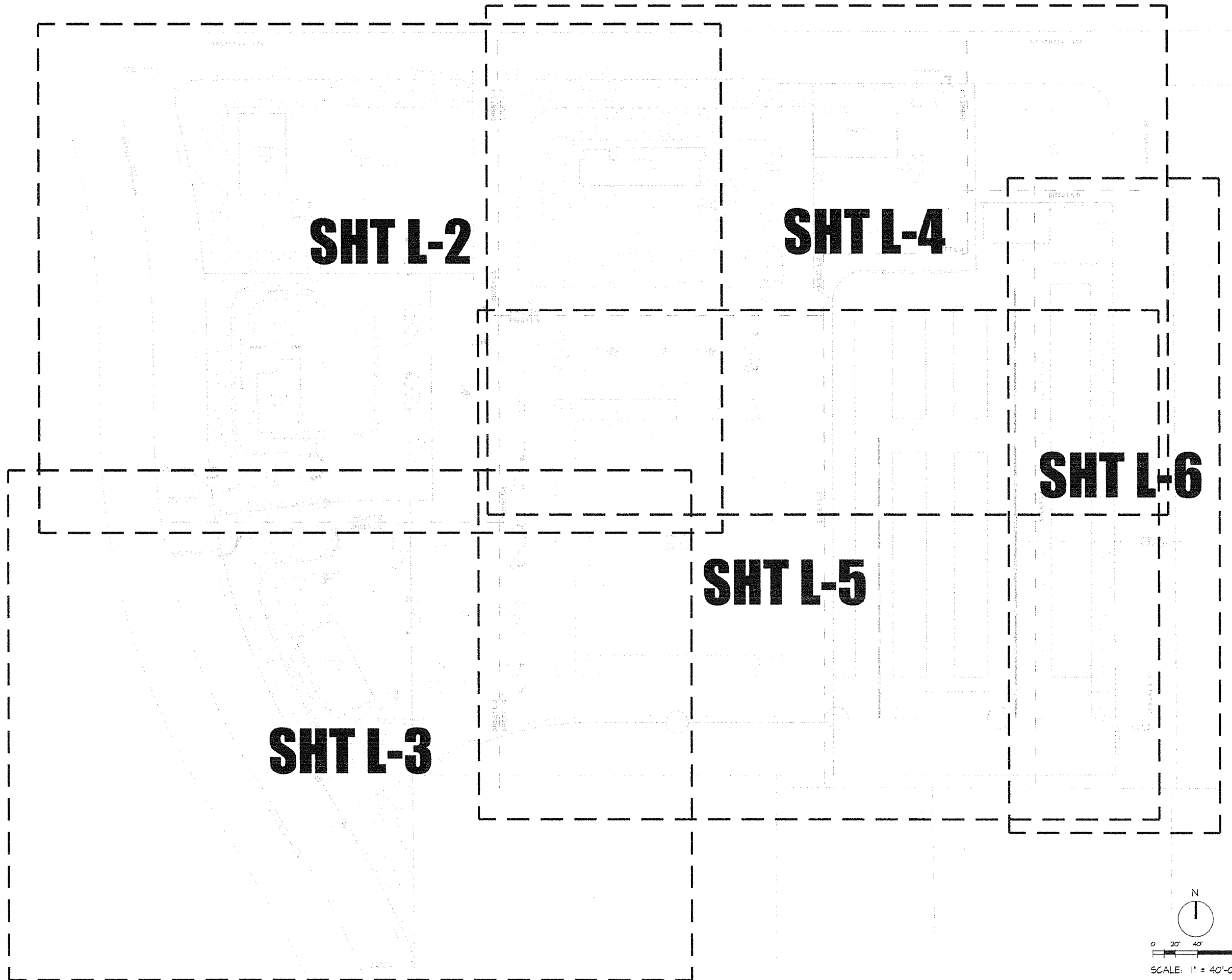
SHEET NAME:  
**LANDSCAPE  
 SHEET  
 LAYOUT**

PROJECT PHASE:  
**DESIGN  
 SUBMITTAL**  
 WORKING DRAWING

REVISIONS: DESCRIPTION	DATE

DRAWN BY: JCC  
 APPROVED BY: JLM  
 DATE ISSUED: 2020/11/15  
 SCALE: AS-NOTED

SHEET NUMBER:  
**L-0**





# Plant Legend

BOTANICAL – COMMON [Water Use]		SIZE	QTY
	1 <i>Acer rubrum</i> 'Red Sunset' – Red Sunset Maple [MOD]	15 GAL	26
	2 <i>Pistacia chinensis</i> 'Keth Davey' – Keth Davey Chinese Pistache [LOW]	15 GAL	41
	3 <i>Acer rubrum</i> 'Bowhall' – Bowhall Scarlet Maple [MOD]	15 GAL	43
	4 <i>Prunus cerasifera</i> 'Krauter Vesuvius' – Krauter Vesuvius Purple Leaf Flowering Plum [MOD]	15 GAL	19
	5 <i>Lagerstroemia x Natchez</i> – Natchez (White) Crape Myrtle [LOW]	15 GAL	24
	6 <i>Abelia x Grandiflora</i> 'Sherwoodii' – Sherwood Glossy Abelia [MOD]	5 GAL	35
	7 <i>Ilex cornuta</i> 'Dazzler' – Dazzler Chinese Holly [MOD]	5 GAL	82
	8 <i>Rhamnolipis Indica</i> 'Enchantress' – Enchantress Pink India Hawthorn [MOD]	5 GAL	27
	9 <i>Berberis Thunbergii</i> 'Rose Glow' – Rose Glow Japanese Barberry [MOD]	5 GAL	108
	10 <i>Viburnum tinus</i> 'Compacta' – Compact Laurustinus [MOD]	5 GAL	43
	11 <i>Loropetalum chinense</i> 'Razzeberry' – Razzeberry Loropetalum [MOD]	5 GAL	34
	12 <i>Lavandula Augustifolia</i> 'Hidcote Giant' – Hidcote Giant English Lavender [LOW]	5 GAL	110
	13 <i>Rosa</i> 'Flowering Carpet Rose' – Flowering Carpet Rose (Reds and Whites) [MOD]	2 GAL	95
	14 <i>Phormium tenax</i> 'Bronze Baby' – Bronze Baby New Zealand Flax [LOW]	5 GAL	20
	15 <i>Perovskia atriplicifolia</i> 'Blue Spire' – Blue Spire Russian Sage [LOW]	1 GAL	73
	16 <i>Muhlenbergia rigens</i> – Deer Grass [LOW]	1 GAL	64
	17 <i>Calamagrostis x acutiflora</i> 'Karl Foerster' – Feather Reed Grass [LOW]	1 GAL	14
	18 <i>Pennisetum orientale</i> 'Karley Rose' – Karley Rose Fountain Grass [LOW]	1 GAL	50
	19 <i>Bouteloua gracilis</i> 'Blonde Ambition' – Blonde Ambition Grama Grass [LOW]	1 GAL	140
	20 <i>Pennisetum alopecuroides</i> 'Little Bunny' – Little Bunny Fountain Grass [LOW]	1 GAL	98
	21 <i>Agapanthus hybrid</i> 'Queen Anne' – Queen Anna Lily-of-the-Nile [MOD]	1 GAL	122
	22 <i>Cotoneaster dammeri</i> 'Lowfast' – Lowfast Cotoneaster [LOW]	1 GAL	104
	23 <i>Diates lilioides</i> – Fountains Lily [LOW]	1 GAL	148
	24 <i>Pittosporum tobira</i> 'Wheeler's Dwarf' – Wheeler's Dwarf Tobira [MOD]	1 GAL	21
	25 <i>Pyracantha coccinea</i> 'Lowboy' – Lowboy Firethorn [LOW]	1 GAL	62
	26 <i>Hemerocallis hybrid</i> 'Stella de Oro' – Stella de Oro Yellow Daylily [MOD]	1 GAL	28
	27 <i>Rosemarinus officinalis</i> 'Huntington Carpet' – Huntington Carpet Rosemary [LOW]	1 GAL	138
	28 <i>Ceanothus griseus horizontalis</i> – Carmel Creeper [LOW]	1 GAL	135
	29 <i>Juniperus sabina</i> 'Broadmoor' – Broadmoor Juniper [LOW]	1 GAL	168
	30 <i>Arctostaphylos uva-ursi</i> 'Radiant' – Radiant Bearberry [LOW]	1 GAL	X
	Annual Color	4" POTS	660 SF @12" OC
	<i>Juncus patens</i> 'Elk Blue' – Elk Blue California Gray Rush [LOW]	1 GAL	193 (386 LF @24" OC)

# Notes:

- Symbols reflect approximate plant size with 5 years growth.
- Quantities shown are approximate. Verify quantities in the field to accommodate actual site conditions and dimensions, and to preserve plan spacing and layout.
- All planters shall be mulched to a minimum depth of 3" with:
  - 1/4" fine bark mulch in Annual Color areas;
  - Walk-on fir bark or rock (as-noted) in remaining planter areas.
- All construction shall conform to the 'Standards for Public Works Construction' (Green Book), State and Local Ordinances, and Local Jurisdiction Construction Standards.
- In accordance with Chapter 18.47.020 of the Redding Municipal Code, the Contractor reserves the right to make alterations to the Approved Plans as necessary to address existing conditions, unforeseen site changes due to construction activities, and/or plant nursery stock availability, without prior City approval or re-submittal, so long as said changes do not affect the character or quantity of the plant material or the irrigation system design.
- All dimensions, grades, and utility locations shall be verified prior to beginning of construction.
- All planting areas shall be loosened to a depth of - 6" and onsite soil shall be amended as needed to provide moisture retention. If topsoil is imported, it shall be clean, friable loam, with a pH of approximately 6.5-7.0.
- All planters shall have a rough grade of 4" below the top of curb.
- A fully automatic irrigation system shall be installed. All valves shall be below grade in a plastic valve box.
- This plan is for the sole use of McEntire Associates and is not intended to be used for Bidding purpose. Copyright by McEntire Associates. All rights reserved. No part of this plan may be reproduced without express written permission from McEntire Associates. To be returned if not used.
- The Contractor has sole discretion to limit and/or halt work to be performed during times of 'unsuitable conditions' for such work, to prevent voiding the long-term Warranty/Guarantee, or produce situations where claims against the Project or Agency are necessary. Said conditions may include, but not be limited to: extreme temperature conditions, hot or cold; climatic conditions such as high winds or rain; wet or unstable soil conditions; and work or installation conflicts with other contractor/sub-contractors on the job site. Per Chapter 18.47.080 of the Redding Municipal Code, if the conditions listed "A" through "D" exist, the Certificate of Occupancy will not be held up due to 'incomplete or un-finished landscaping' arising from such issues as described above.
- Landscape maintenance and establishment period shall be 30 days, unless otherwise noted.

## PROJECT REVIEW BY DEPARTMENT

DIVISION	RECEIVED	APPROVED BY	DATE
PLANNING			
PARKS			
WATER			
REU-ELECTRIC			

- THIS IS A NEW CONSTRUCTION PROJECT.
- TOTAL LANDSCAPE SQUARE FOOTAGE = 73,193 S.F.

## OWNERSHIP OF DOCUMENTS

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## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN STATEMENT -

THIS PLAN HAS BEEN DESIGNED UTILIZING THE METHODS, PRINCIPLES AND DESIGN CONSIDERATIONS OF "CPTED", CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN.



## VICINITY MAP

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4475 Tenaya Ct. Redding, CA 96003  
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C-27 Lic# 361638

PROJECT NAME:  
**DESIGN/BUILD**  
FOR  
**HOLIDAY**  
**MARKET PLACE**  
  
HARTNELL AVE at  
SHASTA VIEW DR,  
REDDING, CALIFORNIA

SHEET NAME:  
**LANDSCAPE**  
**PLAN**

PROJECT PHASE:  
**DESIGN**  
**SUBMITTAL**  
  
WORKING DRAWING

REVISIONS:	DESCRIPTION	DATE

DRAWN BY: JCC  
APPROVED BY: JLM  
DATE ISSUED: 2020/11/15  
SCALE: AS-NOTED

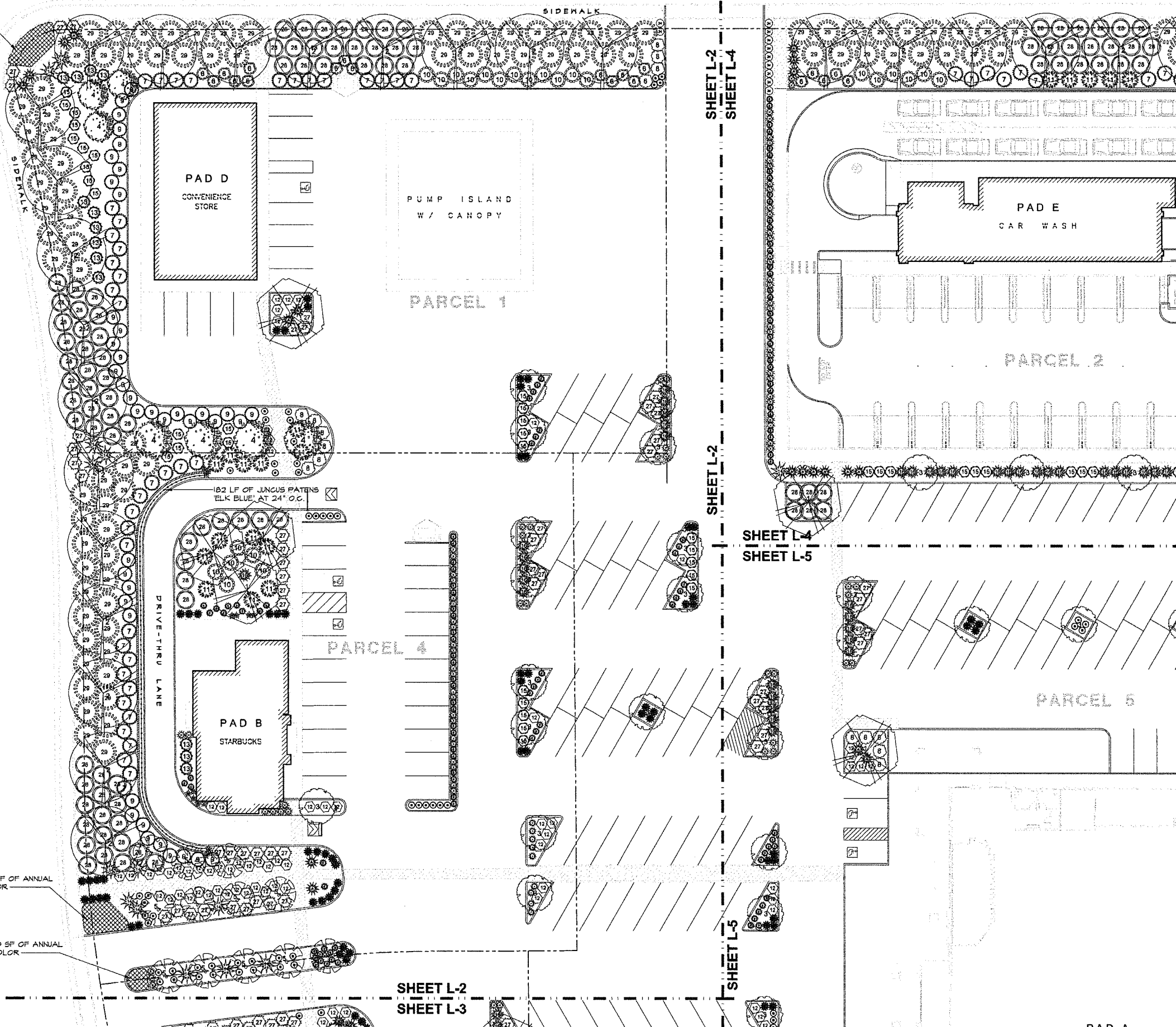
SHEET NUMBER:  
**L-1**



HARTNELL AVE

210 SF OF ANNUAL COLOR

SHASTA VIEW DR



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PROJECT NAME:  
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**MARKET PLACE**  
  
HARTNELL AVE at  
SHASTA VIEW DR,  
REDDING, CALIFORNIA

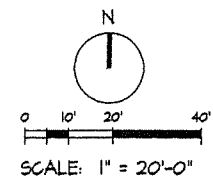
SHEET NAME:  
**LANDSCAPE**  
**PLAN**

PROJECT PHASE:  
**DESIGN**  
**SUBMITTAL**  
  
WORKING DRAWING

REVISIONS:	DATE
DESCRIPTION	

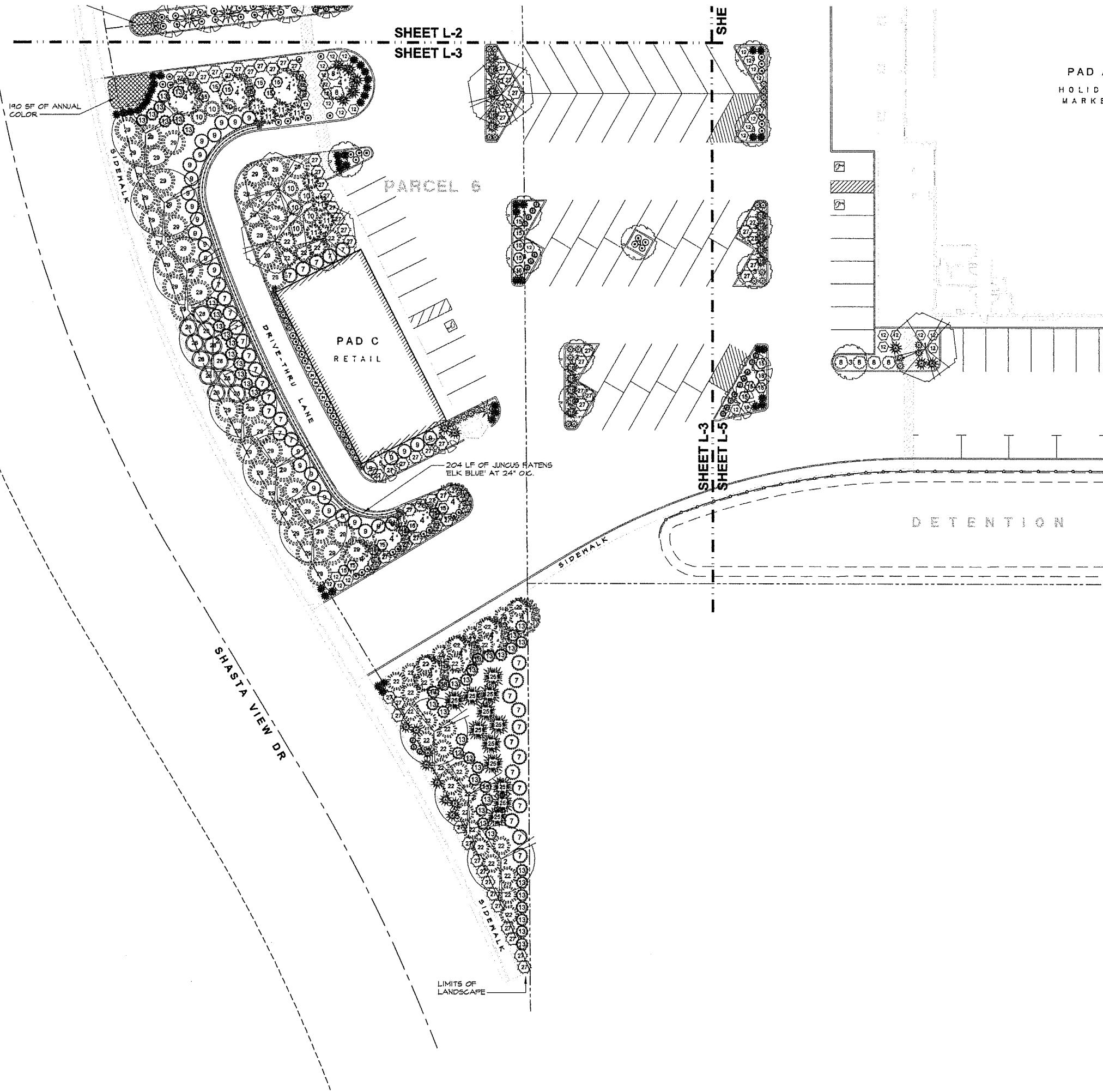
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APPROVED BY: JLM  
DATE ISSUED: 2020/11/15  
SCALE: 1"=20'-0"

SHEET NUMBER:  
**L-2**



NOTE: FOR LEGEND & CONSTRUCTION NOTES, SEE SHEET L-1





PAD A  
HOLIDAY  
MARKET

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PROJECT NAME:  
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**MARKET PLACE**  
  
HARTNELL AVE at  
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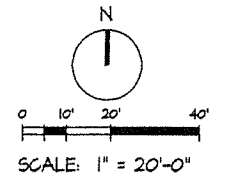
SHEET NAME:  
**LANDSCAPE**  
**PLAN**

PROJECT PHASE:  
**DESIGN**  
**SUBMITTAL**  
  
WORKING DRAWING

REVISIONS:	DATE
DESCRIPTION	

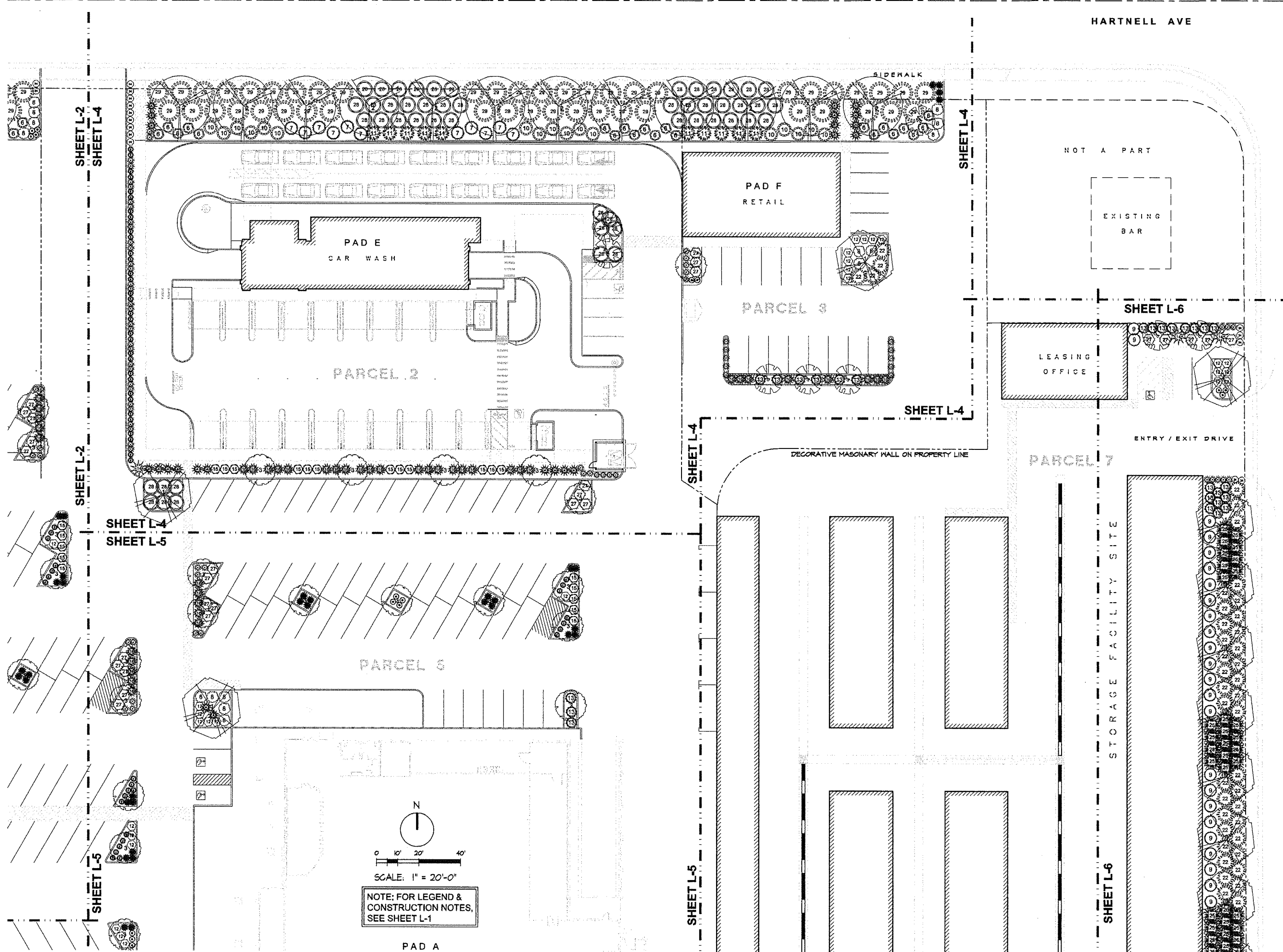
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DATE ISSUED: 2020/11/15  
SCALE: 1"=20'-0"

SHEET NUMBER:  
**L-3**



NOTE: FOR LEGEND & CONSTRUCTION NOTES, SEE SHEET L-1





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PROJECT NAME:  
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**HOLIDAY MARKET PLACE**  
 HARTNELL AVE at  
 SHASTA VIEW DR,  
 REDDING, CALIFORNIA

SHEET NAME:  
**LANDSCAPE PLAN**

PROJECT PHASE:  
**DESIGN SUBMITTAL**  
 WORKING DRAWING

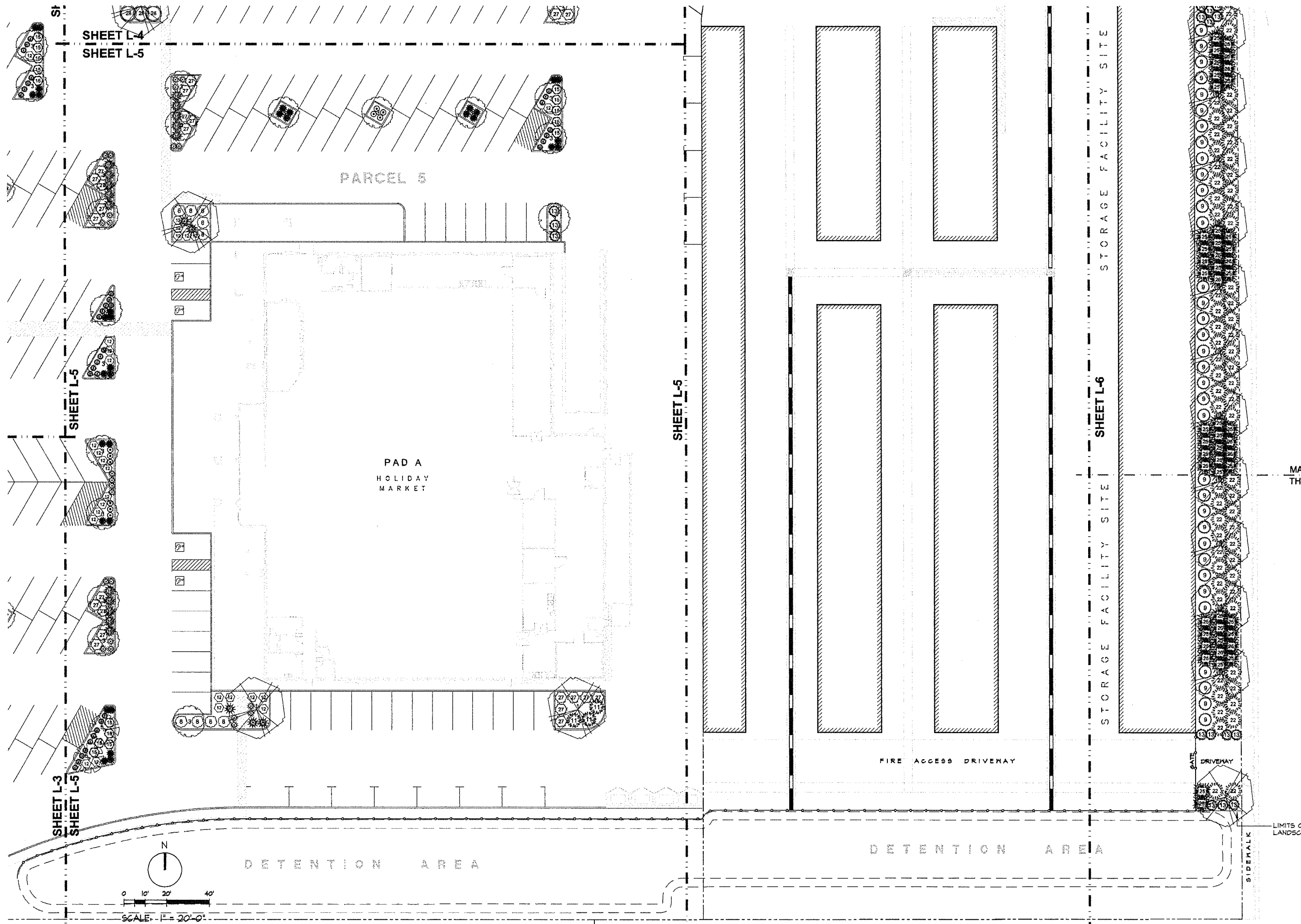
REVISIONS:

DESCRIPTION	DATE

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 SCALE: 1"=20'-0"

SHEET NUMBER:  
**L-4**





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PROJECT NAME:  
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 REDDING, CALIFORNIA

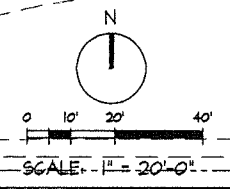
SHEET NAME:  
**LANDSCAPE PLAN**

PROJECT PHASE:  
**DESIGN SUBMITTAL**  
 WORKING DRAWING

REVISIONS:	DATE
DESCRIPTION	

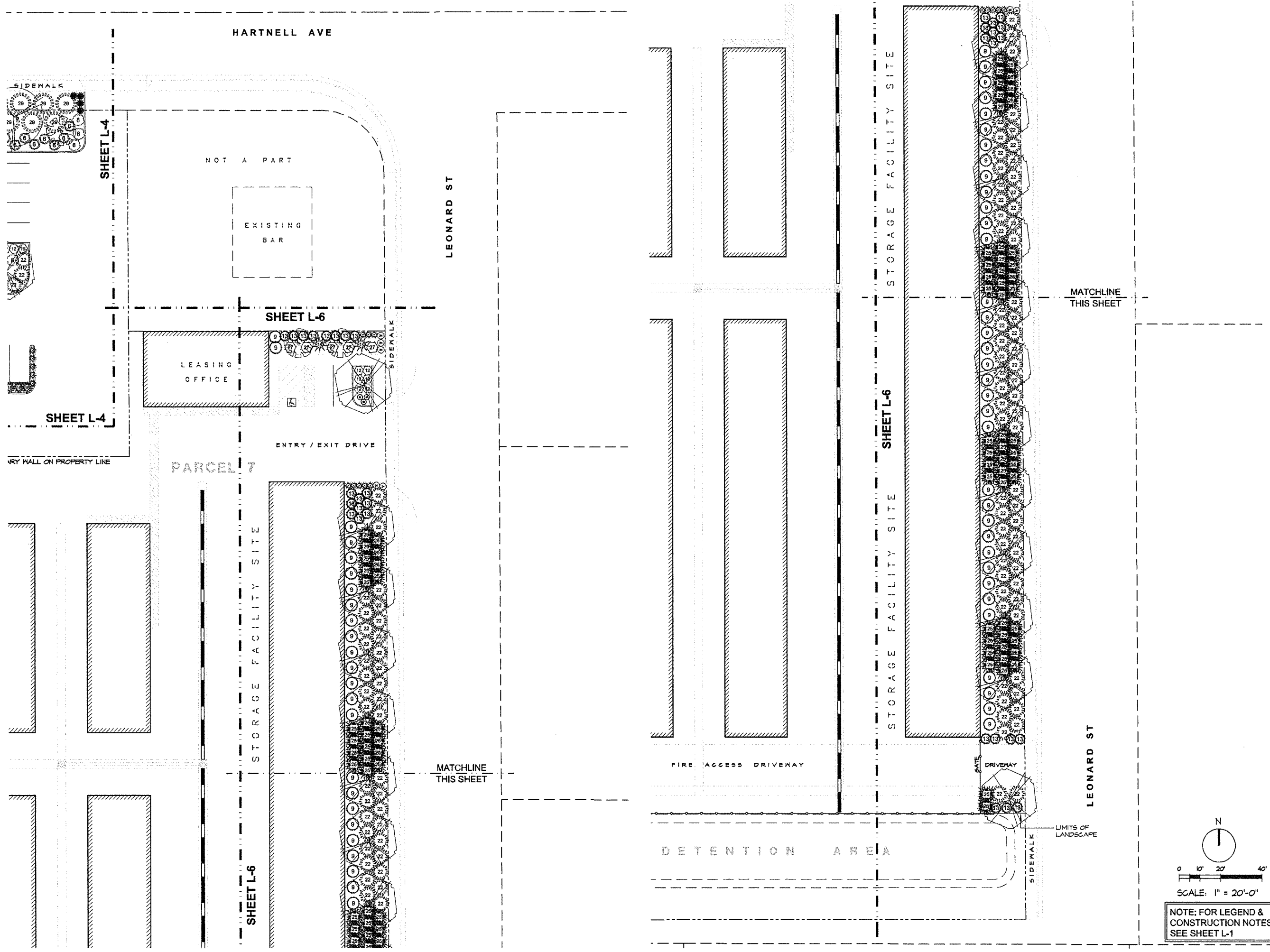
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 DATE ISSUED: 2020/11/15  
 SCALE: 1"=20'-0"

SHEET NUMBER:  
**L-5**



NOTE: FOR LEGEND & CONSTRUCTION NOTES, SEE SHEET L-1





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SHEET NAME:  
**LANDSCAPE PLAN**

PROJECT PHASE:  
**DESIGN SUBMITTAL**  
 WORKING DRAWING

REVISIONS:	DATE
DESCRIPTION	

DRAWN BY: JCC  
 APPROVED BY: JLM  
 DATE ISSUED: 2020/11/15  
 SCALE: 1"=20'-0"

SHEET NUMBER:  
**L-6**

