



CITY OF REDDING

777 Cypress Avenue, Redding, CA 96001
PO BOX 496071, Redding, CA 96049-6071
cityofredding.gov

**MITIGATED NEGATIVE DECLARATION
Use Permit UP-2023-00550**

State Clearinghouse No. _____

SUBJECT

Use Permit Application UP-2023-00550, by PACE Supply Corporation, is requesting approval to construct an additional 20,000 square feet of enclosed warehouse space and to improve two acres of undeveloped area for circulation and outdoor storage.

PROJECT DESCRIPTION

The project applicant, PACE Supply Corporation, is requesting approval of Use Permit Application UP-2023-00550, to construct an additional 20,000 square feet of enclosed warehouse space and to improve approximately two acres of undeveloped area for circulation and outdoor storage on a seven-acre property located at 3676 Old 44 Drive.

There is currently one 32,000 square foot commercial building on the seven-acre site. It is comprised of 25,000 square feet of warehouse space, 3,800 square feet of bulk retail space, and 3,200 square feet of office space. The rest of the site is used for a mixture of parking, landscaping, and outdoor storage save for approximately two acres of undeveloped area on the northern portion of the site. The project proposes to construct an additional 20,000 square feet of enclosed warehouse space with the majority of the undeveloped two acres to be improved with paving and gravel for vehicular circulation and additional outdoor storage.

The project proposes to be broken into two phases. Phase 1 would include the installation of gravel on a portion of the undeveloped land on the north side of the property along with additional site improvements. Phase 2 would add additional gravel and pavement to the undeveloped northern portion of the site as well as construction of the additional building area.

While the site is currently on septic, City sewer service to the project site will be provided by connecting to an eight-inch diameter sewer line in Old 44 Drive. The septic system will be demolished.

Water is supplied to the site from an existing eight-inch diameter water line in Old 44 Drive.

On-site storm drain facilities include a proposed drainage ditch around the perimeter of the proposed development and continuing along the west side of the site. Water leaves the site through an under-sidewalk drain and detention outlet at the southwest corner of the site.



No off-site improvements are proposed. All street, utility, and drainage improvements will connect to existing systems located adjacent to the project boundaries.

The project will continue to be operated as a warehouse and distribution center. As such, typical operation characteristics include employees, clients, and delivery vehicles traveling to and from the site. Relatively low levels of noise and lighting typical of commercial uses is expected.

ENVIRONMENTAL SETTING

The project site consists of approximately seven gross acres. It is primarily developed land with a minimal amount of landscaping and vegetation. The approximately two acres of undeveloped area proposed for development consist of annual grassland, blue oak woodland, and palustrine habitat. Topography of the site is relatively flat. The average elevation of the site is 99-104 feet above mean sea level and slopes to the east. Primary access to the site is provided from Old 44 Drive. Surrounding land uses include the following:

North: Commercial Excavation/Landscape Materials Business
South: Vehicle Storage, Commercial Recreation
East: Commercial Roofing Supply Business
West: Undeveloped Land

FINDINGS AND DETERMINATION

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

The project includes measures to mitigate potentially significant impacts associated with developing an area containing wetlands and potentially suitable habitat for various special status plant and animal species.

Prior to approval of the project, the lead agency may conclude, at a public hearing, that certain mitigation measures identified in the Mitigated Negative Declaration are infeasible or undesirable. In accordance with CEQA Section 15074.1, the lead agency may delete those mitigation measures and substitute other measures which it determines are equivalent or more effective. The lead agency would adopt written findings that the new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it, in itself, would not cause any potentially significant effect on the environment.

- 1. Based on the whole record (including the Initial Study and any supporting documentation) and the mitigation measures incorporated into the project, the City**



of Redding has determined that a Mitigated Negative Declaration is appropriate. All potentially significant impacts would be reduced to less than significant.

- 2. The Mitigated Negative Declaration, with its supporting documentation, fully incorporated herein, reflects the independent judgment and analysis of the lead agency, which is the City of Redding.**

DOCUMENTATION

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

MITIGATION MEASURES

MM-Bio-1 Prior to construction in aquatic environments, a qualified biologist shall conduct two (2) nighttime preconstruction surveys between January and March to detect western spadefoot toad adults, egg masses, and/or tadpoles. Preconstruction surveys shall occur immediately following separate precipitation events that produce enough volume of rain to develop ponding events. California Department of Fish and Wildlife (CDFW) shall be consulted prior to the initiation of project activities if any western spadefoots are observed.

MM-Bio-2 To the extent practicable, removal of large trees with cavities shall occur before bat maternity colonies form (i.e., prior to February 28) or after young are volant (i.e., after September 1). If construction (including the removal of large trees) occurs during the bat non-volant season (September 1 to February 28), a qualified professional shall conduct a pre-construction survey of the study area to locate maternity colonies and identify measures to protect colonies from disturbance. The preconstruction survey will be performed no more than seven days prior to the implementation of construction activities. If a maternity colony is located within the study area, or adjacent to the study area, a disturbance-free buffer shall be established by a qualified professional, in consultation with the California Department of Fish and Wildlife to ensure the colony is protected from project activities.

MM-Bio-3 If vegetation removal or construction activities will occur during the nesting season for migratory birds and raptors (February 1 through August 31), a qualified biologist shall conduct a pre-construction survey seven days before construction activities begin. If any candidate, sensitive, or special-status nesting birds are found, the California Department of Fish and Wildlife (CDFW) will be notified and consulted. An appropriate buffer, as determined by the CDFW and the qualified biologist, will be placed around the nest until the young have fledged. If construction activities cease for a period greater than seven days, additional preconstruction surveys will be required.

MM-Bio-4 Prior to issuance of a City grading permit that may impact or cause the permanent or temporary loss of jurisdictional waters or potential jurisdictional waters, as identified by the project, the developer shall secure all required permits and authorization from the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife. All terms and conditions of the required permits and authorizations shall be met.



MM-Bio-5 Prior to issuance of a grading permit, any permanent loss of waters of the U.S. or waters of the State, including wetlands, shall be offset by purchasing credits at a U.S. Army Corps of Engineers-approved mitigation bank, by payment of in-lieu fees to the U.S. Army Corps of Engineers-approved in-lieu fee program (according to current fee schedule), and/or as required by the State. The jurisdictional status of all on-site wetland features and documentation of resolution with the U.S. Army Corps of Engineers and/or the State regarding any required offsets shall be provided to the Planning Division.

MM-Bio-6 Prior to issuance of a grading permit or installation of any gravel for Phase 1, six-foot high, chain-link fencing or similar as approved by the development services director shall be in place and inspected by the Planning Division. This fencing shall be installed along the boundaries of Phase 1 in the northern undeveloped portion of the site.

PUBLIC REVIEW DISTRIBUTION

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

- State Clearinghouse
- Shasta County Clerk
- U.S. Army Corp of Engineers, Redding
- California Department of Fish and Wildlife, Redding
- Central Valley Regional Water Quality Control Board, Redding
- Caltrans, District 2
- California Native Plant Society, Shasta Chapter
- Shasta Environmental Alliance
- Bella Vista Water District
- PACE Supply Corporation
- Sharrah Dunlap Sawyer Incorporated
- All property owners within 300 feet of the property boundary

PUBLIC REVIEW

- (x) Draft document referred for comments on October 27, 2023.
- () No comments were received during the public review period.
- () Comments were received but did not address the draft Mitigated Negative Declaration findings or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public review period. The letters and responses follow (see Response to Comments, attached).



The draft Mitigated Negative Declaration, Initial Study, Mitigated Monitoring Program, and other information concerning the project are available for public review Monday through Friday from 8:00 a.m. to 3:00 p.m. at the Planning Division of the Development Services Department, 777 Cypress Avenue, Redding, CA 96001, and online on the City Planning Projects page of the Development Services website at: www.cityofredding.gov. **If you have any questions or wish to submit comments, please contact Danny Castro, Assistant Planner, at dcastro@cityofredding.org, or by telephone at (530) 225-4471.**

October 27, 2023

Date



Lily Toy, Planning Manager
Development Services

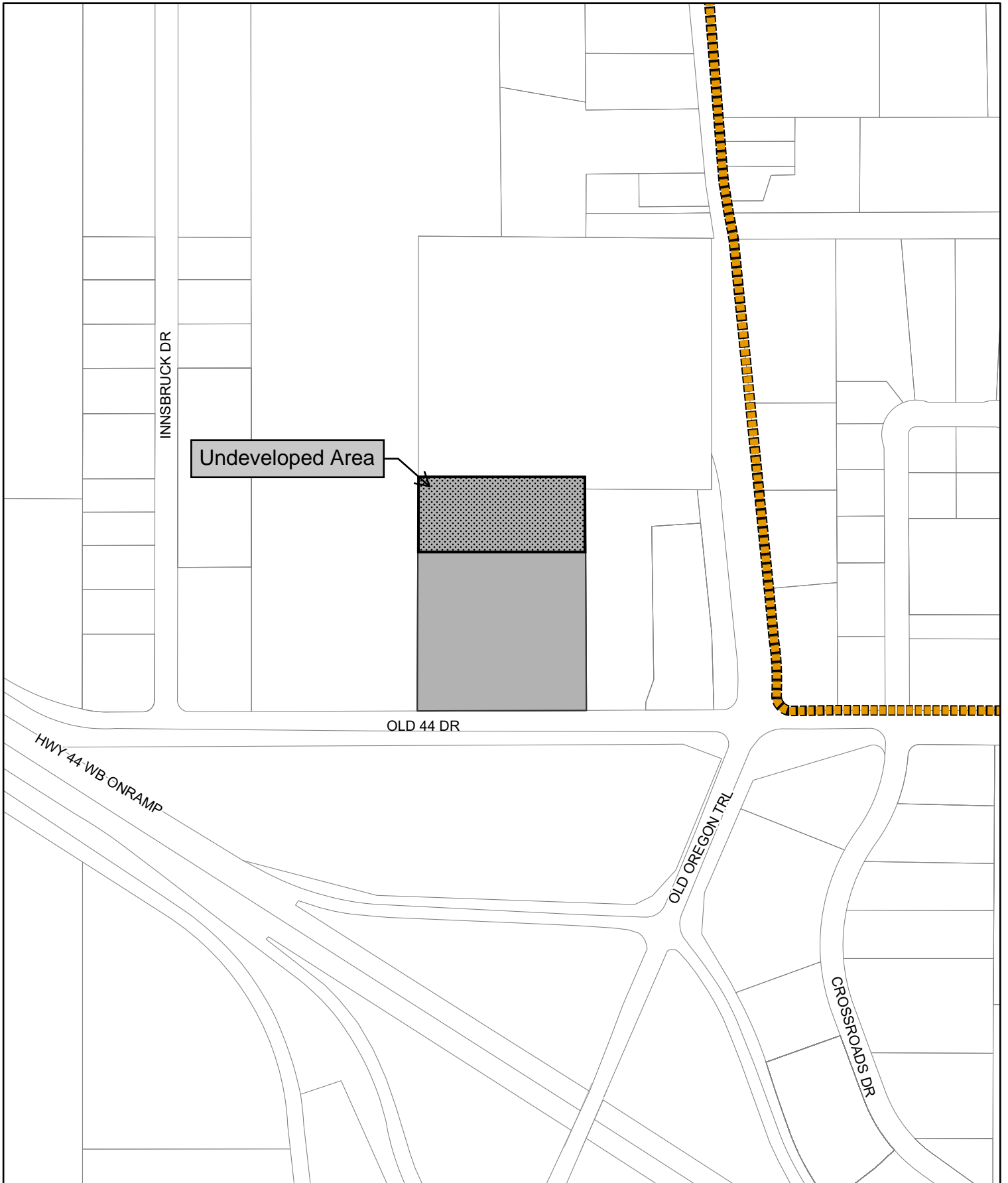
Date of Final Report

DC:jg

Attachments:

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





	GIS DIVISION INFORMATION TECHNOLOGY DEPARTMENT	LOCATION MAP UP-2023-00550 PACE SUPPLY CORPORATION 3676 OLD 44 DRIVE AP# 109-010-037	MTG. DATE:
	DATE PRODUCED: APRIL 11, 2023		ITEM:
			ATTACHMENT:
<small>P:\Planning\ProProjects\SDD\SDD-2023-00550.aprx</small>			

ENVIRONMENTAL INITIAL STUDY

INITIAL STUDY CHECKLIST References and Documentation PACE Supply Corporation Expansion Use Permit UP-2023-00550

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

October 27, 2023

CITY OF REDDING ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** PACE Supply Corporation Expansion

2. **Lead agency name and address:**

CITY OF REDDING
Development Services Department
Planning Division
777 Cypress Avenue
Redding, CA 96001

3. **Contact Person and Phone Number:** Danny Castro, (530) 225-4471

4. **Project Location:** 3676 Old 44 Drive

5. **Applicant's Name and Address:**

PACE Supply Corporation
4819 Fite Court
Stockton, CA 95215

Representative's Name and Address:

Sharrah Dunlap Sawyer Incorporated
320 Hartnell Avenue
Redding, CA 96002

6. **General Plan Designation:** Heavy Commercial

7. **Zoning:** "HC" Heavy Commercial

8. **Description of Project:**

The project applicant, PACE Supply Corporation, is requesting approval of Use Permit Application UP-2023-00550, to construct an additional 20,000 square feet of enclosed warehouse space and to improve approximately two acres of undeveloped area for circulation and outdoor storage on a seven-acre property located at 3676 Old 44 Drive.

There is an existing 32,000-square-foot commercial building on the seven-acre site. It is comprised of 25,000 square feet of warehouse space, 3,800 square feet of bulk retail space, and 3,200 square feet of office space. The rest of the site is used for a mixture of parking, landscaping, and outdoor storage save for approximately two acres of undeveloped area on the northern portion of the site. The project proposes to construct an additional 20,000 square feet of enclosed warehouse space with the majority of the undeveloped two acres to be improved with paving and gravel for vehicular circulation and additional outdoor storage.

The project proposes to be broken into two phases. Phase 1 would include the installation of gravel on a portion of the undeveloped land on the north side of the property along with additional site improvements. Phase 2 would add additional gravel and pavement to the undeveloped northern portion of the site as well as construction of the additional building area.

While the site is currently on septic, City sewer service to the project site will be provided by connecting to an eight-inch diameter sewer line in Old 44 Drive. The septic system will be demolished.

Water is supplied to the site from an existing eight-inch diameter water line in Old 44 Drive.

On-site storm drain facilities include a proposed drainage ditch around the perimeter of the proposed development and continuing along the west side of the site. Water leaves the site through an under-sidewalk drain & detention outlet at the southwest corner of the site.

No off-site improvements are proposed. All street, utility, and drainage improvements will connect to existing systems located

adjacent to the project boundaries.

The project will continue to be operated as a warehouse & distribution center. As such, typical operation characteristics include employees, clients, and delivery vehicles traveling to and from the site. Relatively low levels of noise and lighting typical of commercial uses is expected.

9. Surrounding Land Uses and Setting:

The project site consists of approximately seven gross acres. It is primarily developed land with a minimal amount of landscaping and vegetation. The approximately two acres of undeveloped area proposed for development consists of annual grassland, blue oak woodland, and palustrine habitat. Topography of the site is relatively flat. The average elevation of the site is 99-104 feet above mean sea level and slopes to the east. Primary access to the site is provided from Old 44 Drive. Surrounding land uses include the following:

- North: Commercial Excavation/Landscape Materials Business
- South: Vehicle Storage, Commercial Recreation
- East: Commercial Roofing Supply Business
- West: Undeveloped Land

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

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

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.?

The Redding Rancheria, the Paskenta Band of Nomlaki Indians, and the Wintu Tribe of Northern California were noticed about this project and the preparation of its associated initial study. No California Native American tribes requested consultation pursuant to Public Resources Code section 21080.3.1.

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
x	Biological Resources		Cultural Resources		Energy
	Geology / Soils		Greenhouse Gas Emissions		Hazards & Hazardous Materials
	Hydrology / Water Quality		Land Use / Planning		Mineral Resources

	Noise		Population / Housing		Public Services
	Recreation		Transportation		Tribal Cultural Resources
	Utilities / Service Systems		Wildfire		Mandatory Findings of Significance

DETERMINATION:

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.

The Initial Study, site plan, project description, draft Mitigated Negative Declaration, and other information concerning the project are available for public review from 8:00 a.m. to 3:00 p.m. weekdays at the Planning Division, Development Services Department, 777 Cypress Avenue, Redding, CA 96001, and online on the City Planning Projects page of the Development Services website at: www.cityofredding.gov. If you have any questions or to submit comments, please contact Danny Castro, Assistant Planner, at dcastro@cityofredding.org, or by telephone at (530) 225-4471.



 Danny Castro, Assistant Planner
 Development Services Department

October 27, 2023

 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 – Elevation Drawings

Attachment B – *Biological Resource Assessment*, Gallaway Enterprises, March, 2022 (on file in the Development Services Department, Planning Division)

Attachment C – *Draft Delineation of Aquatic Resources*, Gallaway Enterprises, March, 2022 (on file in the Development Services Department, Planning Division)

Attachment D – *Spring Botanical Survey*, Gallaway Enterprises, April 2022 (on file in the Development Services Department, Planning Division)

Attachment E – *Response to CDFW Letter*, Gallaway Enterprises, September 13, 2023 (on file in the Development Services Department, Planning Division)

Attachment F – *Tree Inventory Memo*, Gallaway Enterprises, December 6, 2021 (on file in the Development Services Department, Planning Division)

Attachment G – *2021-2022 Wet Season Branchiopod Survey*, Gallaway Enterprises, March 2022 (on file in the Development Services Department, Planning Division)

Attachment H – *90 Day Report: Dry Season Surveys for Federally Listed Branchiopods*, Gallaway Enterprises, August 22, 2022 (on file in the Development Services Department, Planning Division)

Attachment I – *Cultural Resources Inventory Survey*, Genesis Society, February 8, 2022 (on file in the Development Services Department, Planning Division)

Attachment J – *Storm Drainage Analysis*, Sharrah Dunlap Sawyer Incorporated, July 19, 2023 (on file in the Development Services Department, Planning Division)

Attachment K – Letters sent to the Redding Rancheria, the Paskenta Band of Nomlaki Indians, and the Wintu Tribe of Northern California, August 17, 2023

SUMMARY OF MITIGATION MEASURES: See Section XXI, Mandatory Findings of Significance

I. AESTHETICS: <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) The project must comply with the height standards of the City’s Zoning Ordinance. The project would be consistent in height with buildings on adjacent properties and would not obstruct any documented scenic vistas. The proposed project would not represent a significant change to the overall scenic quality of the area.
- b) The project site is not located adjacent to a state-designated scenic highway.
- c) The project will be compatible with the existing visual character of the property and its surroundings.
- d) The project would generate light that is customary for development and comply with the Zoning Ordinance light standards. There would not be an adverse effect on day or nighttime views in the area.

Documentation:

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

Mitigation:

None necessary.

II. AGRICULTURE RESOURCES: <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural, Land Evaluation and Site Assessment Mode (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 5110(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest land?				X

Discussion:

a-e) The project site does not contain designated farmland, forest land, or timberlands. The project site has not been historically used for agricultural purposes, nor does it possess soils that are prime for agricultural production. According to the California Department of Conservation Farmland Mapping and Monitoring Program the Project site is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and falls within the classification of Urban Built-up Land. The Project site is located within the “HC” Heavy Commercial zoning district and agricultural uses are not permitted in this district. There is no Williamson Act contract that affects the Project site. The project would not convert or rezone any farmland to non-agricultural use, or any forest land to non-forest use.

Documentation:

City of Redding General Plan, Natural Resources Element, 2000
City of Redding General Plan Background Report, Chapter 9.4: Agricultural Lands
 California Department of Conservation’s Farmland Mapping and Monitoring Program
 United States Department of Agriculture, Soil Conservation Service and Forest Service, Soil Survey of Shasta County Area.

Mitigation:

None necessary.

III. AIR QUALITY: <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>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X

Discussion:

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

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

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

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

Under policy of the Air Quality Element, a project has the potential to impact air quality primarily in two ways: (1) the project would generate vehicle trip emissions (with NOx, ROG, and PM₁₀) that contribute cumulatively to local and regional air quality conditions; and (2) fugitive dust (particulate/PM₁₀) emissions are possible during construction activities. As an industrial warehouse project with a very low numbers of employees, 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 NOx 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 a substantial number of people.

Documentation:

Shasta County APCD Air Quality Maintenance Plan and Implementing Measures
 City of Redding General Plan, Air Quality Element, 2000
 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>

Mitigation:

None necessary.

IV. <u>BIOLOGICAL RESOURCES</u> : <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

IV. <u>BIOLOGICAL RESOURCES:</u> <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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:

The information below is based on the survey results documented in the Draft Delineation of Aquatic Resources (January, 2022) and the Biological Resources Assessment (March, 2022) prepared by Gallaway Enterprises for the project.

a) Plants

The Biological Survey Area (BSA) for the project includes approximately two acres of vacant land located north of the existing building and developed area of the property and contains of disturbed annual grassland habitat throughout. The annual grassland that occurs within the BSA shows signs of earthwork disturbance and disturbance from vegetation management and vehicle access. Blue oak woodland occurs primarily in the eastern portion of the BSA with a few very small oak trees growing along the western edge of the BSA among the aquatic features that occur within the BSA. These wetland features are dependent upon seasonal rains and runoff from the adjacent composting facility to the north. There is no critical habitat nor sensitive natural communities within the BSA.

No federal or state listed plants were observed within the BSA or were determined to have potential to occur within the BSA, therefore, the project will have no effect on federal or state listed plant species or their habitats. However, during the habitat assessment it was determined that the BSA contains potentially suitable habitat for three (3) special-status plant species: Red Bluff dwarf rush (*Juncus leiospermus* var. *leiospermus*), *Legenere* (*Legenere limosa*), and Henderson’s bent grass (*Agrostis hendersonii*). As their blooming periods did not overlap with the time of the site visits, a protocol-level survey for these species was performed at a later date in April 2022 by Gallaway Enterprises. It concluded that none of these species were present on the project site during the appropriate survey window of the target species.

Animals

The project may impact potentially suitable habitat for special-status wildlife, including the western spadefoot toad, pallid bat, western red bat, and various avian species protected under the Migratory Bird Act. Although no special-status animal species were observed on the project site during field surveys there is the potential that these species could occur and therefore, would be considered a potentially significant impact.

Implementation of Mitigation Measures Bio-1, Bio-2, and Bio-3 below would reduce or eliminate project-associated impacts to special-status wildlife species to less than significant.

- b) The project site is not within close proximity to any nearby lakes, rivers, or streams and does not contain 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. Thus, no impact would occur and no mitigation is required.
- c) The Draft Delineation of Aquatic Resources prepared for the project identified five wetland features consisting of .29 acres on the

site that are characterized as a seasonal swale and four seasonal wetlands that are dependent upon seasonal rains and runoff from the adjacent facility to the north. The seasonal features are dominated by perennial rye-grass, Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*), hawkbit, dallisgrass (*Paspalum dilatatum*), popcorn flower (*Plagiobothrys* sp.), water starwort (*Callitriche* sp.), and iris-leaved rush (*Juncus xiphioides*). The largest wetland feature located along the western boundary of the site is connected to a larger wetland that extends west through the adjacent undeveloped parcel. All of the remaining wetlands identified on the project site are highly isolated features that are completely contained within the project boundary. These isolated wetlands lack any direct surface hydrologic connection to jurisdictional features. Due to the isolated nature of these four wetlands, they meet the requirements for being considered potentially non-jurisdictional due to a lack of a significant nexus to an off-site jurisdictional feature. Further, the hydrology of the isolated wetland feature in the north east corner of the site is completely sourced from an offsite leaky tank.

The project proposes to be broken into two phases. Phase 1 would include the demolition of the on-site septic system and the installation of site sewer, a fire service water line and a storm drain along the already developed portion of the west side of the site. Phase 1 would also include the installation of gravel on a portion of the undeveloped land on the north side of the property. This gravelling would occur outside of the potentially jurisdictional waters but has the potential to impact the wetlands. Movement and storage of equipment and supplies could mistakenly encroach into the wetlands. For this reason, mitigation would be required to bring the level of impact from gravelling the undeveloped area delineated in Phase 1 down to less than significant. Mitigation measure Bio-6 below would reduce or eliminate Phase 1 associated impacts to State or federally protected wetlands to less than significant.

The City has not established its own mitigation standards for replacement of wetlands impacted by development and, instead, relies on criteria recognized by state and federal resource agencies. Federal and State policies promote a no net loss of wetland resources. This can be accomplished in a number of ways, but a common approach is the purchase by the developer of mitigation credits at an established wetland mitigation bank. Based on these factors, mitigation measures are established below to ensure that, prior to issuance of a City grading permit, the necessary wetland mitigation credits are secured, and sufficient mitigation is performed in accordance with the Army Corps of Engineers and CDFW permitting requirements.

Implementation of Mitigation Measure Bio-4 and Bio-5 below would reduce or eliminate project-associated impacts to State or federally protected wetlands to less than significant.

- d) The project site is surrounded by existing development to the north, east, and south. Consequently, the site does not serve as a wildlife movement corridor as it does not link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human development. The site contains shrubs and trees that could be used for nesting migratory birds and bats. There is also the potential for the project site to be used as habitat for the western spadefoot toad. Although none of these species were observed on the project site during field surveys, the potential for the project to interfere with an established native resident, migratory wildlife, or native wildlife nursery site is considered a potentially significant impact. Mitigation measures Bio-1, Bio-2, and Bio-3 bring those impacts 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.

An arborist report (tree study) was prepared for the project by Gallaway Enterprises in November of 2021. The tree study identified 14 blue oaks, a Pacific willow, and a Fremont's cottonwood. The proposed grading/improvement plan retains a portion of a tree group on the eastern portion of the site. The preservation of this tree group provides the best tree management strategy for the project allowed under the current 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
- Biological Resource Assessment*, Gallaway Enterprises, March, 2022
- Draft Delineation of Aquatic Resources*, Gallaway Enterprises, March, 2022
- 2021-2022 Wet Season Branchiopod Survey*, Gallaway Enterprises, March 2022
- 90 Day Report: Dry Season Surveys for Federally Listed Branchiopods*, Gallaway Enterprises, August 22, 2022
- Spring Botanical Survey*, Gallaway Enterprises, April 2022
- Response to CDFW Letter*, Gallaway Enterprises, September 13, 2023

Mitigation:

MM-Bio-1 Prior to construction in aquatic environments, a qualified biologist shall conduct two (2) nighttime preconstruction surveys between January and March to detect western spadefoot adults, egg masses, and/or tadpoles. Preconstruction surveys shall occur immediately following separate precipitation events that produce enough volume of rain to develop ponding events. CDFW shall be consulted prior to the initiation of project activities if any western spadefoots are observed.

MM-Bio-2 To the extent practicable, removal of large trees with cavities shall occur before bat maternity colonies form (i.e., prior to February 28) or after young are volant (i.e., after September 1). If construction (including the removal of large trees) occurs during the bat non-volant season (September 1 to February 28), a qualified professional shall conduct a pre-construction survey of the study area to locate maternity colonies and identify measures to protect colonies from disturbance. The preconstruction survey will be performed no more than seven days prior to the implementation of construction activities. If a maternity colony is located within the study area, or adjacent to the study area, a disturbance-free buffer shall be established by a qualified professional, in consultation with the California Department of Fish and Wildlife, to ensure the colony is protected from project activities.

MM-Bio-3 If vegetation removal or construction activities will occur during the nesting season for migratory birds and raptors (February 1 through August 31), a qualified biologist shall conduct a pre-construction survey seven days before construction activities begin. If any candidate, sensitive, or special-status nesting birds are found, the California Department of Fish and Wildlife (CDFW) will be notified and consulted. An appropriate buffer, as determined by the CDFW and the qualified biologist, will be placed around the nest until the young have fledged. If construction activities cease for a period greater than seven days, additional preconstruction surveys will be required.

MM-Bio-4 Prior to issuance of a City grading permit that may impact or cause the permanent or temporary loss of jurisdictional waters or potential jurisdictional waters, as identified by the project, the developer shall secure all required permits and authorization from the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife. All terms and conditions of the required permits and authorizations shall be met.

MM-Bio-5 Prior to issuance of a grading permit, any permanent loss of waters of the U.S. or waters of the State, including wetlands, shall be offset by purchasing credits at a U.S. Army Corps of Engineers-approved mitigation bank, by payment of in-lieu fees to the U.S. Army Corps of Engineers-approved in-lieu fee program (according to current fee schedule), and/or as required by the State. The jurisdictional status of all on-site wetland features and documentation of resolution with the U.S. Army Corps of Engineers and/or the State regarding any required offsets shall be provided to the Planning Division.

MM-Bio-6 Prior to issuance of a grading permit or installation of any gravel for Phase 1, 6-foot high chain-link fencing or similar as approved by the Development Services Director shall be in place and inspected by the Planning Division. This fencing shall be installed along the boundaries of Phase 1 in the northern undeveloped portion of the site.

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

V. CULTURAL RESOURCES: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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) A Cultural Resources Inventory Survey was prepared for the project site by Genesis Society for Gallaway Enterprises. According to the report, existing records at the Northeast Information Center (NEIC) indicated that no prehistoric or historic-era sites had been documented within the site. An intensive-level pedestrian survey was conducted and failed to identify any prehistoric or historic-era sites within the project site. Consultation was undertaken with the Native American Heritage Commission (NAHC) regarding sacred land listings for the property. An information request letter was delivered to the NAHC on January 20, 2022.

The report recommends cultural resources clearance for the project due to the absence of historic properties, the absence of significant historical resources, and the absence of unique archaeological resources within the project site. Based upon the Cultural Resources Inventory it has been determined that the project site is not in an area of archaeological or cultural sensitivity. No impacts in this area are anticipated.

Documentation:

- City of Redding General Plan Background Report, 1998*
- City of Redding General Plan Final Environmental Impact Report, 2000, SCH #1998072103*
- Cultural Resources Inventory Survey, Gallaway Enterprises, Incorporated, February 8, 2022.*

Mitigation:

None necessary.

VI. Energy: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

Discussion

a) The project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Direct energy use would involve the short-term use of energy for construction activities. Project construction would primarily consume diesel and gasoline through operation of construction equipment, material deliveries, and debris hauling. Construction is estimated to result in a short-term consumption of energy, representing a small demand on local and regional fuel supplies that would be easily accommodated and would be temporary. Long-term use of electricity for operations within the warehouses such a lighting, and heating and cooling in the office portions of the building is expected to be less than significant due to the scale of the project.

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, 2018

Mitigation:

None necessary.

<u>VII. GEOLOGY AND SOILS:</u> <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i) Rupture of a known earthquake, fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publications 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? 				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				X
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 primary soil classifications. The primary site soil is Redding-Red Bluff gravelly loams, 0 to 3 percent slopes. These soils have very slow permeability and very slow runoff. The hazard of erosion is none to slight. The second soil classification present on the site is Redding gravelly loam, 3 to 8 percent slopes. This soil is present in a small area in the northwest corner of the site. This soil has slow permeability and slow to medium runoff. The hazard of erosion for this soil is slight to moderate. Proposed grading consists of gentle slopes of approximately 1 percent further limiting any risk of sudden or dramatic erosion.

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.
- ◆ *U.S. Army Corps of Engineers Nationwide Permit.* A Nationwide Permit, if applicable, will be required from the U.S. Army Corps of Engineers to address impacts to jurisdictional waters.

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

- e) The proposed project does not involve the use of septic tanks or alternative wastewater disposal. The existing site septic system is required to be destroyed and the site connected to City sewer as a part of the conditions of approval.
- f) No unique geologic features, fossil-bearing strata, or paleontological sites are known to exist on the project site.

Documentation:

- City of Redding Health and Safety Element, figures 4-1 (Ground Shaking Potential) and 4.2 (Liquefaction Potential)*
- City of Redding General Plan Final Environmental Impact Report*
- City of Redding General Plan Background Report, 1998*
- City of Redding Grading Ordinance, RMC Chapter 16.12*
- City of Redding Standard Specifications, Grading Practices*
- City of Redding Standard Development Conditions for Discretionary Approvals*
- Soil Survey of Shasta County Area, United States Department of Agriculture, Soil Conservation Service and Forest Service, August 1974*
- Division of Mines and Geology Special Publication 42*
- State Regional Water Quality Control Board, Central Valley Region, Regulations related to Construction Activity Storm Water Permits and Storm Water Pollution Prevention Plans*

Mitigation:

None necessary.

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

Discussion:

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

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

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

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

- **Carbon Dioxide (CO₂):** Emitted primarily through the burning of fossil fuels. Other sources include the burning of solid waste and wood and/or wood products and cement manufacturing.
- **Methane (CH₄):** Emissions occur during the production and transport of fuels, such as coal and natural gas. Additional emissions are generated by livestock and agricultural land uses, as well as the decomposition of solid waste.
- **Nitrous Oxide (N₂O):** The principal emitters include agricultural and industrial land uses and fossil fuel and waste combustion.
- **Fluorinated Gases:** These can be emitted during some industrial activities. Also, many of these gases are substitutes for ozone-depleting substances, such as CFCs, which have been used historically as refrigerants. Collectively, these gases are often referred to as "high global-warming potential" gases.

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

With regard to the project, the predominant associated GHG is CO₂ generated by motor-vehicle travel to and from the site. To a substantially lesser degree, the project will result in CH₄ emissions associated with use of electric power generated by the Redding Electric Utility (REU), though it should be noted that REU distributes power from a variety of sources, including hydroelectric, wind, and natural gas.

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.

On a larger scale, the City of Redding's General Plan acknowledges that land use decisions have an impact on climate and air quality. Land use decisions that result in low or very low density on the periphery of the community increase the amount of vehicle-miles traveled (VMT), which increases vehicle emissions. In response to this impact, the City's *General Plan* includes a number of goals and policies in the Community Development and Design Element, Transportation Element, and Housing Element that promote a compact urban form and encourage infill development, advocate higher housing density, and ensure connectivity to citywide

bikeways and pedestrian plans. The goal of these policies is to reduce VMT, which also reduces emissions and reduces a wide variety of air quality impacts. Since automobiles are considered a major source of GHG emission, each vehicle trip reduced also reduces GHG emissions.

- b) The project would not conflict with any applicable plan, policies, or regulations adopted to reduce GHG emission. As noted, in “a” above, the project is in conformance with the City’s air quality policies and thresholds, and with state guidelines and regulations, and Standard Mitigation Measures listed in Section III Air Quality, above. The proposed project would have no impact on any plans, policies, or regulations related to GHG emissions.

Documentation:

City of Redding General Plan, 2000

CPCOA website, July 19, 2010

California Office of the Attorney General, “The California Environmental Quality Act Addressing Global Warming Impacts at the Local Agency Level,” updated January 6, 2010.

Mitigation:

None necessary.

IX. HAZARDS AND HAZARDOUS MATERIALS: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release 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-d) The nature of the project as a plumbing supply warehouse and distribution center 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 located outside of the very high fire hazard severity zone and proposes to remove most vegetation associated with wildlands from the site. The majority of the site has been disturbed in the past and is surrounded on three sides by developed commercial lots. No residential development is proposed with this commercial project. Furthermore, the project will need to comply with all fire safety regulations included in the standard conditions of approval and in the City of Redding Municipal Code. The project is expected to have a less than significant wildland fire-hazard potential.

Documentation:

City of Redding General Plan, Health and Safety Element, 2000
Redding Municipal Airport Area Plan, 1990

Mitigation:

None necessary.

X. <u>HYDROLOGY AND WATER QUALITY:</u> <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements 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:				
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) Since the project would be served by City sanitary sewer service, the project would not involve any permitted discharges of waste material into ground or surface waters. Construction and operation of the project would not violate any water quality standards 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 Bella Vista Water District (BVWD) water service for domestic uses and fire protection. The proposed project would have no significant impact on groundwater supplies or groundwater recharge.

- c) The project is subject to standard requirements discussed under Section VII, *Geology and Soils*. 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 development includes stormwater detention facilities designed to maintain existing predevelopment rates of runoff during a 10-, 25-, and 100-year storm event.. A Storm Drainage Analysis was prepared by Sharrah Dunlap Sawyer Inc. that shows that the Pace Supply Expansion project can manage the storm water runoff in a way that maintains or reduces pre-project runoff volumes in the post-project condition as required by the City of Redding. It concludes that the proposed storm drain design complies with City Council Policy 1806, and City of Redding Engineering Division requirements for protection of floodplains and downstream drainage concerns.

- d) The project site is not located in a flood hazard, tsunami or seiche zone.
 e) The project would not conflict with a water quality control plan or 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 number 06089C1560G, dated March 17, 2011
City of Redding Storm Drain Master Plan, Montgomery-Watson Engineers 1993
Storm Drainage Analysis, Sharrah Dunlap Sawyer Incorporated, July 19, 2023

Mitigation:

None necessary.

XI. LAND USE AND PLANNING: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?				X
b) 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 involves an expansion to an existing commercial warehouse in an area zoned for heavy commercial uses and surrounded by other existing heavy commercial type uses.
 b) The project is compatible with the applicable policies and regulations of the City General Plan and Zoning Ordinance and is not in conflict with any 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.

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

Discussion:

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

Documentation:

City of Redding General Plan, Natural Resources Element, 2000

Mitigation:

None necessary.

XIII. NOISE: <i>Would the project result in:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive ground-borne vibration or ground-borne noise levels?				X
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion:

a, b) Due to the nature of the project as a warehouse and distribution center, 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.

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 properties is considered less than significant.

c) The project is not located within the vicinity of a private airstrip or airport, is not in an airport land use plan, and is over two miles away from the nearest airport. The project is also outside of the 55-decibel noise contour of the nearest airport.

Documentation:

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

Mitigation:

None necessary.

XIV. POPULATION AND HOUSING: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (<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 nature of the project as a commercial project in an “HC” Heavy Commercial zoning district precludes it from displacing people or housing, and therefore, would not necessitate construction of replacement housing. The site and the area surrounding the site were never developed with housing. No impacts to population and housing will result from the project.

Documentation:

- City of Redding General Plan, Housing Element, 2000*

Mitigation:

None necessary.

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

Because the project is not residential in nature, it will not contribute to a change in the total student enrollment in any school district.

Parks:

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

Other public facilities:

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

Documentation:

City of Redding General Plan, Public Facilities Element, 2000

Mitigation:

None necessary.

XVI. RECREATION:	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion:

- a) The project is a commercial warehouse project and will not cause a physical deterioration of an existing recreation facility or cause an adverse physical impact associated with a new recreation facility. It is not near to any existing neighborhood, regional park or other recreational facility.
- b) The project does not propose any recreational facilities or require construction or expansion of facilities. There would not be any potentially significant impacts to recreation associated with the project.

Documentation:

City of Redding General Plan, Natural Resources Element, 2000

City of Redding General Plan, Recreation Element, 2000

City of Redding General Plan, Public Facilities Element, 2000

Mitigation:

None necessary.

XVII. TRANSPORTATION: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X

XVII. TRANSPORTATION: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?				X

Discussion:

- a) Access to the project will continue to be provided from the existing driveway as well as from an additional driveway taking access from the same frontage. The City’s Traffic Engineer has determined that the number of average vehicle trips that would be generated with development of the project would not have the potential to cause a significant impact to the surrounding street system.
- b) The potential for the project to conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b) was evaluated based the project’s anticipated Vehicle Miles Traveled (VMT). Senate Bill (SB) 743 established VMT as the metric to be applied for determining transportation impacts associated with development projects. Like many other jurisdictions in California, the City of Redding has not yet adopted a policy or thresholds of significance regarding VMT so the project-related VMT impacts were assessed based on guidance provided by the California Governor’s Office of Planning and Research (OPR) in the publication *Technical Advisory on Evaluating Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory*, 2018. This document identifies several criteria that may be used by jurisdictions to identify certain types of projects that are unlikely to have a VMT impact and can be “screened” from further VMT analysis. Additionally, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than significant transportation impact. As stated above, the City’s Traffic Engineer has determined that the number of average vehicle trips that would be generated with development of the project would not have the potential to cause a significant impact. The project would not conflict with any program, plan, ordinance, or policy addressing the circulation system. Therefore, the project will not conflict with CEQA guidelines section 15064.3(b).
- c) No off-site improvements, including new streets with sharp curves or dangerous intersections, are proposed by or required from the project. The site is in an area zoned for heavy commercial use. The entering and exiting of large vehicles such as tractor-trailers is an existing condition that is expected for this area. No significant increase in transportation-related hazards is expected.
- d) The project does not alter existing emergency access to the site or to the surrounding area. The Redding Fire Marshal finds that the proposed secondary driveway on Old 44 Road would result in better site access and circulation for emergency vehicles.

Documentation:

- City of Redding General Plan, Transportation Element, 2000*
- City of Redding General Plan Environmental Impact Report, 2000, SCH #1998072103*
- City of Redding Parks, Trails, and Open Space Master Plan, 2018*
- City of Redding Traffic Impact Fee Program*
- City of Redding Active Transportation Plan, 2018*
- Redding Area Bus Authority System Map and Route Guide, October 2000*

Mitigation:

None necessary.

<u>XVIII. TRIBAL CULTURAL RESOURCES:</u> <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>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, , the lead agency shall consider the significance of the resource to a California Native American tribe.				X

Discussion:

- a, b) The California Register of Historical Resources and the official Shasta County archaeological records were consulted and evaluated as a part of a Cultural Resources Inventory Survey completed by Genesis Society for the project. The report concludes that no historic properties, significant historical resources, or unique archaeological resources are located within the project site and does not identify the project site as being listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources. There are no known sites, features, places, cultural landscapes, sacred places, or objects with cultural value to a California Native American tribe on the project site. The project was referred to the appropriate tribal entities and no request for consultation was received.

Documentation:

Letters sent to the Redding Rancheria, the Paskenta Band of Nomlaki Indians, and the Wintu Tribe of Northern California, August 17, 2023
Cultural Resources Inventory Survey, Genesis Society, February 8, 2022

Mitigation:

None necessary.

<u>XIX. UTILITIES AND SERVICE SYSTEMS:</u> <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?				X
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

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

Discussion:

- a) The proposed development does not generate the need for relocation or construction of new or expanded water or wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities. The project proposes to add under-sidewalk stormwater drainage at the southwest corner of the site. This improvement simply allows existing drainage to flow under the sidewalk instead of over and is not a relocation, new, or expanded utility.
- b) Potable water is available from the Bella Vista Water District (BVWD) to serve the project with adequate pressure and flows for fire suppression. The demands of the project can be accommodated within the BVWD existing water resources. Sufficient water supplies are available to serve the project and reasonably foreseeable future development during normal, dry, and multiple day years.
- c) The project will utilize the City’s sanitary sewer system to dispose of wastewater. Adequate sewer capacity and wastewater treatment is available in the City’s existing system.
- d) The project would not generate solid waste in excess of State or local standards, or infrastructure, or otherwise impair the attainment of solid waste reduction goals. The City provides solid waste disposal, which the project would utilize. Adequate capacity is available to serve the needs of the project without need of special accommodation.
- e) The project will comply with Federal, State, and local management and reduction statutes and regulations related to solid waste.

Documentation:

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

Mitigation:

None necessary.

XX. WILDFIRE: <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose projects occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?				X
c) Require installation or maintenance of associated infrastructure (such as roads, fuel sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X

XX. <u>WILDFIRE:</u> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 is not located within a mapped very high fire severity zone. The use of the project site for warehousing and distribution would not add any additional residential units. The scale of the project would not add a significant amount of vehicular traffic to the area. Considering these factors, the project would not impair an emergency response plan or emergency evacuation plan.
- b) The project site is surrounded on three sides by existing development and is located in an area with relatively flat topography. It is outside of a high fire severity zone and is in an area of known wetlands. The project would not exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire.
- c) The project would not require the installation or maintenance of any roads, fuel sources, power lines or other utilities that could exacerbate wildfire risks. The site is located in an area that is already adequately served by utilities and improvements.
- d) The project is not in an area with slopes and would not result in post-fire slope instability. Proper site drainage to storm drain infrastructure is proposed and required with development. Therefore, the project would not expose people or structures to downstream flooding or landslides.

Documentation:

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

Mitigation:

None necessary.

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

Discussion:

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

- a) As discussed under Item IV, *Biological Resources*, if unmitigated, the project has the potential to result in the loss of jurisdictional wetlands or Waters of the United States. Also, as discussed, the project has the potential to impact special-status animal species (western spadefoot toad, pallid bat, and western red bat) as well as species of migratory birds and raptors. Mitigation Measures listed below have been established to reduce potential impacts to less than significant.
- b) As discussed in Section V, the project will contribute to regionwide cumulative air quality impacts. However, under policy of the *General Plan*, application of existing grading and construction standards will reduce potential impacts from this project to a level less than significant.
- c) As discussed herein, the project does not have characteristics which could cause substantial adverse effects on human beings, either directly or indirectly.

Documentation:

See all Sections above.

Mitigation:

MM-Bio-1 Prior to construction in aquatic environments, a qualified biologist shall conduct two (2) nighttime preconstruction surveys between January and March to detect western spadefoot adults, egg masses, and/or tadpoles. Preconstruction surveys shall occur immediately following separate precipitation events that produce enough volume of rain to develop ponding events. CDFW shall be consulted prior to the initiation of project activities if any western spadefoots are observed.

MM-Bio-2 To the extent practicable, removal of large trees with cavities shall occur before bat maternity colonies form (i.e., prior to February 28) or after young are volant (i.e., after September 1). If construction (including the removal of large trees) occurs during the bat non-volant season (September 1 to February 28), a qualified professional shall conduct a pre-construction survey of the study area to locate maternity colonies and identify measures to protect colonies from disturbance. The preconstruction survey will be performed no more than seven days prior to the implementation of construction activities. If a maternity colony is located within the study area, or adjacent to the study area, a disturbance-free buffer shall be established by a qualified professional, in consultation with the California Department of Fish and Wildlife, to ensure the colony is protected from project activities.

MM-Bio-3 If vegetation removal or construction activities will occur during the nesting season for migratory birds and raptors (February 1 through August 31), a qualified biologist shall conduct a pre-construction survey seven days before construction activities begin. If any candidate, sensitive, or special-status nesting birds are found, the California Department of Fish and Wildlife (CDFW) will be notified and consulted. An appropriate buffer, as determined by the CDFW and the qualified biologist, will be placed around the nest until the young have fledged. If construction activities cease for a period greater than seven days, additional preconstruction surveys will be required.

MM-Bio-4 Prior to issuance of a City grading permit that may impact or cause the permanent or temporary loss of jurisdictional waters or potential jurisdictional waters, as identified by the project, the developer shall secure all required permits and authorization from the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife. All terms and conditions of the required permits and authorizations shall be met.

MM-Bio-5 Prior to issuance of a grading permit, any permanent loss of waters of the U.S. or waters of the State, including wetlands, shall be offset by purchasing credits at a U.S. Army Corps of Engineers-approved mitigation bank, by payment of in-lieu fees to the U.S. Army Corps of Engineers-approved in-lieu fee program (according to current fee schedule), and/or as required by the State. The jurisdictional status of all on-site wetland features and documentation of resolution with the U.S. Army Corps of Engineers and/or the State regarding any required offsets shall be provided to the Planning Division.

MM-Bio-6 Prior to issuance of a grading permit or installation of any gravel for Phase 1, 6-foot high chain-link fencing or similar as approved by the Development Services Director shall be in place and inspected by the Planning Division. This fencing shall be installed along the boundaries of Phase 1 in the northern undeveloped portion of the site.

List of Attachments

Attachment A

Figure 1 – Location Map
Figure 2 – Project Site Plan
Figure 3 – Building Elevations

Attachment B

Biological Resource Assessment

Attachment C

Draft Delineation of Aquatic Resources and supporting delineation map.

Attachment D

Spring Botanical Survey

Attachment E

Response to CDFW Letter

Attachment F

Tree Inventory Memo

Attachment G

2021-2022 Wet Season Branchiopod Survey

Attachment H

90 Day Report: Dry Season Surveys for Federally Listed Branchiopods

Attachment I

Cultural Resources Inventory Survey

Attachment J

Storm Drainage Analysis

Attachment K

Letters sent to the Redding Rancheria, the Paskenta Band of Nomlaki Indians, and the Wintu Tribe of Northern California.

Attachment A

Figure 1 – Location Map

Figure 2 – Project Site Plan

Figure 3 – Building Elevations

Attachment B
Biological Resource Assessment

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Draft Delineation of Aquatic Resources and supporting delineation map.

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90 Day Report: Dry Season Surveys for Federally Listed Branchiopods

Attachment I

Cultural Resources Inventory Report

NOTE TO REVIEWER: Information contained in the *Cultural Resources Inventory Survey* (Genesis Society, 2022) for the project related to the specific location of prehistoric and historic sites is confidential and exempt from the Freedom of Information Act (FOIA) and the California Public Records Act (CPRA); therefore, site specific cultural resource investigations are not appended to this Initial Study. Professionally qualified individuals, as determined by the California Office of Historic Preservation, may contact the City of Redding Development Services Department, Planning Division directly in order to inquire about its availability.

Attachment J
Storm Drainage Analysis

Attachment K

Letters sent to the Redding Rancheria, the Paskenta Band of Nomlaki Indians,
and the Wintu Tribe of Northern California

PACE SUPPLY CORPORATION EXPANSION USE PERMIT UP-2023-00550

MITIGATION MONITORING PROGRAM CONTENTS

This document is the Mitigation Monitoring Program (MMP) for PACE Supply Corporation for the Use Permit Application UP-2023-00550. 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 PACE Supply Corporation. 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 PACE Supply Corporation. These mitigation measures are reproduced from the Initial Study and conditions of approval for the project. The tables have the following columns:

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

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

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

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

NONCOMPLIANCE COMPLAINTS

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

**MITIGATION MONITORING TABLE
FOR USE PERMIT UP-2023-00550 MMP**

Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
Biological Resources			
<p>MM-Bio-1 Prior to construction in aquatic environments, a qualified biologist shall conduct two (2) nighttime preconstruction surveys between January and March to detect western spadefoot adults, egg masses, and/or tadpoles. Preconstruction surveys shall occur immediately following separate precipitation events that produce enough volume of rain to develop ponding events. CDFW shall be consulted prior to the initiation of project activities if any western spadefoots are observed.</p>	Prior to construction	Planning Division, and Public Works Department	
<p>MM-Bio-2 To the extent practicable, removal of large trees with cavities shall occur before bat maternity colonies form (i.e., prior to February 28) or after young are volant (i.e., after September 1). If construction (including the removal of large trees) occurs during the bat non-volant season (September 1 to February 28), a qualified professional shall conduct a pre-construction survey of the study area to locate maternity colonies and identify measures to protect colonies from disturbance. The preconstruction survey will be performed no more than 7 days prior to the implementation of construction activities. If a maternity colony is located within the study area, or adjacent to the study area, a disturbance free buffer shall be established by a qualified professional, in consultation with the California Department of Fish and Wildlife to ensure the colony is protected from project activities.</p>	Prior to issuance of a grading or tree removal permit	Planning Division, and Public Works Department	
<p>MM-Bio-3 If vegetation removal or construction activities will occur during the nesting season for migratory birds and raptors (February 1 through August 31), a</p>	Prior to issuance of a grading permit	Planning Division, and Public Works Department	

Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
<p>qualified biologist shall conduct a pre-construction survey 7 days before construction activities begin. If any candidate, sensitive, or special-status nesting birds are found, the California Department of Fish and Wildlife (CDFW) will be notified and consulted. An appropriate buffer, as determined by the 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>MM-Bio-4 Prior to issuance of a City grading permit that may impact or cause the permanent or temporary loss of jurisdictional waters or potential jurisdictional waters, as identified by the project, the developer shall secure all required permits and authorization from the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife. All terms and conditions of the required permits and authorizations shall be met.</p>	<p>Prior to issuance of a grading permit</p>	<p>Planning Division and Public Works Department</p>	
<p>MM-Bio-5 Prior to issuance of a grading permit, any permanent loss of waters of the U.S. or waters of the State, including wetlands, shall be offset by purchasing credits at a U.S. Army Corps of Engineers-approved mitigation bank, by payment of in-lieu fees to the U.S. Army Corps of Engineers-approved in-lieu fee program (according to current fee schedule), and/or as required by the State. The jurisdictional status of all on-site wetland features and documentation of resolution with the U.S. Army Corps of Engineers and/or the State regarding any required offsets shall be provided to the Planning Division.</p>	<p>Prior to issuance of a grading permit</p>	<p>Planning Division and Public Works Department</p>	

Mitigation Measure	Timing/Implementation	Enforcement/Monitoring	Verification (Date and Initials)
<p>MM-Bio-6 Prior to issuance of a grading permit or installation of any gravel for Phase 1, 6-foot high chain-link fencing or similar as approved by the development services director shall be in place and inspected by the Planning Division. This fencing shall be installed along the boundaries of Phase 1 in the northern undeveloped portion of the site.</p>	<p>Prior to issuance of a grading permit or installation of any gravel for Phase 1</p>	<p>Planning Division and Public Works Department</p>	