

PLAN FOR PROVIDING SERVICES

SUBMITTED IN SUPPORT OF THE: RESOLUTION OF APPLICATION BY THE BOARD OF DIRECTORS OF THE BELLA VISTA WATER DISTRICT REQUESTING THE SHASTA LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR DETACHMENT OF TERRITORY FROM THE DISTRICT

Bella Vista Water District (District or BVWD) was established in 1957 as a California Water District pursuant to Division 13 of the California Water Code, operating under the governance of an elected Board of Directors. The District supplies agricultural, municipal, commercial, and institutional/public water to individual customers within the District, and owns and operates the water treatment, storage, and portions of the distribution system. The District water system is supplied primarily from the Sacramento River, with ten pump stations, five water storage tanks, and five groundwater wells serving ten pressure zones. The service area of the District encompasses roughly 34,298 acres (about 54 square miles), with water service provided to a population estimated to be approximately 19,270 people in 2020.¹

Attached is a copy of the land use map from the BVWD “2015 Urban Water Management Plan Update,” [006] with residential development shown in brown, and the more densely developed areas found in the West and South-West portions of the District. The parcel which is the subject of this Detachment (Shasta Co. AP No. 117-290-022) is indicated by the arrow on this map at the extreme South-West corner boundary of the District. The parcel, about 7 acres in total size, is noticeable on the map as a small yellow rectangle surrounded by one of the more densely developed residential areas. Currently the parcel is undeveloped, but it is slated for development with a 50 unit Planned Development with small zero-lot line townhomes designed primarily for senior residents. That use is compatible with the surrounding residential densities, and it is considered an “infill” project in an area already almost fully built out.

The subject property is also directly adjacent to one of Redding’s primary commercial retail areas across the street to the South. This can be seen in the attached parcel maps from the Shasta County GIS system. [007-008] The first County parcel map shows the subject

¹ District data taken from BVWD “2015 Urban Water Management Plan Update”

property just north of the Home Depot retail store, and walking distance from the Mt. Shasta Mall and nearby shopping centers. [007] The second County parcel map is a close view; the Planned Development units will be built in the area clearly visible as bare ground; the green area on the west side of the parcel is set aside and will not be disturbed; the development will take up about 5 of the total 7 acres on the parcel. [008]

The urban surroundings for the subject property are due to the fact that over the last 60 years the City of Redding has grown outward to the East and North-East, into the territory of BVWD, so that the actual jurisdictional boundary of the City now envelopes the subject property and extends a significant distance beyond (about 2 miles). As the boundary of the City grew outward into the service territory of BVWD, the District retained responsibility for water services in the “overlap area” while the City then provided all the other municipal and utility services to the incorporated area – electricity, solid waste, sewerage, fire and police, etc..

The “overlap area” is illustrated on the two attached LAFCO maps for the boundaries of BVWD and the City of Redding. The first map for BVWD shows the BVWD boundary as a blue-white line; and the City boundary is shown as a dashed black line; the subject property location is identified by the arrow. [009] On the second map for the City boundary the City incorporated area is shaded light green; the BVWD boundary is a dark yellow line; the subject property location is identified by the arrow. [010] The subject property, depicted in the “corner” of this overlap area, is directly contiguous to the boundary line. So the Detachment will not create a disfavored “island” or other unusual configuration for the provision of future water services.

In October of 2020 the Redding City Council approved the Planned Development for the subject property, designated as PD-2019-01372, also denominated “Browning Crossing.” Attached for reference is the Agenda, Minutes, and Council Package of staff reports and supporting documents for approval of the project. [014 – 083] These papers provide supporting detail for any questions that may arise about the nature and characteristics of the project. After CEQA environmental investigation by City staff, the project was approved on a Negative Declaration, with the finding that there is no substantial evidence that the project could have a significant effect on the environment. As explained further below, the Detachment contemplates only one change in the project – the source of future water service. That change will, if anything, only reduce potential impacts by eliminating lengthy off-

site construction of water main otherwise necessary to connect to the BVWD system. The same as before approval of the Detachment, “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment” – CEQA Guidelines 14 CCR §15061(b)(3).

The need and motivation for a Detachment became apparent on further investigation of the plans and costs for what was logistically necessary in order to connect to the BVWD distribution system. The Tentative Parcel Map for the project is attached, showing the layout of the development bordered by Churn Creek Road, Browning Street, and Canby Road. [011] The nearest feasible connection point to the BVWD distribution system is in the intersection of Canby Road and Churn Creek Road to the North. The next map is the engineer’s conceptual drawing of the off-site water main extension necessary to reach that connection point. [012] It involves an extension of 8” water main from the project North along and in Churn Creek Road a distance of 1,800 feet to the connection in the intersection of Churn Creek Road/Canby Road. The estimated cost of that construction is approximately \$200,000, not counting contingencies. This is a cost that threatens the economic feasibility of the development, and undercuts the viability of the purpose of the project to provide “affordable housing” to seniors.

However, the water service infrastructure of the City of Redding happens to be perfectly positioned to provide water service to the Browning Crossing project at no additional pipeline costs. The next map attached hereto is a close-up of the project parcel area, taken from the City GIS mapping system – which allows depiction of a “layer” showing the water system infrastructure. [013] The subject property has a star on it for identification. The map shows a light cross-hatched overlay for the BVWD service area. Two large circles on the east side of the map depict high volume water storage tanks owned and operated by the City. Three blue lines from the storage tanks extend to the west, along the north side of Browning Street, and all three physically cross the southern portion of the subject property. The Northern-most pipeline is a 12” overflow line. The “middle” line is a 16” water main. The third line is a 24” water main. The Detachment from the BVWD service area will make it possible for the property owner to directly connect to the City of Redding water system (either the 16” or 24” mains) on the parcel, without the debilitating costs of an 1,800’ offsite water main extension with less than half the water capacity.

The City of Redding water utility officials have confirmed that the City is willing and able to provide water service to the subject property and development, provided that a Detachment is approved. Another follow-up matter is that the Bureau of Reclamation would amend the water service contract service territories to conform to the water services authorization as decided upon by the local agencies; this again means the Detachment is a necessary predicate to effect the change in source of water service, and the other agencies view LAFCO as having the lead role for them to follow.

To its much deserved credit the BVWD has been extremely helpful and accommodating in the Detachment process, as has the City of Redding, in pursuit of a logical and cost-effective approach to this water service issue. The Property Owner is not aware of any opposition, controversy, or criticism from any public agency or private parties. Nor have we discovered any negative impacts, environmental or otherwise, related to the Detachment. The only concern that the Property Owner has in connection with the Detachment is that the process involved with coordinating the input and approval of multiple agencies could –despite the best intentions of all involved—cause unforeseen delay in constructing the Browning Crossing project in the spring construction season of 2021; it is imperative that the construction get underway timely to allow completion in 2021, with serious financial consequences if that can't be achieved. The positive feedback from all agencies to this point is encouraging.

Government Code §56653 factors:

The statutory factors required by Government Code §56653 for an adequate Plan For Services are straight-forward and satisfied in this proposal.

(1) The services in question are discreetly limited to the source for provision of water service. The Detachment will allow the Property Owner and the Browning Crossing project to utilize the City of Redding water service in lieu of a \$200,000+ off-site water main extension to the BVWD system, by taking advantage of City water system infrastructure that is already in place on the subject property.

(2) The “level and range” of the water services involved are the usual and ordinary water services for supply to a 50 unit residential planned development. Those services include potable water for human consumption, capacity for residential fire sprinkler systems, and

water supply for landscaping of the common areas. It should be emphasized that the change in source of water services will have absolutely no effect on the uses of water, the quantities of water used, or the quality of the water supplied.

(3) The timing is simple for potential provision of services from the City water system if or when the Detachment is approved. Because the City water mains already run across the subject property and are physically accessible now, those water services theoretically could be connected today. The primary constraint as to time is the necessary process for approval of the Detachment.

(4) To our knowledge no improvement or “upgrading” of water service facilities is required if or when the Detachment is completed. The existing City of Redding water system facilities are fully adequate for the needs of the Browning Crossing project, without any improvement or enhancement of the facilities.

(5) No special or particular “financing” is anticipated for the Property Owner to connect to the City of Redding water system upon completion of a Detachment. The Property Owner will, of course, pay the City the same non-discriminatory standard charges for connection fees, inspection fees, etc. that any other customer would pay to connect to the city water system. The Detachment will not have any extra financial impact that needs to be financed or paid.



Section Three: District Description
Urban Water Management Plan Update 2015

additional four open space parcels totaling 175.4 acres for a total of 715.4 acres. Water use estimates use calculations ranging from 0.71 AFY/home to 5.66 AFY/home assuming outdoor water irrigation ranging from 0.25 acres to 2 acres.

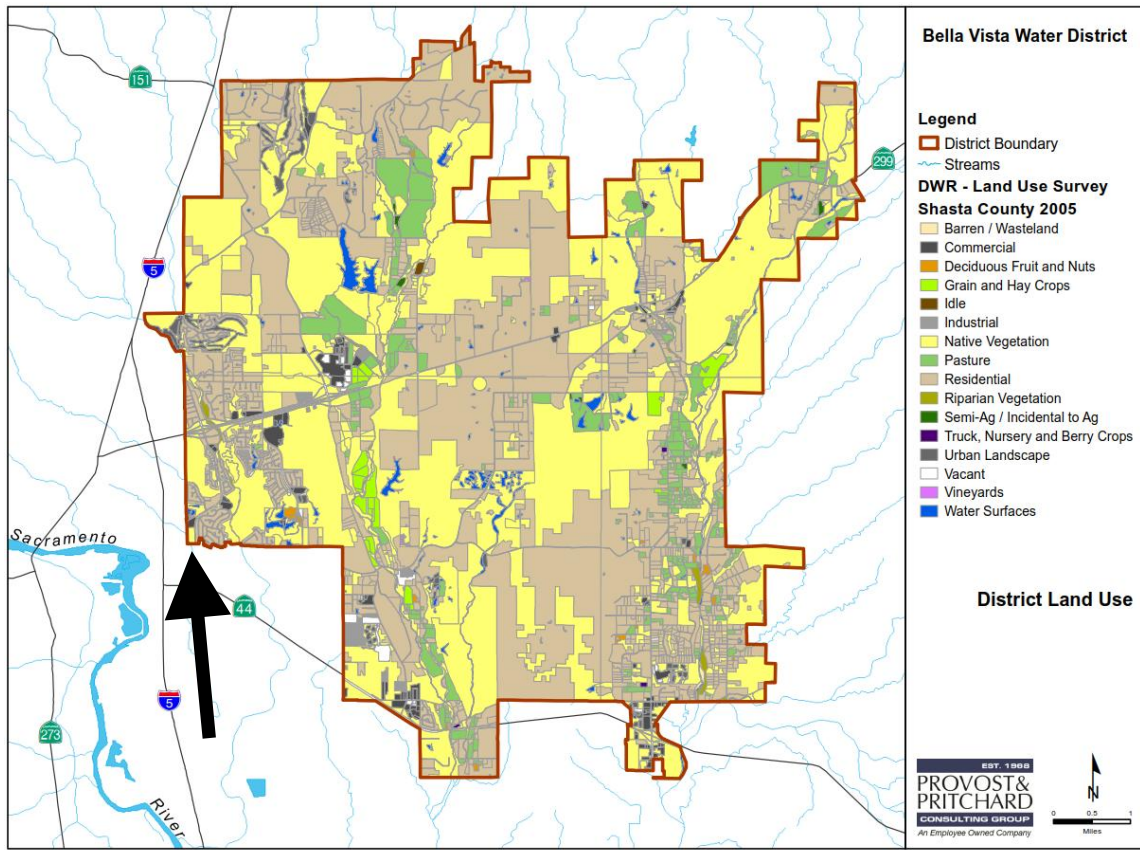


Figure 3-4: District Land Use Map

Table 3-1: Land Use Categories

Land use	Area (acres)	Percent of Total (%)
Residential/Rural	14,836	43.2%
Agricultural	2,364	6.8%
Intuitional	130	0.4%
Commercial	404	1.1%
Open Space	16,653	48.5%
Total	34,298	100.0%

Source: DWR Land Use Survey for Shasta County – 2005



Find address or place



(1 of 2) ✕

Parcel: 117-290-022

APN	117290022000
Situs Address	
Tax Rate Area	001113
Document Number	2010R0039454
Recorded Acres	7.00
Assessor Page	More info
Assessor Inquiry	More info
Taxroll Inquiry	More info

[Zoom to](#) ⋮



Redding

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122.363 40.599 Degrees

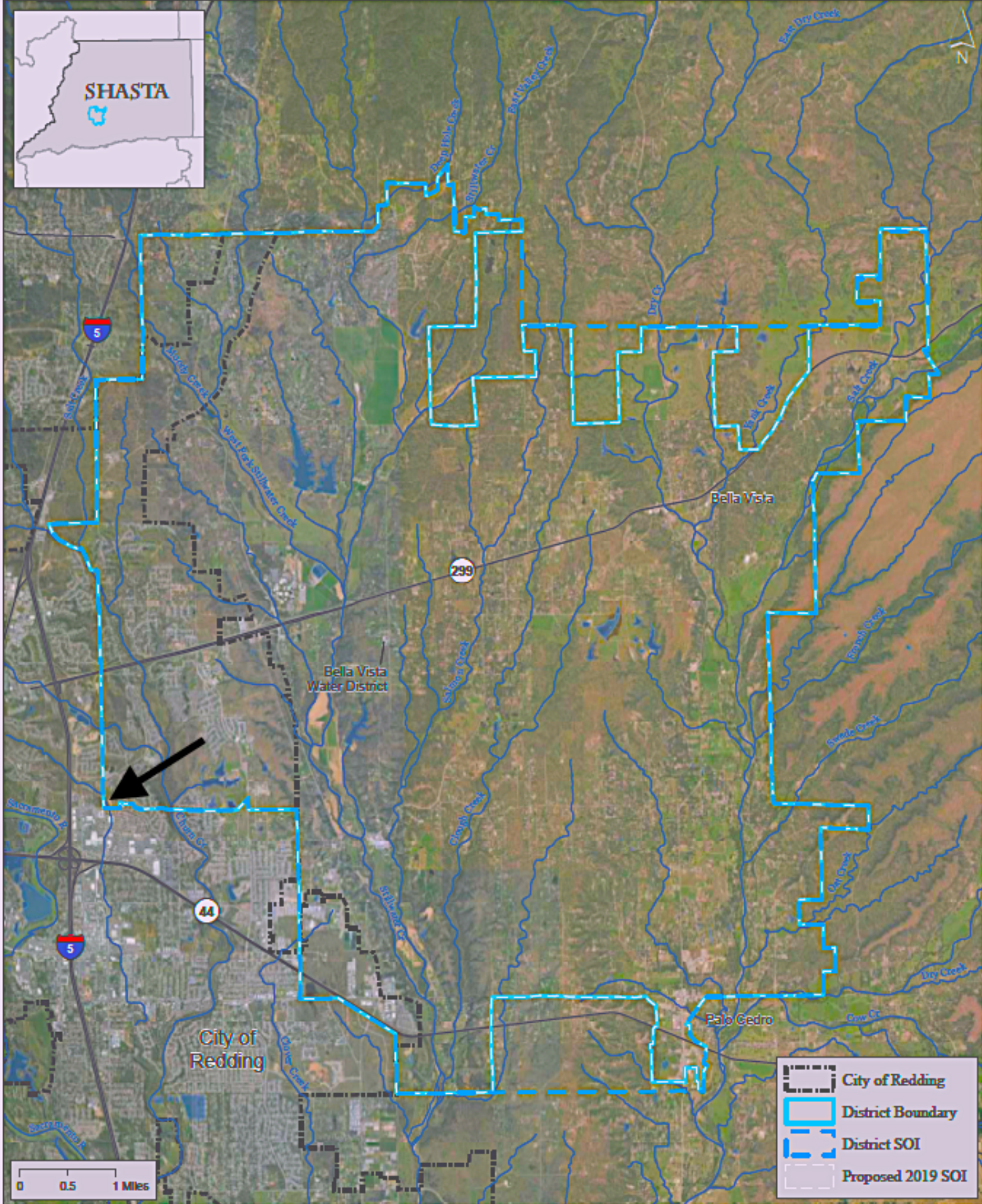
117290022

Parcel: 117-290-022

APN	117290022000
Situs Address	
Tax Rate Area	001113
Document Number	2010R0039454
Recorded Acres	7.00
Assessor Page	More info
Assessor Inquiry	More info
Taxroll Inquiry	More info

[Zoom to](#)





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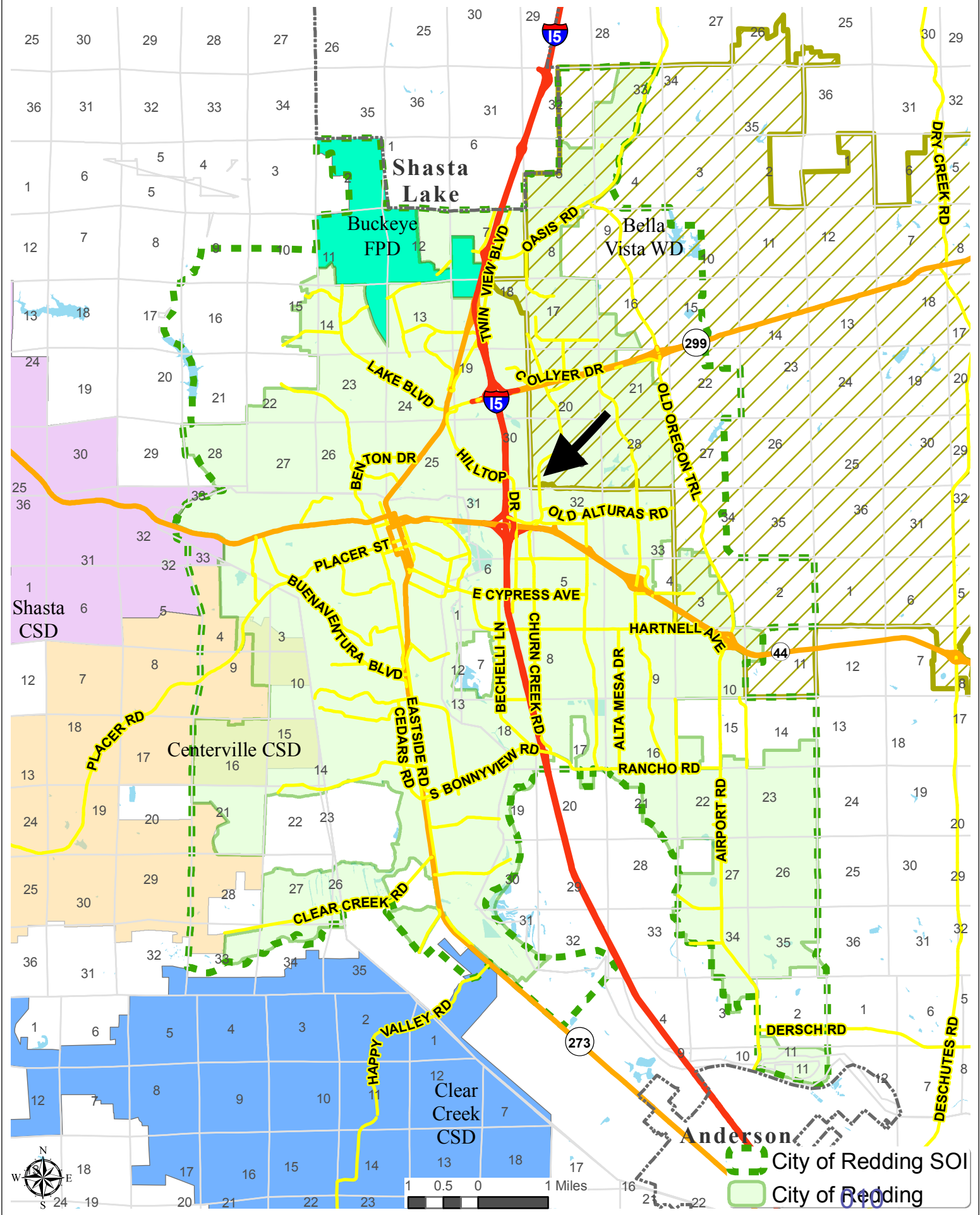
Bella Vista Water District

Figure 1

Map Date: 4/23/2019

Sources: Boundaries, Roads, Parcels: Shasta County GIS.

Exhibit A
City of Redding SOI



CANBY ROAD

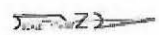
BROWNING STREET




LOT A
Not A Part
2.0 ACRES
86,628.3 SF

LOT B
Common Area
1.1 ACRES
38,425.7 SF




CHURN CREEK ROAD

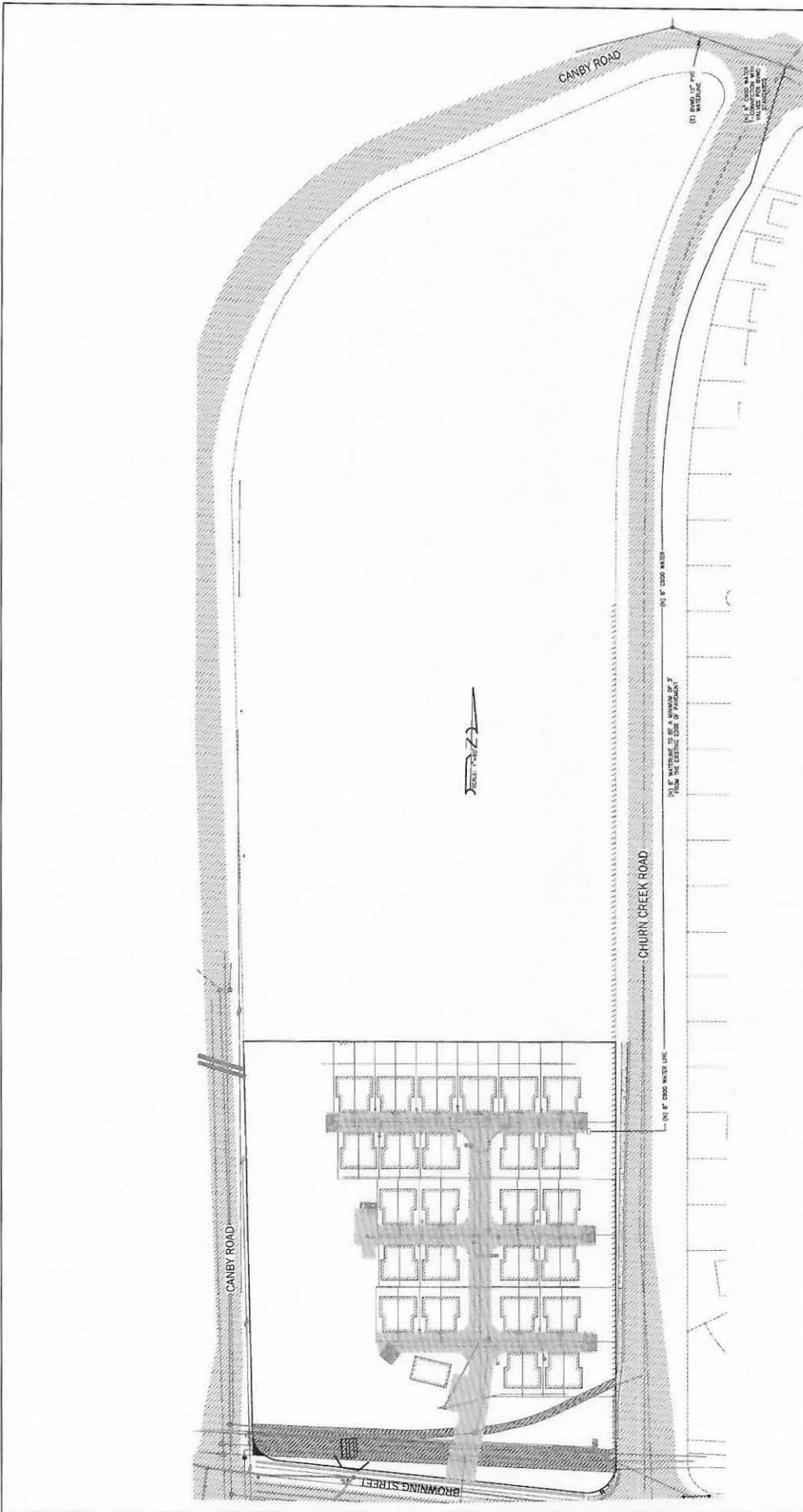


-  PRIVATE ROAD AND PUBLIC UTILITY EASEMENT
-  LOT - COMMON AREA
-  LOTS 1 - 50
2,002 SF - 7,993 SF



PD-2019-01372

	City of Redding	
	Browning Crossing	
	Tentative Parcel Map	
DUANE K. MILLER CIVIL ENGINEER, INC. REGISTERED PROFESSIONAL ENGINEER 4025 BRIDGEWAY, SUITE 1 REDDING, CA 96001 (530) 241-0100 DMM@DKMILLER.COM	DATE 6/20/20	SHEET 5
	SCALE 1" = 30'	OF 6



PD-2019-01372

City of Redding	
Browning Crossing	
Off-site Waterline Plan	
DATE	SHEET
6/16/20	6
SCALE	OF
1" = 60'	6

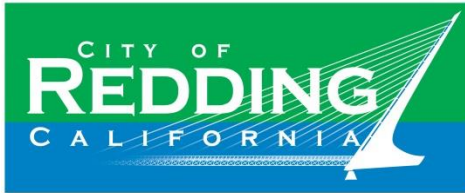


PLANS PREPARED UNDER THE SUPERVISION OF THE SUPERVISOR OF THE CITY OF REDDING, OREGON



P. 1004 - 11/05/18 - 11/15/18 - 11/15/18 - 11/15/18





CITY OF REDDING

777 CYPRESS AVENUE, REDDING, CA 96001

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

Agenda

October 20, 2020

Regular Meeting

6:00 PM

Redding City Council

Council Chambers
777 Cypress Avenue
Redding, CA

Due to the increase in the spread of Covid-19 and the latest directives from the Governor and the California Department of Public Health, the Mayor has modified access to the City Council meeting to enable members of the public to make public comments with the following requirements:

- a. Entry to the Council Chambers is limited to members of the public wishing to address the Council on any agenda item;
- b. People wishing to speak to the City Council must check-in with City staff at the Community Room door beginning at 5:45 p.m.;
- c. Speakers will wait outside the building until time for the Council to hear the item. City staff will assemble the speakers and admit up to four people into the Council Chambers at any one time. If more than four people wish to address an item, they will be admitted following the comments from the first four speakers;
- d. All members of the public are asked to wear a face mask. However, they may remove the mask while speaking; and
- e. Speakers will be given up to three (3) minutes to address the Council and after speaking, the individual will leave the building following the directional arrows and exit through the main chamber doors.

Agendas and Staff reports are available online at the City’s website at www.cityofredding.org

Options to view the Meeting:

Internet Live-Streaming: Open the City’s webpage at www.cityofredding.org; Click on Meetings and Agendas; find the date of the current meeting; when the filming of the meeting begins, the word “video” will appear on the far right side of the date line; Click “video” to view the meeting. You may also access the webpage through the following link: <http://reddingcityca.iqm2.com/Citizens/default.aspx>

Television Live-Streaming: The City Council meeting will be televised live on Shasta Community Access Channels via Charter/Spectrum Cable channel 181.

Options to Submit Public Comments:

Public Comments may be submitted in person, by regular mail, email, or voicemail.

All Public Comments should include the Agenda Item Number (example: 9.11(b)) or a description of the Item (example: New park on Z Street).

- 4.12(a). Accept the City Council Proclamation declaring October 24, 2020, as *World Polio Day* in the City of Redding.
- 4.15(b). Accept report recognizing City of Redding employees who have achieved 15, 20, 25, 30 or 40 years of service. Due to COVID-19 safety protocols, we are unable to recognize these individuals in person.

RECOMMENDATION: ACCEPT, ACKNOWLEDGE, ADOPT, APPROVE, AND/OR AUTHORIZE ALL ITEMS ON THE CONSENT CALENDAR.

6. PUBLIC HEARINGS, PETITIONS, AND PROTESTS

A court challenge to action taken by the City Council on any project or decision may be limited to only those issues raised during the public hearing or in written correspondence delivered to the City Council during, or prior to, the public hearing. Please see **Options to Submit Public Comments** above.

Development Services

- 6.1. Public Hearing to consider Subdivision Application S-2019-01370, Planned Development Application PD-2019-01371, and Rezoning Application RZ-2020-00657, by Jaxon Baker, requesting approval of a tentative subdivision map, a planned development plan, and a rezoning for the Browning Crossing Subdivision and Planned Development, consisting of 50 lots for development of 25 duplex units on 6.7 acres on property located at 1010 Browning Street.

Recommendation:

Conduct a Public Hearing, and, upon conclusion:

- (1) Adopt the Negative Declaration, upon a determination that the necessary findings for approval are in evidence;
- (2) Offer **Ordinance** approving Rezoning Application RZ-2020-00657, consisting of rezoning 6.7 acres located at 1010 Browning Street to "RM-12-PD" Residential Multiple Family with a Planned Development Overlay District, for first reading by title only and waive the full reading; and authorize the City Attorney to prepare and the City Clerk to publish a summary ordinance;
- (3) Approve Tentative Subdivision Map Application S-2019-01370, Browning Crossing Subdivision; and
- (4) Approve Planned Development Plan Application PD-2019-01371.

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PUBLIC HEARINGS

- 6.1 Public Hearing - Subdivision Application S-2019-01370, Planned Development Application PD-2019-01371, and Rezoning Application RZ-2020-00657, by Jaxon Baker, requesting approval of a tentative subdivision map, a planned development plan, and a rezoning for the Browning Crossing Subdivision and Planned Development, consisting of 50 lots for development of 25 duplex units on 6.7 acres on property located at 1010 Browning Street.

Planning/Community Development Manager Lily Toy presented the Report to the City Council (staff report), and a PowerPoint presentation, both incorporated herein by reference.

Ms. Toy noted that a new set of conditions was emailed to the Council Members on the day prior to the Council meeting.

The hour of 6:00 p.m. having arrived, Mayor McElvain opened the Public Hearing to consider Subdivision Application S-2019-01370, Planned Development Application PD-2019-01371, and Rezoning Application RZ-2020-0657.

The Affidavit of Publication – Notice of Public Hearing is on file in the Office of the City Clerk.

Mayor McElvain determined that no one wished to speak and closed the Public Hearing.

A MOTION WAS MADE by Council Member Dacquisto, seconded by Council Member Resner to: (1) adopt the Negative Declaration, upon a determination that the necessary findings for approval are in evidence; (2) offer Ordinance No. 2630, an ordinance of the City Council of the City of Redding, approving Rezoning Application RZ-2020-00657, consisting of rezoning 6.7 acres located at 1010 Browning Street to "RM-12-PD" Residential Multiple Family with a Planned Development Overlay District, for first reading by title only and waive the full reading; and authorize the City Attorney to prepare and the City Clerk to publish a summary ordinance; (3) approve Tentative Subdivision Map Application S-2019-01370, Browning Crossing Subdivision; and (4) approve Planned Development Plan Application PD-2019-01371.
The Vote:

AYES: Council Members - Dacquisto, Resner, Schreder, Winter, and McElvain

NOES: Council Members - None

ABSTAIN: Council Members - None

ABSENT: Council Members - None

City Attorney DeWalt read Ordinance No. 2630 by title only.

Ordinance No. 2630 is on file in the Office of the City Clerk.



CITY OF REDDING REPORT TO THE CITY COUNCIL

MEETING DATE: October 20, 2020 ITEM NO. 6.1	FROM: Kim Niemer, Community Services/Development Services Director
APPROVED BY	
<small>Kim Niemer, Community Services/Development Services Director 10/8/2020</small> kniemer@cityofredding.org	<small>Barry Tippin, City Manager 10/12/2020</small> btippin@cityofredding.org
SUBJECT: 6.1--Public Hearing to consider Subdivision Application S-2019-01370, Planned Development Application PD-2019-01371, and Rezoning Application RZ-2020-00657, by Jaxon Baker, requesting approval of a tentative subdivision map, a planned development plan, and a rezoning for the Browning Crossing Subdivision and Planned Development, consisting of 50 lots for development of 25 duplex units on 6.7 acres on property located at 1010 Browning Street.	

Recommendation

Conduct a Public Hearing, and, upon conclusion:

- (1) Adopt the Negative Declaration, upon a determination that the necessary findings for approval are in evidence;
- (2) Offer **Ordinance** approving Rezoning Application RZ-2020-00657, consisting of rezoning 6.7 acres located at 1010 Browning Street to “RM-12-PD” Residential Multiple Family with a Planned Development Overlay District, for first reading by title only and waive the full reading; and authorize the City Attorney to prepare and the City Clerk to publish a summary ordinance;
- (3) Approve Tentative Subdivision Map Application S-2019-01370, Browning Crossing Subdivision; and
- (4) Approve Planned Development Plan Application PD-2019-01371.

Fiscal Impact

This project will not have a direct impact to the City of Redding General Fund, but this infill development will provide temporary construction jobs, provide long-term housing for seniors and complete needed road and utility infrastructure in an important heavily traveled portion of the City. The development of additional infill housing will help support the retail businesses while not having significant negative impact to City services, since they are already provided to that area.

Alternative Action

The City Council may deny the tentative subdivision map, planned development, and rezoning applications. Such action must be based upon a finding that the project is inconsistent with the General Plan or other City development standards or poses a threat to public health, safety, or welfare. Staff has not identified any justification for denying the project, but a rezoning to a Planned Development is a legislative act and a denial based on the rezoning to Planned Development may be made if the findings for the Planned Development simply cannot be made.

The City Council could also continue the item or refer the item back to staff for project modifications the Council deems necessary to support the project.

Background/Analysis

The project applicant is requesting approval of a tentative subdivision map, a planned development, and a rezoning for the subdivision of 6.7 acres consisting of 50 lots for development of 25 duplex units as Browning Crossing Subdivision. The project includes clearing and grading of the majority of the property to create private streets and level building pads and positive drainage. The site is void of vegetation in the area proposed for development; while the drainage course along the west side is vegetated but not projected to be disturbed with development. Proposed amenities include a clubhouse, a meandering walkway and a large front setback along Browning Street that would be fully landscaped. The project intent is to create lots for duplex home development for individual sale conforming to design guidelines contained in the Planned Development Plan (PD Plan). These guidelines are intended to ensure a functional, well planned project that is compatible with the existing neighborhoods and the surrounding land uses.

The PD Plan process can be used to customize use and development standards to fit a project, as long as specific findings can be made, which largely center on consistency with the General Plan. PD Plan projects are also expected to provide appropriate amenities and design enhancements, thus providing something extra/unique to justify deviations from zoning standards.

The planned development would allow for development of a subdivision of duplex units based on the following design principles:

- ◆ Reduced lots sizes and building setbacks are provided to facilitate the development concept.
- ◆ The units will be a mix of one-story and two story units with either one- or two-car garages, with additional common parking spaces
- ◆ All units will have fenced, private backyards.
- ◆ All yards will be landscaped with unit construction.
- ◆ A system of private and reciprocal easements is used to facilitate shared vehicle access, utility needs, building maintenance, and common landscape.

- ◆ Outdoor activity areas include common “green” areas with a centrally located gazebo, enhanced landscaping along the Browning frontage, decorative fencing and project identification.
- ◆ A private Homeowners’ Association would be formed to maintain all common improvements and landscape. This includes the landscape along the property frontages of Browning Street, Churn Creek Road and Canby Road, the project landscaped filtration areas, the community amenities, and detention areas.

On September 8, 2020, the Redding Planning Commission reviewed the project and recommended unanimously that the City Council approve the project with the conditions as drafted by staff. The Planning Commission denied an amendment to a condition that was proposed by the applicant. The referenced condition requires the developer to extend storm drainage pipes from the headwall at Browning Road north to connect with a small bridge approximately 20 feet north of the headwall. The improvement is necessary as part of the normal frontage improvements on the site needed to accommodate the roadway and sidewalk, but it will also protect this facility in a more permanent fashion. Staff considers this to be frontage and site improvements associated with this subdivision and has determined the condition to be consistent with the applicants Planned Development rezoning request.

The cost of the storm drain improvement was originally estimated by the applicant to be approximately \$100,000. However, subsequent to the Planning Commission meeting, staff again met with the applicant’s Engineer and both parties agree the cost would be less for a private developer to construct without the required public processes and requirements. Staff continues to work with the applicant to identify a suitable solution.

Environmental Determination

Based on an Initial Study prepared for the tentative subdivision map on August 17, 2020, staff prepared a negative declaration, which was distributed to surrounding property owners and local agencies for public review. The public-review period ended September 7, 2020. A copy of the initial study and negative declaration is attached.

Council Priority/City Manager Goals

- **Economic Development** – “Facilitate and become a catalyst for economic development in Redding to create jobs, retain current businesses and attract new ones, and encourage investment in the community.”

Attachments

Ordinance - Rezoning

Environmental, Tentative Map and Planned Development Findings (available online)

Draft Conditions of Approval (available online)

Location/Zoning Map (available online)

Negative Declaration and Initial Study (available online)

Planning Commission Staff Report - 09/08/2020 (available online)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDDING ADOPTING AN AMENDMENT TO THE CITY OF REDDING ZONING MAP RELATING TO THE REZONING OF THE BROWNING CROSSING SUBDIVISION (APN# 117-290-022-000) CONSISTING OF 6.7 ACRES LOCATED AT 1010 BROWNING STREET IN THE CITY OF REDDING (RZ-2020-00657)

THE CITY COUNCIL OF THE CITY OF REDDING DOES ORDAIN AS FOLLOWS:

Section 1. *Finding of fact:* the City finds and declares as follows:

- A. The Zoning Map of the City of Redding is incorporated in and made part of the Redding Municipal Code Title 18, known as the City of Redding Zoning Ordinance.
- B. The Planning Commission held a duly noticed public hearing pertaining to the amendment on September 8, 2020, and unanimously recommended that the City Council adopt the attached amendment to the Zoning Map.
- C. The City Council held a duly noticed public hearing on October 20, 2020, prior to the first reading of this Ordinance.
- D. The proposed amendment to the Zoning Map is consistent with the General Plan and any applicable specific plans.
- E. Adoption of this ordinance will not impact the welfare of the citizens of Redding and its surrounding region.

Section 2. On the basis of the initial study for Rezoning Application RZ-2020-00657 prepared by the Development Services Department, the City Council finds that the subject rezoning will not have a significant effect on the environment and approves the Negative Declaration with the following findings:

- 1. The City of Redding has completed a Negative Declaration for the rezoning. Based on the analysis of the potential impacts associated with the rezoning, the project will not have a significant effect on the environment.
- 2. The Negative Declaration and its supporting documentation reflect the independent judgment and analysis of the City of Redding.

Section 3. The boundaries of the districts referred to in Section 18.01.050 of the Redding Municipal Code, as designated on a map entitled “Zoning Map of the City of Redding, California” dated January 7, 2003, are hereby altered as set forth on the map attached hereto and made a part hereof by:

REZONING: 6.7 acres on Browning Street
FROM: "RM-12" Residential Multiple Family District
TO: "RM-12-PD" Residential Multiple Family District with a Planned Development Overlay

Section 4. This ordinance shall take effect thirty (30) days after the date of its adoption; and the City Clerk shall certify to the adoption of this ordinance and cause its publication according to law.

I HEREBY CERTIFY that this ordinance was introduced and read by the City Council of the City of Redding at a regular meeting on the 20th day of October, 2020, and was duly read and adopted at a regular meeting on the on the __ day of _____, 2020, by the following vote:

AYES: **COUNCIL MEMBERS:**
NOES: **COUNCIL MEMBERS:**
ABSENT: **COUNCIL MEMBERS:**
ABSTAIN: **COUNCIL MEMBERS:**

ADAM McELVAIN, Mayor

ATTEST:

FORM APPROVED:

PAMELA MIZE, City Clerk

BARRY E. DeWALT, City Attorney

**ENVIRONMENTAL, TENTATIVE MAP AND PLANNED DEVELOPMENT FINDINGS
BROWNING CROSSING SUBDIVISION**

ENVIRONMENTAL FINDINGS

The following two findings are necessary for approval of the Negative Declaration:

1. Based on the Initial Study and the information contained in the record, there will be no significant effect on the environment. A Negative Declaration is appropriate for the project.
2. The Negative Declaration and its supporting documentation reflect the independent judgment and analysis of the City of Redding.

TENTATIVE MAP FINDINGS (Government Code Section 66474)

To approve the tentative map, the Commission must find that none of the circumstances as set forth in the Government Code of the State of California Chapter 66474.61(a) through (g) below exists, specifically:

1. *That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.* The project density falls within the range anticipated by the property's General Plan designations of "Residential, 10 to 20 dwelling units per acre." The project design furthers General Plan Goal CDD12 of attractive, safe, and well-maintained neighborhoods. The overall site is 6.52 acres but approximately 2.1 acres is constrained by identified sensitive wetland area, the zoning code allows density to be calculated after this type of constraint is removed from the gross acreage. The resultant developable acreage is approximately 4.4 acres and at 12 units per acre RM-12, equals a maximum of 52.8 units allowed by the base zoning district. The project is proposing 50 units which is within the allowable density for the site. The General Plan range for the site is 10-20 units per acre which requires 65 units minimum on the low end. Policy CDD11B indicates that these types of constraints are allowed to be removed for purposes of calculating gross density, therefore it can be determined to be consistent with the General Plan, because after removal of the unusable acreage the low end of the General Plan is 44 units.
2. *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.* The project's street and lot design conform to the standards of the General Plan and Zoning Ordinance within the guidelines and purpose of the "RM-12" District. Policy CDD11B indicates that the density is allowable, Policy CDD11D encourages a mix of housing types in the multiple family zoning, provided the development is in scale with the development.
3. *That the site is not physically suitable for the type of development.* The property will accommodate creation of the proposed lots and residential structures without the need for

any unusual grading or construction practices. The site has already been graded in the past and is ready for development. The project is not proposing to impact the potentially sensitive wetland area.

4. *That the site is not physically suitable for the proposed density of development.* The site is encumbered by 2.1 acres of potentially sensitive wetland area which would restrict development on that portion but leaves 4.4 acres of developable lands. The density of the developable lands are within the allowable densities. Areas of jurisdictional water are being avoided to the extent feasible. The 4.4 acres of developable land is within the General Plan and zoning allowable densities for the site.
5. *That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.* The Initial Study prepared for the project did not identify any significant, unmitigated environmental impacts. The initial study discusses the potential environmental impacts and confirms that there will be no significant impact to the environment.
6. *That the design of the subdivision or type of improvements is likely to cause serious public health problems.* The project does not present any adverse impacts to public health subject to compliance with all recommended conditions of approval, because the project is well designed consistent with the Zoning and policies of the General Plan policies. The number of units and the specifics of the design confirm that the project avoids any potential negative impacts.
7. *That the design of the subdivision or the type of improvements will conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.* The project will not conflict with any easements on the property, all of the easements on the property have been identified and proper conditions have been added to insure that the easements and the associated utilities within the easements will be preserved and protected throughout project development.

PLANNED DEVELOPMENT FINDINGS

1. *The proposed development is consistent with the goals, objectives, policies, standards, and programs of the Redding Zoning Ordinance and of the General Plan and any applicable specific plan, including density and intensity limitations that apply.* The project density falls within the range anticipated by the property's General Plan designations of "Residential, 10 to 20 dwelling units per acre." The overall site is 6.52 acres but approximately 2.1 acres is constrained by identified sensitive wetland area, the

zoning code allows density to be calculated after this type of constraint is removed from the gross acreage. The resultant developable acreage is approximately 4.4 acres and at 12 units per acre RM-12, equals a maximum of 52.8 units allowed by the base zoning district. The project is proposing 50 units which is within the allowable density for the site. The General Plan range for the site is 10-20 units per acre which requires 65 units minimum on the low end. Policy CDD11B indicates that these types of constraints are allowed to be removed for purposes of calculating gross density, therefore it can be determined to be consistent with the General Plan, because after removal of the unusable acreage the low end of the General Plan is 44 units. The project responds well to many General Plan goals and policies in the Community Development and Design Element and Housing Element.

2. *The site for the proposed development is adequate in size and shape to accommodate said use and all yards, open spaces, setbacks, walls and fences, parking area, loading areas, landscape, and other features required.* The project design satisfies site and residential feature requirements of the City Zoning Ordinance within the guidelines and purpose of the “PD” Planned Development Overlay District. Custom development criteria will be applied that will facilitate efficient multiple-family development at medium density. The wall and landscaping at the Browning Street frontage is designed to be 35-40 feet in depth with a wrought iron decorative fence. This large landscape frontage will provide more than the required front yard landscaping and present a very well designed project to the community.
3. *The site for the proposed development has adequate access considering the limitations of existing and planned streets and highways.* The project site has adequate public-street access by way of Browning Street. The Subdivision Ordinance requires that if a subdivision exceeds 50 lots on a single point of access a secondary access point is required. The developer designed the subdivision to limit the number of units to 50 units to avoid requiring a secondary access, and eliminate impacts to the potentially sensitive wetland areas.
4. *Adequate public services exist or will be provided in accordance with the conditions of development plan approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of such public services to properties so as to be a detriment to public health, safety, or welfare.* Adequate public-service and utility capacity are available to accommodate the subdivision without adversely affecting overall service levels. This project is an infill lot and is well served by existing utilities and does not create the need to extend City utility services as they are already existing. The water service is provided by the Bella Vista Water District and a line up Churn Creek Road will be extended to the main water storage facility on Canby Road. This extension will serve the project directly and has been authorized by the Bella Vista Water District.

5. *The proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or the permitted use thereof and will be compatible with the existing and planned land use character of the surrounding area.* The project site is located adjacent to commercially zoned properties to the south and a single-family neighborhood to the east. The proposed development will be in walking distance of many of the retail stores to the south and will complement the retail by providing additional retail customers. The proposed multiple-family subdivision as duplexes would be consistent with existing and anticipated residential uses in the area, because each unit could be individually owned.
6. *The improvements required and the manner of development adequately address all natural and manmade hazards associated with the proposed development and the project site, including, but not limited to, flood, fire, and slope hazards.* The project site is accessible to public street access and therefore there is not an issue with adequate emergency access and response. The site is not affected by a regulatory floodplain and has no major areas with slopes over 20 percent. The project will be required to reduce fire fuels in the wetland area, and maintain the grasses with appropriate landscaping that will not include fire fuels such as bark. The transition to maintained landscaping and the addition of fire hydrants will greatly reduce the fire risk in the area
7. *The proposed development carries out the intent of the Planned Development provisions by providing a more efficient use of the land and an excellence of architecture and site design greater than that which could be achieved through the application of the base district regulations.* The project provides a more efficient use of the land through the custom development of multiple-family duplex units. The units with varying architecture and attached garages are provided, along with private fenced yards. The Planned Development Plan illustrates custom design standards and common amenities proposed for the development. A Homeowners' Association would be formed to maintain all common improvements and landscape which includes the common gathering area and gazebo, the landscape frontages along the streets, the project landscaped filtration areas, the community amenities, and detention areas.

BROWNING CROSSING SUBDIVISION AND PLANNED DEVELOPMENT
DRAFT CONDITIONS OF APPROVAL
S-2019-01370, PD-2019-01371, AND RZ-2020-00657

General Requirements

1. Approval is granted to develop the 50-lot Browning Crossing Subdivision and Planned Development. The final map shall be in substantial conformance with the approved tentative map and preliminary grading and utility plan dated June 10, 2020 as approved by the City Council on _____, 2020. The requirements of these conditions shall prevail in the event that there is any inconsistency between a condition and information or data presented on the tentative map.
2. The City of Redding standard conditions for tentative subdivision map approvals, as authorized by Ordinance 2469, shall be satisfied as applicable and are included herein by reference.
3. The developer shall note that Section 711.4 of the State Fish and Wildlife Code requires payment of a fee to the County Clerk for filing a Notice of Determination for an environmental document; payment of this fee is the responsibility of the project proponent.
4. The subdivision may be developed in three phases as shown on the tentative subdivision map.
5. At the time of recordation of a final map, the developer shall create and fund a separate private homeowners' association to hold and maintain any common-area parcels and maintain common improvements in perpetuity. The articles of incorporation and covenants, conditions, and restrictions for the homeowners' association shall be reviewed by the City Attorney. The homeowner's association shall be responsible for the maintenance of improvements, lands, and facilities, including, but not limited to, the following:
 - a. Common-area land held by the association.
 - b. Common utility services, drainage facilities conveying stormwaters into or through neighborhood or private open-space areas, gathering and recreation amenities, nonpublic sidewalks, driveways, and decorative lighting and signage.
 - c. Landscape and irrigation systems owned and/or maintained by the homeowners' association.
 - d. Common open spaces, walls, project entrance features, and monument identification.
 - e. All amenities associated with the Browning Crossing subdivision.

Formation of the private homeowners' association will obligate each lot owner of the subdivision to participate in the association. The escrow instructions for the sale of each

lot shall require that the purchaser of each lot sign a statement that they have read and understand this condition of sale.

Planned Development Plan and Subdivision Design Requirements

6. The standard requirements of Chapter 18 (Zoning) of the Redding Municipal Code and the zoning designation underlying the “PD” Overlay District shall apply, unless a special development standard is allowed pursuant to these conditions and/or the approved planned development plan.
7. At the time of development of the subdivision a 6-foot-high, decorative masonry wall shall be installed along the east property lines. The design of the wall shall be reviewed and approved by the Development Services Director with subdivision improvement plans and shall be constructed prior to acceptance of subdivision improvements consistent with the design in the Planned Development Plan. This wall shall be constructed of solid masonry material to mitigate sound adjacent to the arterial roads. The frontage of Browning Street shall be improved with a decorative wrought iron fence as shown on the Planned Development Plan and in coordination with the utilities.
8. Off-street guest parking shall be provided, the number and location of the spaces shall be approved through final plan review; and should generally, match the design approved on the tentative map and planned development plan.
9. Common outdoor-gathering and recreational amenities shall be provided for residents of the development, consistent with those identified in the Planned Development Plan.
10. Minor refinements to the final lot count and configuration created with each phase may be allowed by the Development Services Director, subject to no more than 50 residential lots being created at buildout and that any refinements maintain the overall subdivision design concept.

Streets and Circulation

11. Canby Road frontage shall be improved in accordance with the following criteria:
 - a. Vertical curb, gutter and 5-foot sidewalk as per City of Redding standards 136.00 and 131.00.
 - b. The face of curb should be parallel to and 10 feet west of the existing property line.
 - c. Private fencing along the frontage shall be located outside of the right of way and shall be coordinated with REU for placement along or adjacent to the pole line easement.
12. Browning Street frontage, shall be improved in accordance with the following criteria:

- a. 70.5-foot-wide section measured from the south curb face, to allow for travel lanes, bike lanes, and bike lane buffer.
 - b. North side of Browning Street shall include vertical curb, gutter, 8-foot-wide sidewalk, and tie-in paving.
 - c. The north curb face is required to be offset 18 inches south from the headwall over the drainage course on the western side of the frontage.
 - d. The lane configurations for east and westbound traffic on Browning Street shall match up with the ultimate travel lanes east of Churn Creek Road and west of Canby Road. This may require adjustments to the location of the curb towards the corners.
 - e. The lane configurations will be required to match east and westbound traffic through the Canby Road intersection.
 - f. The road widening on Browning Street will require the relocation of the signal pole, signage and other encumbrances to meet the widening requirements along the frontage at the intersection of Canby Road.
13. Churn Creek Road frontage shall be improved in accordance with the following criteria:
- a. Construct curb & gutter and sidewalk as per City of Redding standards 136.00 and 131.00 to fill the gap just north of the northwest corner of the Browning Street & Churn Creek Road intersection.
14. Corner radii on the northeast corner of the Browning Street & Canby Road intersection and on the northwest corner of the Browning Street & Churn Creek Road intersection shall be 20 feet.

Sewer, Water, and Utilities

15. Water service is to be provided throughout the subdivision in accordance with the specifications of the Bella Vista Water District, the City of Redding Public Works Department, and in a manner satisfying ISO requirements.
16. Water connection to the Bella Vista Water District shall be paid for prior to issuance of a City building permit for construction on any lot. Verification of the availability of water service shall be submitted prior to issuance of the final map.
17. A separate water meter and water service shall be provided for irrigation of landscaping areas, when a project includes more than 5,000 square feet of irrigated landscaping. The utility and landscaping plans shall depict the proposed location of the water meter, and shall identify the total area of landscaping proposed with the project.

18. All sanitary sewer mains shall be eight inches in diameter and terminate at manholes. The existing sewer main from the Quail Ridge Subdivision may need to be lowered adjacent to Churn Creek Road, or may need to be protected with a retaining wall adjacent to Lot 1.

Drainage

19. All drainage outlets into a natural drainage course are to incorporate water-velocity attenuation devices to minimize erosion. Storm-drain outlets into the wetland area on the west side of the property shall be designed to provide a sedimentation basin or filter strip between the drain outlet and creek channel in order to prevent erosion impacts and protect water quality. Plans and specifications for the basin and/or filter strip shall be submitted with the subdivision improvement plans and be subject to review by the Department of Fish and Wildlife.
20. Install a storm drain junction box between the existing headwall of the triple pipes and the box culverts adjacent to Browning Street. The area north of the covering will require the installation of fall prevention (black vinyl clad chain link fence, handrails or equal). Alternatively, the applicant shall enter into a maintenance agreement with the City of Redding, which will include the construction of the appropriate fencing for fall protection and include the maintenance necessary to maintain the drainage facility at a level approved in the agreement. The agreement shall be recorded against the property and include the homeowners association or a storm-drain maintenance association as the responsible party.
21. A private storm-drain system of field inlets and pipes shall be placed in a private storm-drain easement to collect rear-yard and lot-to-lot storm runoff. Prior to recordation of a final map, a maintenance entity, such as a Homeowner's Association or storm-drain maintenance association, shall be formed to establish the responsibility for, and ensure the maintenance of, the private storm-drain system. In the event that there are insufficient funds to provide adequate maintenance or remediate an emergency condition, the maintenance entity documents shall provide for an emergency assessment against the properties within the subdivision to cover the necessary costs.

Grading

22. The detention basin shall be designed to achieve a natural effect and incorporate a stormwater metering system. The side slopes shall be varied and shall not be greater than a 3:1 slope. Grading shall not encroach into the existing sewer easement.
23. The existing City of Redding waterline on the southern portion of the property will need to remain in place. The grading plan shall show that the depth of the waterline will be maintained at a minimum cover of 3 feet in depth, and insure that any project fencing, grading or other disturbance in the area, protects the integrity of the line. Potholing may be required to confirm the exact location and depth of the line.

Fire and Emergency Service

24. Appropriate fire apparatus turn-arounds per City of Redding standards shall be provided at the end of each of the driveway in excess of 150 feet.
25. The landscaping shall not include any combustible landscape bark as groundcover, alternative fire safe ground cover may be approved by the Fire Marshal.
26. Gates shall be installed to City of Redding standards and comply with the following: a gate shall have a minimum opening of 15 feet in width, the gate shall be set back from the entrance a minimum of 35 feet or be provided with an automatic electric means of opening such as a “Click-to-Enter” or electronic Knox Key over ride system. The gate shall default to an unlocked position to allow for manual opening in the event of power loss and entry by emergency personnel.

**STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS
EFFECTIVE MAY 24, 2011**

In accordance with City of Redding Ordinance 2469, Section 26, the following standard conditions of approval apply to all subdivision projects requiring a final map. Project-specific conditions of approval will take precedence in the event of a conflict with standard conditions. References to the Grading Ordinance are based on Redding Municipal Code (RMC) Title 16, Chapter 12. References to the Subdivision Ordinance are based on RMC Title 17. References to the Zoning Ordinance are based on RMC Title 18.

FINAL MAP

1. A final map shall be prepared in accordance with Chapter 17.40 of the Subdivision Ordinance. The final map and all necessary supporting documents and information must be filed with the City Engineer prior to the expiration date of the tentative map as required by Section 17.40.020 of the Subdivision Ordinance.
2. In accordance with Chapter 17.50 of the Subdivision Ordinance, the property owner shall dedicate to the City all right-of-ways and easements necessary to provide public access and utilities to the subdivision as required by the tentative map approval.
3. Prior to the recording of a final map, a complete application shall be submitted to the City to apportion any special assessment-district lien (Improvement Bond Act of 1915) affected by the subdivision, including the applicable fees, an assessment segregation diagram, and any required additional information.
4. In-lieu park fees must be paid prior to the recording of the final map in accordance with Chapter 17.54 of the Subdivision Ordinance, unless an equivalent parkland dedication is made in conformance with the tentative map approval.
5. Proposed street names must be submitted for City and agency review in accordance with Section 17.64.020 of the Subdivision Ordinance prior to the recording of the final map. The final map shall reflect only street names approved by the City.
6. A 5-foot-wide public-service easement shall be dedicated on the final map abutting all public-street right-of-ways within the subdivision.
7. In the case where a regulatory floodplain exists on a subdivision site, the final map shall clearly delineate the limits of the 100-year base floodplain and elevations. The floodplain identified on the final map shall be consistent with Section 18.51.020, *Basis For Establishing Areas of Special Flood Hazard*, of the Zoning Ordinance.
8. For residential subdivisions, covenants, conditions, and restrictions (CC&Rs) shall be recorded in conjunction with recordation of a final map which prohibit the storage of

recreational vehicles in the front-yard or street side-yard-setback areas as described in Schedule 18.31.030-C(8) of the Zoning Ordinance.

CONSTRUCTION - GENERAL REQUIREMENTS

9. In accordance with Chapter 17.70 of the Subdivision Ordinance, the developer must secure approval of subdivision improvement plans for grading and all street, utility, and drainage infrastructure from the City Engineer prior to the start of any construction. Subdivision improvement plans must be prepared by a registered civil engineer and fully address the construction of all improvements required of the subdivision under the approved tentative map.
10. Acquisition of all off-site interests in title or easements necessary to satisfy the requirements of the subdivision approval shall be the responsibility of the developer. In the event the developer is unable to acquire such interests, the developer may petition the City Council for adoption of a resolution initiating eminent-domain proceedings over the lands needed for the off-site improvements. The developer shall bear all costs for such proceedings, including attorney fees, court costs, and land-value costs.
11. Unless a project-specific development standard is identified and approved for the subdivision project with the tentative map, all public improvements required of the subdivision shall comply with City Construction Standards and other adopted standards specified under Section 17.70.020 of the Subdivision Ordinance and/or equivalent standards, as determined necessary by the City Engineer.
12. Prior to approval of subdivision improvement plans and issuance of a grading permit, the property owner shall secure all other necessary permits/approvals required by law from outside agencies also having jurisdiction over the project, including, but not limited to:
 - a. *Regional Water Quality Control Board (RWQCB)*. In most cases, the developer must prepare a Storm Water Pollution Prevention Plan and secure a Construction Activity Storm Water Permit from RWQCB.
 - b. *Department of Fish and Game (DFG)*. Where a project would impact a waterway, a Section 1602 Streambed Alteration Agreement must be finalized with DFG.
 - c. *U.S. Army Corps of Engineers (ACOE)*. Where a project would impact jurisdictional waters of the U.S., appropriate Nationwide or Individual Permit approvals shall be obtained from ACOE.

Copies of required agency permits/approvals shall be submitted to the City Engineer. Any special development requirements of these agencies affecting improvements within the subdivision shall be reflected on the final improvement plans.

13. Required subdivision improvements shall be properly and fully constructed, inspected, and accepted by the City in accordance with Chapter 17.74 of the Subdivision Ordinance.

Any incomplete improvements shall be secured under the provisions of Schedule 17.40.060.B and Chapter 17.74 of the Subdivision Ordinance. Final survey, as-built improvement plans, and related engineering certifications are required at the completion of work in conformance with Sections 17.70.070 and 17.70.080 of the Subdivision Ordinance and Section 16.12.230 of the Grading Ordinance.

CONSTRUCTION - STANDARD IMPROVEMENT REQUIREMENTS

Grading, Erosion Control, Tree Preservation

14. Subdivision clearing, grading, and erosion-control plans shall be in full conformance with the Grading Ordinance. The final grading improvement plans shall be consistent with the preliminary grading plan and any tree-preservation plans considered with the approved tentative map.
15. The project developer shall prepare a site and construction-phase-specific Storm Water Pollution Prevention Plan (SWPPP) and secure a Construction Activity Storm Water Permit from the Central Valley Regional Water Quality Control Board in compliance with the requirements of the State General Construction Activity Storm Water Permit. Best Management Practices (BMPs) prescribed in the SWPPP shall be utilized and followed in all project site-development activities.
16. All trees identified for preservation shall be clearly identified on the subdivision improvement plans. A tree construction/protection plan shall be prepared by a qualified (tree) professional in accordance with Chapter 18.45, *Tree Management*, of the Zoning Ordinance and included as part of the subdivision grading improvement-plan package. Tree-protection measures identified in the tree construction/protection plan shall be reflected in the final subdivision improvement plans and followed during construction.

Drainage System

17. Storm-drain facilities shall be designed consistent with the requirements of City Construction Standards, the City of Redding Storm Water Quality Improvement Plan, and the City of Redding Phase II NPDES Permit from the California Regional Water Quality Control Board (Water Quality Order No. 2003-05 - DWQ). Project design shall incorporate Best Management Practices (BMPs) to minimize the polluting of stormwater, both during construction and long-term. Should the maintenance costs of the long-term pollution-control measures exceed typical storm-drain-system costs, such costs shall be borne by the project by way of a landscape maintenance district, escrow account, or other such financing mechanism.
18. Prior to improvement-plan approval, the developer must obtain approval for proper management of stormwater peak flows in accordance with City Council Policy 1806 and the specifications of the City Engineer. Such measures shall address impacts from the 10-, 25-, and 100-year-storm events. Projects shall address peak flows to maintain predevelopment levels at all locations downstream of the project. A drainage report shall

be prepared to the format outlined by the Engineering Division, stamped and signed by a qualified engineer, and provided to the Engineering Division with submittal of project improvement plans.

Utilities

19. Essential utilities, including, but not limited to, sanitary sewer, water, electric, natural gas, and communication distribution lines, including main lines and service laterals, shall be extended and sized appropriately to serve each lot and to provide logical extensions of service to subsequent phases and adjacent properties in accordance with Section 17.60.080 of the Subdivision Ordinance. These utilities shall be installed in accordance with the capacity, construction, metering, and testing standards of the City and other involved private utility company(s), including applicable utility master plans.
20. Any necessary off-site utility extensions shall be placed in a public-street right-of-way or public-service easement in a location approved by the City Engineer and other responsible utility companies. Vehicular access for maintenance purposes shall be provided to all utility infrastructure outside a public right-of-way as determined necessary by, and in a manner approved by, the City Engineer.
21. New "dry" utilities, including electric, telephone, and cable television, must be installed underground in accordance with Section 17.60.090 of the Subdivision Ordinance. Any existing overhead facilities within a proposed subdivision and along peripheral streets must also be placed underground, unless waived under the project-specific conditions.
22. Electric-supply facilities shall be furnished and installed in accordance with the Redding Electric Utility Service Policy Resolution currently in effect at the time the developer's plans are approved by the City.
23. The developer shall be responsible for all costs associated with the relocation or modification of existing utility facilities or structures necessitated by the construction of the project or of improvements required as a condition of approval of this project, including reimbursement of any costs to the affected utility for work performed to support the project.
24. After the initial review of project improvement plans by the Engineering Division, the developer shall consult with the Redding Electric Utility (REU) for preparation of an electric-service plan. A copy of the electric-service plan, developed and approved by REU, shall be incorporated into the final improvement plans.
25. Streetlights shall be provided in accordance with applicable Redding Electric Utility Construction Standards 553.0, et seq.

Fire Department

26. Fire hydrants shall be installed at locations throughout the subdivision in accordance with the California Fire Code as approved by the Fire Marshal. All fire hydrants shall have a

minimum fire flow meeting Appendix-B of the California Fire Code and meet the maximum daily demand for the area. "On-lot" hydrants and necessary easements to service development on flag lots or oversized lots shall also be installed as required by the Fire Marshal.

27. Brush piles resulting from land-clearing activity shall be fully removed from the site prior to the start of the fire season or, if generated during fire season, be removed immediately.

Air Quality

28. The following Air Quality Element Standard Mitigation Measures shall be applied during grading and construction activities to control dust and PM₁₀ emissions:

- a. Nontoxic soil stabilizers shall be applied according to manufacturer's specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
- b. All grading operations may be suspended by the City Engineer when winds (as instantaneous gusts) exceed 20 miles per hour.
- c. Temporary traffic control shall be provided as appropriate during all phases of construction to improve traffic flow (e.g., flag person).
- d. Construction activities that could affect traffic flow shall be scheduled in off-peak hours.
- e. Active construction areas, haul roads, etc., shall be watered at least twice daily or more as needed to limit dust.
- f. Exposed stockpiles of soil and other backfill material shall either be covered, watered, or have soil binders added to inhibit dust and wind erosion.
- g. All trucks hauling soil and other loose material shall be covered or should maintain at least 2 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.
- h. 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.
- i. Alternatives to open burning of cleared vegetative material on the project site shall be used, unless otherwise approved by the Planning Division, Fire Marshal, and Shasta County Air Quality Management District. Suitable alternatives include, but are not limited to, on-site chipping and mulching and/or hauling to a biomass fuel site.

Cultural Resources

29. If, during the course of development, any archaeological, historical, or paleontological resources are uncovered or otherwise detected or observed, construction activities in the area affected shall cease and the City shall be notified immediately. A qualified archaeological professional must then be retained by the developer to investigate the discovered cultural object to determine its significance. If the cultural object is deemed potentially significant by the archaeologist, appropriate treatment and measures shall be followed in accordance with applicable laws, as reviewed and approved by the City, prior to the resumption of work in the affected area.

Miscellaneous

30. Issuance of building permits for structures on lots resulting from the subdivision will not occur until a final map is recorded and necessary public-street and utility improvements are available. An exception may be granted at the discretion of the Building Official allowing issuance of a building permit for the construction of model homes and other special circumstances in accordance with Section 17.04.090 of the Subdivision Ordinance.

31. Permanent and temporary signs related to the subdivision shall comply with Chapter 18.42 of the Zoning Ordinance.

32. In the event of any confusion, conflict, vagueness, typographical error, or special circumstance where implementation of any standard or project-specific condition is in question, the Development Services Director has the authority, in accordance with Section 17.04.080 of the Subdivision Ordinance, to determine an appropriate remedy as necessary to ensure that the intent of the condition and related tentative map approval is met in accordance with applicable laws and policies, and as necessary to ensure orderly development.

33. The developer/applicant shall note that pursuant to Chapter 16.20 of the Redding Municipal Code, City development impact fees are required to be paid at the time of building occupancy/final inspection for new construction, building enlargement, or other improvement. These fees are structured to mitigate the project's fair share of cumulative impacts to the City's transportation, fire-suppression, utility, and parks infrastructure systems based upon necessary improvements to accommodate new development under the City's General Plan. The developer/applicant is hereby notified that he/she has the right to protest/appeal imposition of any of these fees or fee amounts. Any protest/appeal must comply with the provisions of Government Code Section 66020(a).*



Attachment: Location/Zoning Map (available online) (6.1--Public Hearing Re: Browning Crossing Subdivision S-2019-01370/PD-2019-01371/RZ-

	GIS DIVISION INFORMATION TECHNOLOGY DEPARTMENT	ZONING MAP S-2019-01370 BROWNING CROSSING 1010 BROWNING STREET AP# 117-290-022	MTG. DATE:
	DATE PRODUCED: AUGUST 21, 2019		ITEM:
			ATTACHMENT:
P:\Planning\Pro Projects\SIS-2019-01370.aprx		039 Packet Pg. 464	



CITY OF REDDING
777 CYPRESS AVENUE, REDDING, CA 96001
P.O. Box 496071, REDDING, CA 96049-6071

NEGATIVE DECLARATION

Permit No. S-2019-0137, PD-2019-01371, RZ-2020-00657

SUBJECT Browning Crossing Subdivision, Planned Development, and Rezoning S-2019-0137, PD-2019-01371, RZ-2020-00657

PROJECT DESCRIPTION The project applicant is requesting approval of a tentative map, a planned development, and a rezoning for the subdivision of 6.7 acres into 50 lots for duplexes as Browning Crossing Subdivision. The project includes clearing and grading of the majority of the property to create private streets and level building pads and positive drainage. The site is void of vegetation in the area proposed for development; the drainage course along the west side is vegetated but is not proposed to be disturbed with the development. The project would also include construction of on-site streets, utility, and storm-drainage improvements necessary to serve the lots.

ENVIRONMENTAL SETTING The site is located in the City of Redding, Shasta County, California, Latitude 40.5947, Longitude -122.3516, within the United States Geological Survey (USGS) 7.5' "Enterprise, CA" quadrangle, Township 32N, Range 4W, Section 29. The site is characterized by disturbed annual grassland and valley foothill riparian habitat. A drainage lined by dense riparian vegetation occurs along the western boundary of the site. Historical human disturbances were evident throughout the site. The site is surrounded by major arterial roadways and developed land. Browning Street occurs along the southern boundary of the site, Canby Road occurs along the western boundary and Churn Creek Road occurs along the eastern boundary. To the north of the site is open land associated with a Church that has been developed with a sprawling pedestrian walkway. It was evident that the majority of the site had been historically scraped and the scraped material maintained on-site in a large spoil pile. The scraped section, along with a gravel road shoulder, an access road and several footpaths, create barren habitat within the site. The riparian zone has also been historically disturbed along the southern end of the zone where the drainage is piped underground. Further, a homeless encampment is present within the riparian zone.

FINDINGS AND DETERMINATION

The City of Redding conducted an Initial Study (attached), which determined that there is no substantial evidence, in light of the whole record, that the proposed project may have significant effect on the environment. The preparation of an environmental impact report will not be required. If there are substantial changes that alter the character or impacts of the proposed project, another environmental impact determination will be necessary.

- 1. Based on the whole record (including the Initial Study and any supporting documentation), the City of Redding has determined that there is no substantial evidence that the project will have a significant effect on the environment.**

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

DOCUMENTATION

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

PUBLIC REVIEW DISTRIBUTION

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

- U.S. Army Corps of Engineers, Redding
- California Department of Fish and Wildlife, Redding
- Central Valley Regional Water Quality Control Board, Redding
- Shasta County Air Quality Management District
- Shasta County Clerk
- Defenders of Wildlife
- California Native Plant Society
- All property owners within 300 feet of the property boundary

PUBLIC REVIEW

- (X) Draft document referred for comments August 6, 2020.
- () No comments were received during the public review period.
- () Comments were received but did not address the draft 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 Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public review period. The letters and responses follow (see Response to Comments, attached).

Copies of the Negative Declaration, the Initial Study, and documentation materials may be obtained at the Planning Division of the Development Services Department, City of Redding, 777 Cypress Avenue, Redding, CA 96001 and online at cityofredding.org. Contact: Zach Bonnin, Associate Planner, 530-245-7112



Lily Toy, Planning Manager

August 7, 2020

Date

- LT:jz
Attachments:
A. Location Map
B. Initial Study

ENVIRONMENTAL INITIAL STUDY

INITIAL STUDY CHECKLIST References and Documentation

Browning Crossing Subdivision and Planned Development
S-2019-01370
PD-2019-01371
RZ-2020-00657

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

August 6, 2020

CITY OF REDDING

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:**
Browning Crossing Subdivision and Planned Development consisting of Tentative Map Subdivision Map Application S-2019-01370, Planned Development Plan Application PD-2019-01371, and Rezoning Application RZ-2020-00657.

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

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

3. **Contact Person and Phone Number:**
Zach Bonnin, Associate Planner 530-245-7112

4. **Project Location:** 1010 Browning St. Redding, CA 96001 APN# 117-290-022-000

5. **Applicant's Name and Address:**
Jaxon Baker
PO Box 494312
Redding, CA 96001

5. **Representative's Name and Address:**
Jaxon Baker
PO Box 494312
Redding, CA 96001

6. **General Plan Designation:** "Residential – 10 to 20 units per acre"

7. **Zoning:** "RM-12" (Residential Multiple Family)

8. **Description of Project:** The project applicant is requesting approval of a tentative map, a planned development, and a rezoning for the subdivision of 6.7 acres into 50 lots for duplexes as Browning Crossing Subdivision and Planned Development. The project includes clearing and grading of the majority of the property to create private streets and level building pads and positive drainage. The site is void of vegetation in the area proposed for development; the drainage course along the west side is vegetated but is not proposed to be disturbed with the development. The project would also include construction of on-site streets, utility, and storm-drainage improvements necessary to serve the lots.

9. **Surrounding Land Uses and Setting:** The surrounding land uses consists of multiple-family residential uses, vacant land, and commercial. The site is bounded by multiple family residential, and is zoned commercial to the south. The subject site encompasses approximately 6.7 acres and is currently undeveloped vacant land. The property is located on a fairly level lot with elevations ranging from 600 and 630 feet above mean sea level (msl) sloping in a southwest direction. The site is sparsely vegetated on the east side of the site with trees along the western property line. Barren sections of the parcel are characterized as barren habitat and consist of graded areas with fill material.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**
The City, as Lead Agency for the proposed project, has discretionary authority over the primary project proposal. To implement this project, the applicant may need to obtain, at a minimum, the following discretionary permits/approvals:
 - California Regional Water Quality Control Board – Section 401 Water Quality Certification
 - National Pollutant Discharge Elimination System (NPDES) Stormwater General Construction Permit

Attachment: Negative Declaration and Initial Study (available online) (6.1--Public Hearing Re: Browning Crossing Subdivision S-2019-01370/PD-

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.?

Yes, the consultation has been completed and no request for consultation has been received.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact or Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

	Aesthetics		Agricultural and Forestry Resources		Air Quality
	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

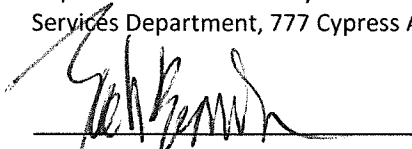
DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

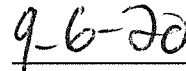
- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR of NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Copies of the Initial Study and related materials and documentation may be obtained at the Planning Division of the Development Services Department, 777 Cypress Avenue, Redding, CA 96001. Contact Zach Bonnin at (530) 245-7112



Zach Bonnin, Associate Planner
Development Services Department



August 6, 2020

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

SUMMARY OF MITIGATION MEASURES: N/A

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 publically 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 has not been historically used for agricultural purposes, nor does it possess soils that are prime for agricultural production.

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

III. AIR QUALITY: 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:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X

Discussion:

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

The City Air Quality Element of the *General Plan* establishes emission-reduction goals of 20 to 25 percent, depending on the projected level of unmitigated emissions for a project. Mitigation thresholds are established for the important regional/local pollutants, including: Reactive Organic Gases (ROG) and Oxides of Nitrogen (NO_x), 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 NO _x	137 pounds per day of NO _x
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 NO_x, ROG, and PM₁₀) that contribute cumulatively to local and regional air quality conditions; and (2) fugitive dust (particulate/PM₁₀) emissions are possible during construction activities. As a residential development, a project does not have the potential to generate significant emission concentrations of other pollutants subject to state and federal ambient air quality standards.

Application of Standard Mitigation Measures (SMMs) is required in order to strive toward the *General Plan* policy of a 20 percent reduction in emissions to address small-scale cumulative effects. SMMs applicable to this project address primarily short-term impacts related to construction and are standard development regulations promulgated in the City Grading Ordinance and California Building Code identified below. Application of the SMMs and the application of Best Available Mitigation Measures for NO_x emissions as outlined below would reduce the project's potential air quality impacts to a level less than significant.

Attachment: Negative Declaration and Initial Study (available online) (6.1--Public Hearing Re: Browning Crossing Subdivision S-2019-01370/PD-

The following City standard regulations applied during grading and construction activities to control dust and PM₁₀ emissions apply to the project.

1. Nontoxic soil stabilizers shall be applied according to manufacturer's specification to all inactive construction areas (previously graded areas inactive for ten days or more).
2. All grading operations shall be suspended when winds (as instantaneous gusts) exceed 20 miles per hour.
3. Temporary traffic control shall be provided as appropriate during all phases of construction to improve traffic flow (e.g., flag person).
4. Construction activities that could affect traffic flow shall be scheduled in off-peak hours.
5. Active construction areas, haul roads, etc. shall be watered at least twice daily or more as needed to limit dust.
6. Exposed stockpiles of soil and other backfill material shall either be covered, watered, or have soil binders added to inhibit dust and wind erosion.
7. All truck hauling solid and other loose material shall be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the trailer) in accordance with the requirements of CVC Section 23114. This provision is enforced by local law enforcement agencies.
8. All public roadways used by the project contractor shall be maintained free from dust, dirt, and debris caused by construction activities. Streets shall be swept at the end of the day if visible soil materials are carried onto adjacent public paved roads. Wheel washers shall be used where vehicles enter and exit unpaved roads onto paved roads, or trucks and any equipment shall be washed off leaving the site with each trip.
9. Alternatives to open burning of cleared vegetative material on the project site shall be used unless otherwise deemed infeasible by the City Planning Division. Suitable alternatives include, but are not limited to, on-site chipping and mulching and/or hauling to a biomass fuel site.

- d) Potential impacts to neighboring homes (sensitive receptors) from fugitive dust caused during construction are mitigated by application of the SMMs discussed above.
- e) The project does not involve land use that could generate objectionable odors affecting substantial number of people.

Documentation:

Shasta County APCD Air Quality Maintenance Plan and Implementing Measures
 City of Redding General Plan, Air Quality Element
 City of Redding General Plan Final Environmental Impact Report, 2000, SCH #1998072103, Chapter 8.6, Air Quality,
 CEQA Findings of Fact and Statement of Overriding Considerations for the City of Redding General Plan Final Environmental Impact Report, as adopted by the Redding City Council on October 3, 2000, by Resolution 2000-166
 City of Redding General Plan Background Report, Chapter 9.7, Natural Resources and Air Quality

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:

a-d) The site is located in the City of Redding, Shasta County, California, Latitude 40.5947, Longitude -122.3516, within the United States Geological Survey (USGS) 7.5' "Enterprise, CA" quadrangle, Township 32N, Range 4W, Section 29. The site is characterized by disturbed annual grassland and valley foothill riparian habitat. A drainage lined by dense riparian vegetation occurs along the western boundary of the site. Historical human disturbances were evident throughout the site and the site is surrounded by major arterial roadways and developed land. Browning Street occurs along the southern boundary of the site, Canby Road occurs along the western boundary and Churn Creek Road occurs along the eastern boundary. To the north of the site is open land associated with a Church that has been developed with a sprawling pedestrian walkway. It was evident that the majority of the site had been historically scraped and the scraped material maintained on-site in a large spoil pile. The scraped section, along with a gravel road shoulder, an access road and several footpaths, create barren habitat within the site. The riparian zone has also been historically disturbed along the southern end of the zone where the drainage is piped underground. Further, a homeless encampment is present within the riparian zone. The project has been designed to avoid direct impacts to the drainage and provides a sufficient buffer along the edge of the feature to avoid riparian impacts. A biological report was prepared by Gallaway Enterprises, dated January 2020. The study contains the following determinations:

- Any potential for wetland or biological impacts would occur on the western side of the site in the drainage course that runs from north to the south.
- The project as designed will not impact any potentially sensitive species.
- The project as designed will not impact any Waters of the US, wetlands, or other riparian features.

e) The tree cover on the site is limited to mix of trees such as cottonwood and oaks that are associated with the drainage feature on the west side of the site. The remaining portion of the site has been cleared of trees years ago and will have little to no impact to the remaining trees on the site. While the planned avoidance of drainage area on the project will result in a greenbelt with the retention of numerous trees.

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.

In addition to tree retention efforts, the developer is also obligated to replant suitable new trees at the time of home construction for shade and the enjoyment of residents. The Tree Management Ordinance identifies minimum planting criteria of one tree per 500 square feet of gross living area. Thus, with retention of trees in the proposed drainage area and the planting of new trees as a standard condition of development, the project is consistent with the intent of the Tree Management Ordinance.

- f) No habitat conservation plans or other similar plans have been adopted for the project site or project area. No impact would occur in this regard.

Documentation:

California Department of Fish and Wildlife: Natural Diversity Data Base
 City of Redding General Plan, Natural Resources Element, 2000
 City of Redding Municipal Code, Chapter 18.45, Tree Management Ordinance
 City of Redding General Plan Environmental Impact Report, 2000, SCH #1998072103

Mitigation:

None necessary.

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

Documentation:

City of Redding General Plan Background Report, 1998
 City of Redding General Plan Final Environmental Impact Report, 2000, SCH #1998072103

Mitigation:

None necessary.

<u>VI. Energy:</u> <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

VI. Energy: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

Discussion:

- a) The project is proposing residential units that will be constructed under the new 2020 California Green Building code standards and each unit will be required to meet the new 100% net zero energy requirements.
- b) The project will be subject to all of the State rules in regards to energy efficient homes. The City of Redding runs its own electrical utility, and has a renewable energy plan to provide renewable energy to all of the City residents. The projects proposed residential units will utilize Redding Electric Utility power and its renewable energy plan.

Documentation:

City of Redding General Plan, Air Quality Element, 2000
 California Long-Term Energy Efficiency Strategic Plan, 2011
 Regional Transportation Plan for Shasta County, 2015

Mitigation:

None necessary.

VII. GEOLOGY AND SOILS: <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

VII. GEOLOGY AND SOILS: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 has been previously disturbed and erosion control measures have been put in place to address the previously completed grading on the site. The new grading that will be required for the project will be subject to certain erosion-control requirements mandated by existing City and State regulations. These requirements include:

- ◆ *City of Redding Grading Ordinance.* This ordinance requires the application of “Best Management Practices” (BMPs) in accordance with the City Erosion and Sediment Control Standards Design Manual (Redding Municipal Code Section 16.12.060, Subsections C, D, E). In practice, specific erosion-control measures are determined upon review of the final project improvement plans and are tailored to project-specific grading impacts.
- ◆ *California Regional Water Quality Board “Construction Activity Storm Water Permit.”* This permit somewhat overlaps the City’s Grading Ordinance provision by applying state standards for erosion-control measures during construction of the project.
- ◆ *California Regional Water Quality Control Board “Project Storm Water Pollution Prevention Plan (SWPPP).”* This plan emphasizes stormwater best management practices and is required as part of the Construction Activity Storm Water Permit. The objectives of the SWPPP are to identify the sources of sediment and other pollutants that affect the quality of stormwater discharges and to describe and ensure the implementation of practices to reduce sediment and other pollutants in stormwater discharges.
- ◆ *California Department of Fish and Wildlife “1600 Agreement.”* This notification is required for any work within a defined streambed and will be applicable to impacts to Little Churn Creek Drainage.
- ◆ *U.S. Army corps of Engineers Nationwide Permit.* A new Nationwide 29 Permit (residential developments) will be required from the U.S. Army Corps of Engineers to address impacts to jurisdictional waters.

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

- f) The proposed project does not involve the use of septic tanks or alternative wastewater disposal. No impact has been identified.
- g) No unique geologic features, fossil-bearing strata, or paleontological sites are known to exist on the project site.

Documentation:

City of Redding Health and Safety Element, figures 4-1 (Ground Shaking Potential) and 4.2 (Liquefaction Potential)
City of Redding General Plan Final Environmental Impact Report

City of Redding General Plan Background Report, 1998
 City of Redding Grading Ordinance, RMC Chapter 16.12
 City of Redding Standard Specifications, Grading Practices
 City of Redding Standard Development Conditions for Discretionary Approvals
 Soil Survey of Shasta County Area, United States Department of Agriculture, Soil Conservation Service and Forest Service, August 1974
 Division of Mines and Geology Special Publication 42
 State Regional Water Quality Control Board, Central Valley Region, Regulations related to Construction Activity Storm Water Permits and Storm Water Pollution Prevention Plans

Mitigation:

None necessary.

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 CFC's, which have been used historically as refrigerants. Collectively, these gases are often referred to as "high global-warming potential" gases.

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

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

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

¹ CPCOA website, July 19, 2010

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

Documentation:

City of Redding General Plan, 2000

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

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
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 or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				X

Discussion:

- a, b, c, d) The nature of the project as a residential subdivision does not present a significant risk related to hazardous materials or emissions. There is no documented hazardous material sites located on or near the project.
- e) The project is located outside the established approach/departure clear zones for Redding Municipal Airport. The project’s land use of low-density residential would not conflict with operations of the Airport or present a safety hazard to people residing in the subdivision.
- 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 does not have a wildland fire-hazard potential. The site has been disturbed in the past and is surrounded primarily by developed residential and commercial lots.

Documentation:

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

Mitigation:

None necessary.

X. HYDROLOGY AND WATER QUALITY: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i) Result in substantial erosion or siltation on- or off-site;			X	
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	

X. HYDROLOGY AND WATER QUALITY: <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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.
- b) The project would utilize City water service for domestic uses and fire protection. The proposed project would not impact groundwater supplies.
- c) The project is subject to standard requirements defined under Section VI., *Geology and Soils*, and mitigation measures (if any) under Section IV., *Biological Resources*, above that minimize the potential for erosion or siltation on- or off-site. The final improvement plans for the project must also incorporate specific design measures intended to limit pollutant discharges in stormwater from urban improvements as established under the State’s National Pollutant Elimination System (NPDES) general permit, which the City is now obligated to follow in accordance with State Water Quality Control Order No. 2003-0005-DWQ. Feasible Best Management Practices (BMPs) would be incorporated in the final design of the project’s storm-drain system, as approved by the City Engineer, based on the BMPs listed in the latest edition of the California Storm Water Quality Association Storm Water Best Management Practices Handbook.

City of Redding Policy 1806 requires that all subdivision development include stormwater detention facilities designed to maintain existing predevelopment rates of runoff during a 10-, 25-, and 100-year storm event with a 6-hour duration. The project application includes a stormwater hydrology analysis prepared by Jack Humphrey and Duane Miller and dated March 17, 2020 that concludes that: there is no FEMA designated floodplain associated with the drainage but is a significant drainage facility that has the potential to be impacted if the drainage were to be filled or piped. The design of the subdivision, does not include significant impacts to the drainage facility and will not impact the hydrology of the drainage course.

- d, e) The threat of a tsunami wave is not applicable to inland, central valley communities such as Redding. Seiches could potentially be generated in either Shasta or Whiskeytown Lakes during an earthquake. However, neither lake has been identified in the Health and Safety Element of the General Plan as having any risk to the City under such circumstances. There is no documented threat of mudflows affecting the project site.

Documentation:

City of Redding *General Plan Background Report*, Chapter 10, Health and Safety Element, 1998
 Federal Emergency Management Agency Floodplain regulations, FIRM map [Number], dated March 17, 2011
 City of Redding Storm Drain Master Plan, Montgomery-Watson Engineers 1993

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.
- 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 other Plan adopted by a jurisdictional agency for the purpose of avoiding or mitigating an environmental effect.

There is no habitat conservation or natural community conservation plans that are applicable to the site.

Documentation:

City of Redding General Plan, Community Development Element, 2000
City of Redding General Plan Environmental Impact Report, 2000, SCH #1998072103
City of Redding General Plan, Natural Resources Element, 2000

Mitigation:

None necessary.

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, c) The project site is located at the corner of Canby Road and Browning Street in Redding, CA. The City of Redding *General Plan* Noise Element establishes 60 dB Ldn as the standard acceptable exterior noise level for residential land use and 45dB Ldn for interior noise levels (40dB in sleeping areas). The installation of an appropriate noise barrier (solid wall or berm/wall combination), traffic noise would be attenuated to an acceptable level. The Noise Element of the *General Plan* allows for higher exterior noise level than 60dB, provided that practical noise-level reduction measures are implemented and that interior noise levels are 45dB or less (Table 5-4, Noise Element of *General Plan*).

Table 5-2 of the Noise Element presents projected noise contours from the major road segments in the City. This table indicates that the projected 60 dB noise contour extends 108 ft, well away from the individual residential units.

There are no non-transportation-related noise- or vibration-generating sources in the general vicinity of the project.

During the construction of the proposed project, there will be a temporary increase in noise in the project vicinity above existing ambient noise levels. The most noticeable construction noise will be related to grading, utility excavation, and land-clearing activity. The City's Grading Ordinance (RMC Chapter 16.12.120.H) limits grading-permit-authorized activities to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No operations are allowed on Sunday. Since heavy construction work associated with the project is limited in scope and by existing regulation, the anticipated noise impact to neighboring residents is considered less than significant.

c) The proposed subdivision site is not located within any of the noise contours of Redding Municipal Airport and is located approximately three miles from the site. There are no private airstrips in the vicinity of the project site.

Documentation:

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

Mitigation:

None necessary.

Attachment: Negative Declaration and Initial Study (available online) (6.1--Public Hearing Re: Browning Crossing Subdivision S-2019-01370/PD-

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

Documentation:

City of Redding General Plan, Housing Element, 2014

Mitigation:

None necessary.

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:

The project is located in the Redding Elementary School District and Shasta High School District and may contribute to the total student enrollment in these districts. However, a school-facility impact (in-lieu) fee exists, as provided under State law that is paid

prior to the issuance of a building permit for each residential unit to address school-facility funding necessitated by the effects of growth citywide.

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. The project is subject to Chapter 16.20 of the Redding Municipal Code, which requires new residential development to pay a citywide park and recreation-facilities impact fee calculated to mitigate a project’s fair share of cumulative impacts to the City’s parks and recreation infrastructure based upon improvements necessary to accommodate new development under the City’s General Plan. See discussion under Item XVI (Recreation) below.

Other public facilities:

See discussion under Item XVIII (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 will not cause a physical deterioration of an existing recreation facility or cause an adverse physical impact associated with a new recreation facility.

Chapter 17.42 of the City’s Subdivision Ordinance, *Park and Recreational Land Dedications and In-Lieu Fees*, requires that as a condition of approval of a tentative map, a subdivider shall either dedicate land or pay a fee in lieu thereof for park or recreation purposes. In accordance with state subdivision law, only projects containing 50 or more lots may be *required* to dedicate land for park development.

There are no neighborhood or regional parks in the vicinity of this project. Residents do have the potential to utilize other parks within the City outside the vicinity of the project. Recreational development fees are collected by the City at the time of issuance of a building permit to offset any impacts to regional park facilities and to raise funds to provide for new recreational 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. <u>TRANSPORTATION</u> : <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
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, b, c) Access to the subdivision would be derived from Browning Street. The *General Plan* Transportation Element and the *General Plan* Background Report identify Browning Street as an arterial roadway.

The Transportation Element of the *General Plan* establishes acceptable peak-hour “Level of Service” (LOS) criteria for roadways and intersections for use in transportation planning and project review. The LOS methodology has been replaced by the Vehicle Miles Traveled (VMT) method and the projects are evaluated with respect to significant impacts based on the VMT method. The City of Redding has established a basic threshold for impacts based on the size of the subdivision. The proposed project did not meet the City’s thresholds for a traffic study, and would not cause significant impacts to traffic as a result of the development.

The project is subject to Chapter 16.20 of the Redding Municipal Code, which requires new development to pay a citywide transportation development impact fee calculated to mitigate a project’s fair share of cumulative impacts to the City’s street- and traffic-control infrastructure based upon improvements necessary to accommodate new development under the City’s *General Plan*.

The project would not conflict with any program, plan, ordinance, or policy addressing the circulation system. The project will not conflict with CEQA guidelines section 15064.3(b).

d) Access to the site is provided by way of Browning Street. The Redding Fire Marshal has deemed this to be adequate access for emergency access and fire protection. The design of the project limits the number of units to 50 units which does not necessitate a secondary access.

With the streets proposed in the Browning Crossing Subdivision and Planned Development, there will be one main access point on Browning Street, with these measures, there would be adequate emergency access to the proposed subdivision.

General Plan Health and Safety Policies HS4J and HS4I generally require that residential neighborhoods having 50 or more dwelling units have at least two points of public-street access and that cul-de-sac or dead-end street lengths not exceed 600

feet. The project is under the 50-lot threshold for a second access; therefore, the project complies with *General Plan* Policy HS4J.

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.

XVIII. TRIBAL CULTURAL RESOURCES: <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) The site has not been identified to be eligible for any historical resources and is not on any lists for historical resources.
- b) The project has been referred to the tribes with a potential interest in the project. To date, no tribes have responded with any interest in the project or has there been any information provided to the Lead Agency that would cause the Agency to be aware of any resources on or near the project site.

Documentation:

The required documentation is on file at the City of Redding.

Mitigation:

None necessary.

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
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 year			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	
d) Generate solid waste in excess of State or local standards, or infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X

Discussion:

- a) Wastewater generated from the project would be that associated with Browning Preserve Subdivision discharged into the City sanitary sewer system. This type and intensity of land use activity does not generate wastewater demands that would exceed treatment requirements of the Regional Water Quality Control Board.

The proposed development does not generate the need for the construction of new water or wastewater-treatment facilities.

The project is subject to Chapter 16.20 of the Redding Municipal Code, which requires new development to pay water- and sewer-impact fees calculated to mitigate a project's fair share of cumulative impacts to the City's water and sewer distribution, collection, and treatment infrastructure based upon improvements necessary to accommodate new development under the City's *General Plan*.

Project-related stormwater-management improvements consist of construction of collection and conveyance systems in accordance with City construction standards and City Policy 1806 pertaining to stormwater detention (also see IX, *Hydrology and Water Quality*, d and e).

The project is subject to Chapter 16.20 of the Redding Municipal Code, which requires new development to pay a storm-drainage impact fee calculated to mitigate a project's fair share of cumulative impacts to the City's storm-drain infrastructure based upon improvements necessary to accommodate new development under the City's *General Plan*.

- b) Potable water is available from the Bella Vista Water District to serve the project with adequate pressure and flows for fire suppression. The demands of the project can be accommodated within the Bella Vista Water district existing water resources.
- c) The project will utilize the City's sanitary sewer system to dispose of wastewater. Adequate sewer capacity is available in the City's existing system.
- d, e) The City provides solid waste disposal (curbside pick-up) service, which homes in the subdivision would utilize. Adequate capacity is available to serve the needs of the project without need of special accommodation. The City regulates and operates programs that promote the proper disposal of toxic and hazardous materials from households, including those created by the project.

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	
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) While the project is located within a mapped high fire severity zone, it would not impair an emergency response plan or emergency evacuation plan.
- b) The project is located in central Redding, along Browning Street and 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 associated infrastructure that could exacerbate wildfire risks.
- d) 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:

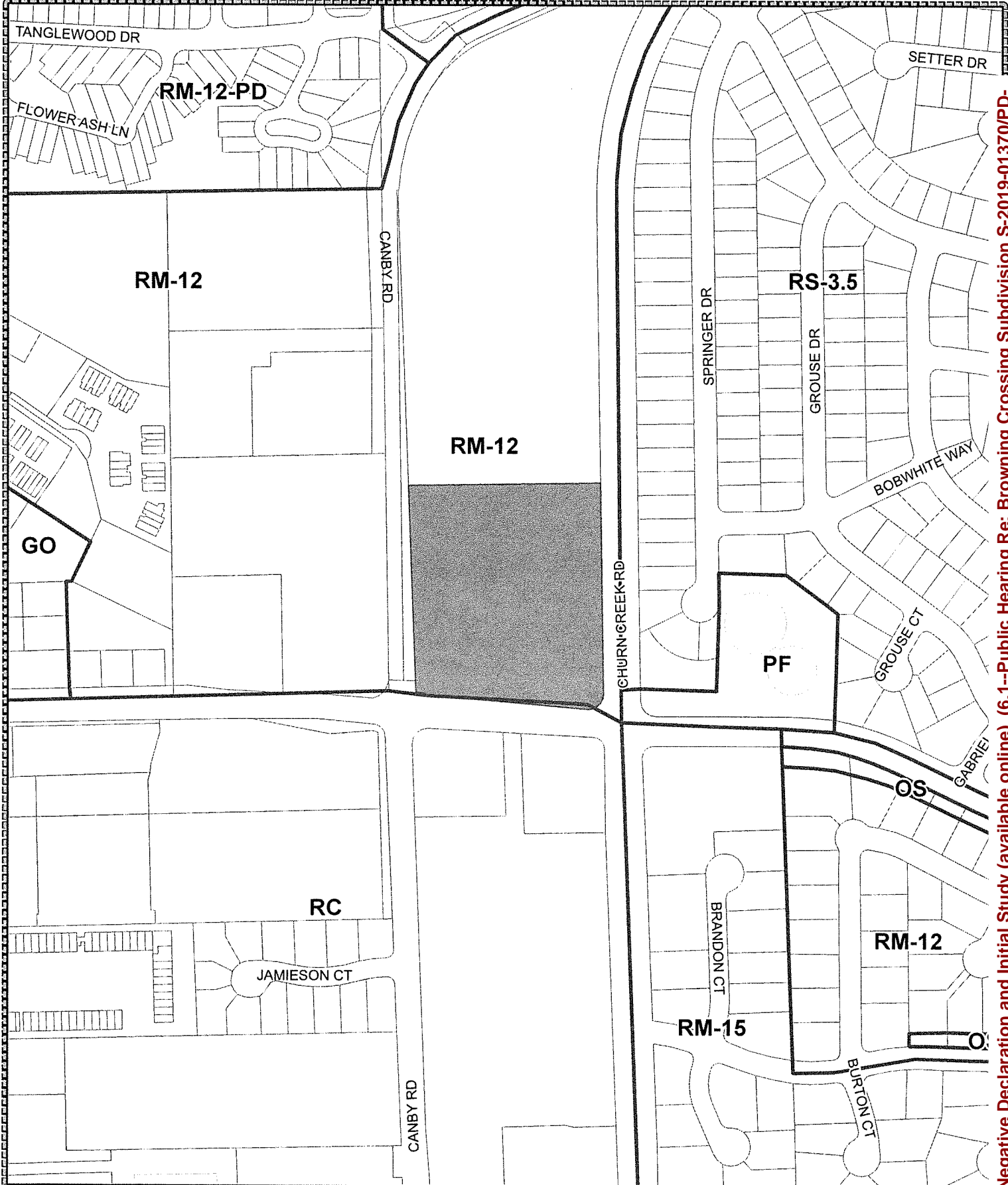
- a) The project does not have the potential to degrade the quality of the environment, reduce or degrade wildlife habitat, or eliminate examples of history or prehistory.
- b) As discussed in Item III, the project will contribute to region-wide cumulative air quality impacts. However, under policy of the *General Plan*, application of Standard Mitigation Measures (SMMs) will eliminate the potential for air quality impacts from this project.
- c) As discussed herein, the project does not have characteristics which could cause substantial adverse effects on human beings, either directly or indirectly.

Documentation:

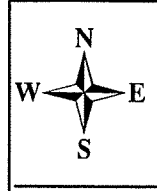
See all Sections above.

Mitigation:

None necessary.



Attachment: Negative Declaration and Initial Study (available online) (6.1--Public Hearing Re: Browning Crossing Subdivision S-2019-01370/PD-

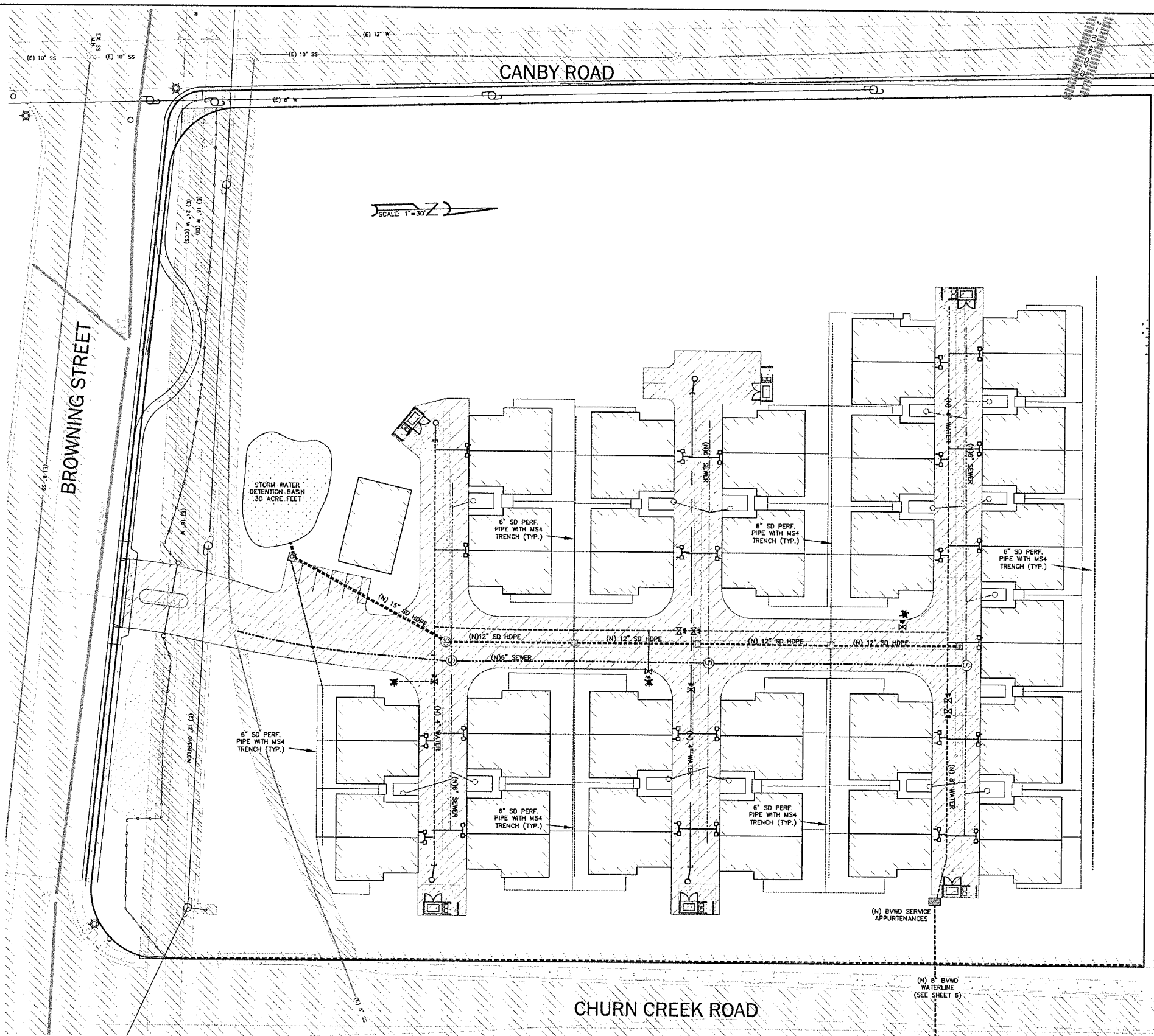


GIS DIVISION
 INFORMATION TECHNOLOGY DEPARTMENT
 DATE PRODUCED:
 AUGUST 21, 2019
 0 200 400 Feet

ZONING MAP

S-2019-01370 / PD-2019-01371 / RZ-2020-00657
 BROWNING CROSSING SUBDIVISION & PLANNED DEVELOPMENT
 1010 BROWNING STREET
 AP# 117-290-022

MTG. DATE:
 ITEM:
 ATTACHMENT:



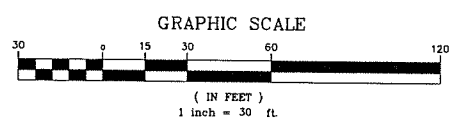
REVISIONS			
NO.	DATE	DESCRIPTION	BY

LEGEND

- (EX) SEWER LINE
- (EX) SSMH
- (EX) WATER LINE
- (EX) WATER VALVE
- (EX) FIRE HYDRANT
- (EX) STORM DRAIN
- (N) SEWER LINE
- (N) SSMH
- (N) SEWER CLEAN OUT
- (N) WATER VALVE
C.O.R.C.S. 404.00
- (N) FIRE HYDRANT
C.O.R.C.S. 421.00
- (N) BLOWOFF
C.O.R.C.S. 450.00
- (N) DOUBLE SERVICE
C.O.R.C.S. 401.00
- (N) NO. 3 CATCH BASIN
C.O.R.C.S. 230.00
- (N) HDPE STORM DRAIN PIPE
(SIZE VARIES PER PLAN)
- (N) 6" PERFORATED STORM
DRAIN PIPE LOCATED IN REAR
YARDS TO BE INSTALLED IN
MS4 INFILTRATION TRENCH
- (N) STORM DRAIN
DRAINAGE INLET

UNDERGROUND
SERVICE ALERT

1-800-227-2600
CALL BEFORE YOU DIG

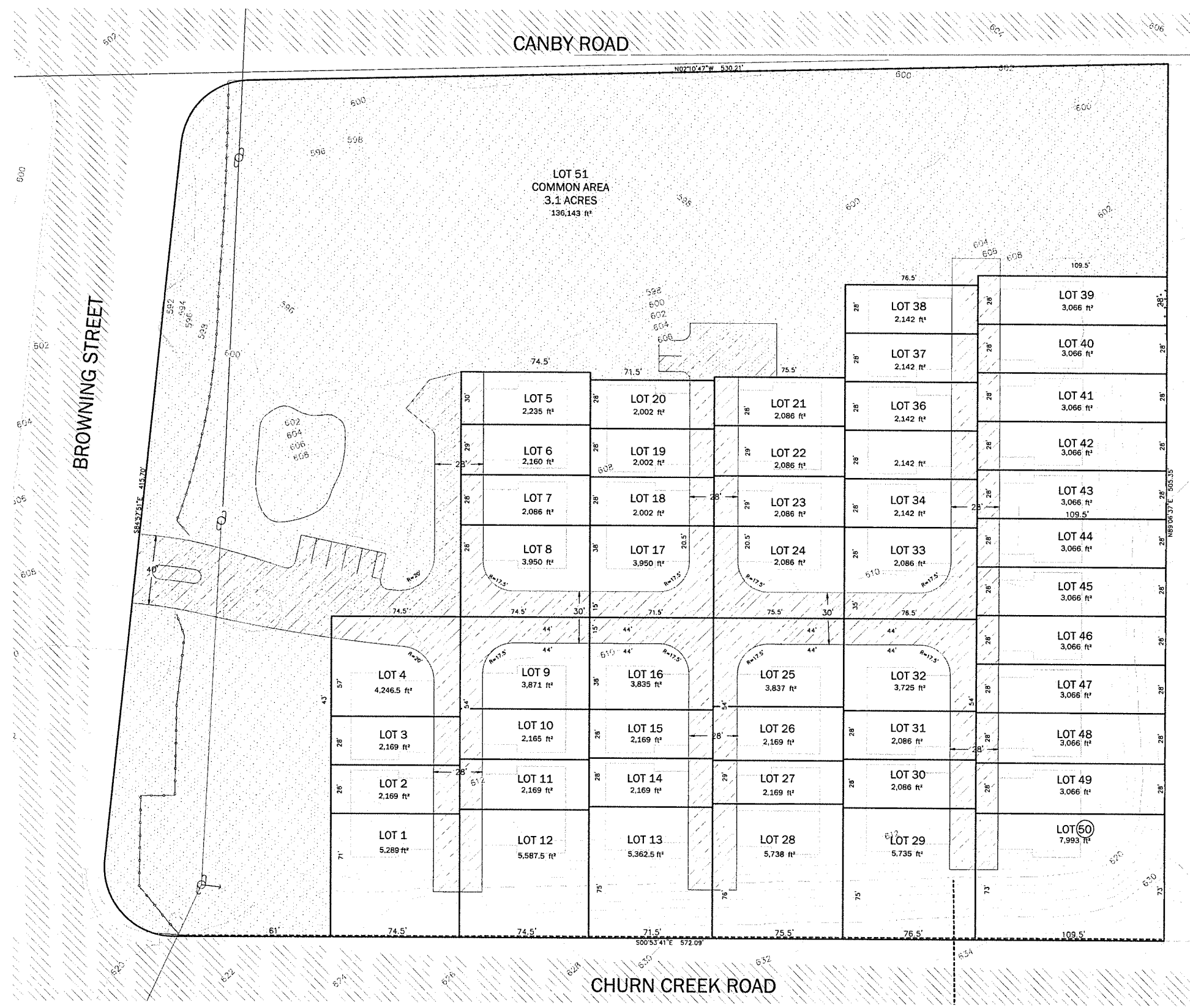


PD-2019-01372


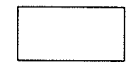

PLANS PREPARED UNDER THE SUPERVISION OF:		City of Redding	
		The Preserve	
		Utility Plan	
DUANE K. MILLER CIVIL ENGINEER, INC. PO BOX 13927 6172 WEBSTER WAY, UNIT 1 ANDERSON, CA 95607 530-365-5610 DINKMEYER.COM	DATE	SHEET	
	6/10/20	4	
	SCALE	OF	
	1" = 30'	6	

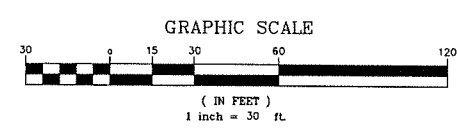
F:\Projects\13,000 Jobs\13.041\PLAN - PLANNED DEVELOPMENT 6/11/2020

Attachment: Negative Declaration and Initial Study (available online) (6.1--Public Hearing Re: Browning Crossing Subdivision S-2019-01370/PD-




SCALE: 1" = 30'

-  PRIVATE ROAD AND PUBLIC UTILITY EASEMENT
-  LOT 1 COMMON AREA
-  LOTS 1 - 50
2,002 SF - 7,993 SF

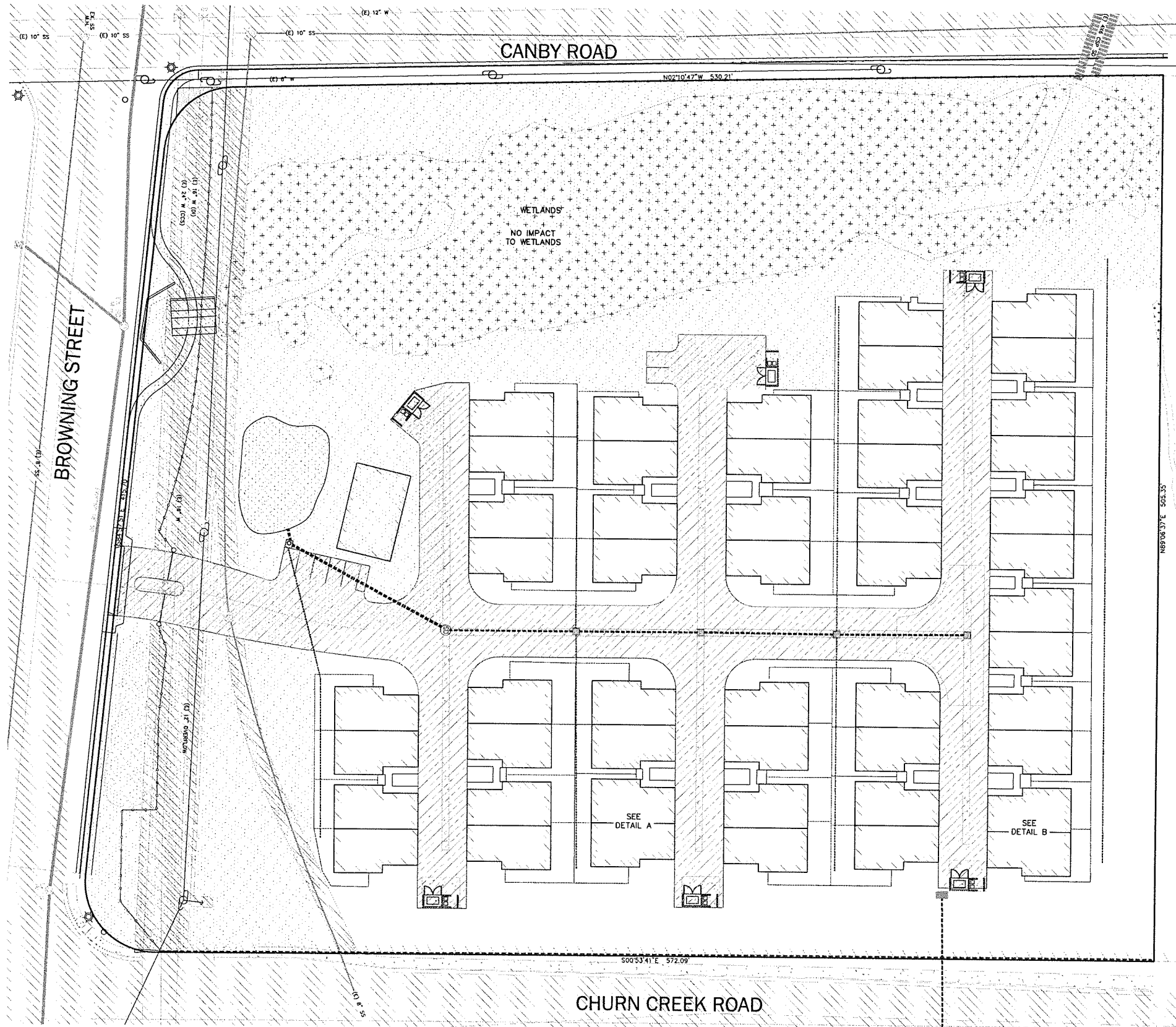


PD-2019-01372

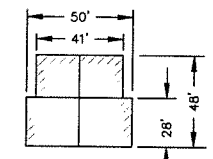
PLANS PREPARED UNDER THE SUPERVISION OF:		City of Redding	
		The Preserve	
		Tentative Parcel Map	
DUANE K. MILLER CIVIL ENGINEER INC. P.O. BOX 13057 4172 MURPHY WAY, UNIT 1 ANDERSON, CA 95607 530-365-5610 DKMENGH.COM	DATE	SHEET	
	6/10/20	5	
	SCALE	OF	
	1" = 30'	6	

P:\Projects\19,000 Jobs\19.041 PLAN - PLANNED DEVELOPMENT 6/11/2020

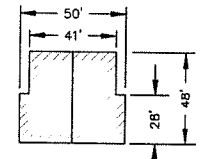
Attachment: Negative Declaration and Initial Study (available online) (6.1--Public Hearing Re: Browning Crossing Subdivision S-2019-01370/PD-



SCALE: 1"=30'

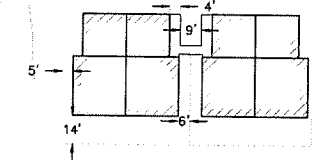


FIRST FLOOR AREA PER UNIT
700 SF CONDITIONED AREA
410 SF GARAGE

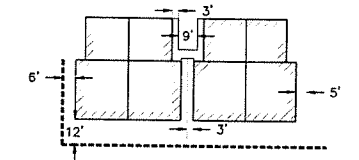


SECOND FLOOR AREA PER UNIT
1290 SF CONDITIONED AREA

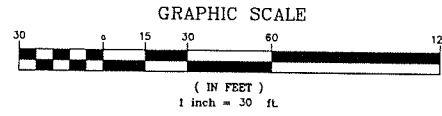
FLOOR PLAN 'B' - 55+
SCALE - 1"=40'



**SIDEWALK AND PARKING
DETAIL A**



**SIDEWALK AND PARKING
DETAIL B**



PD-2019-01372

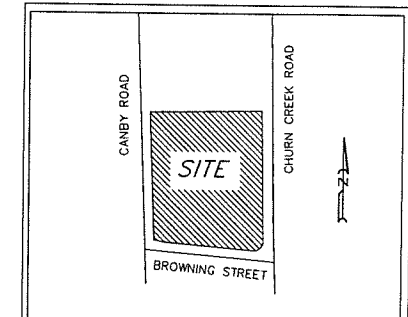
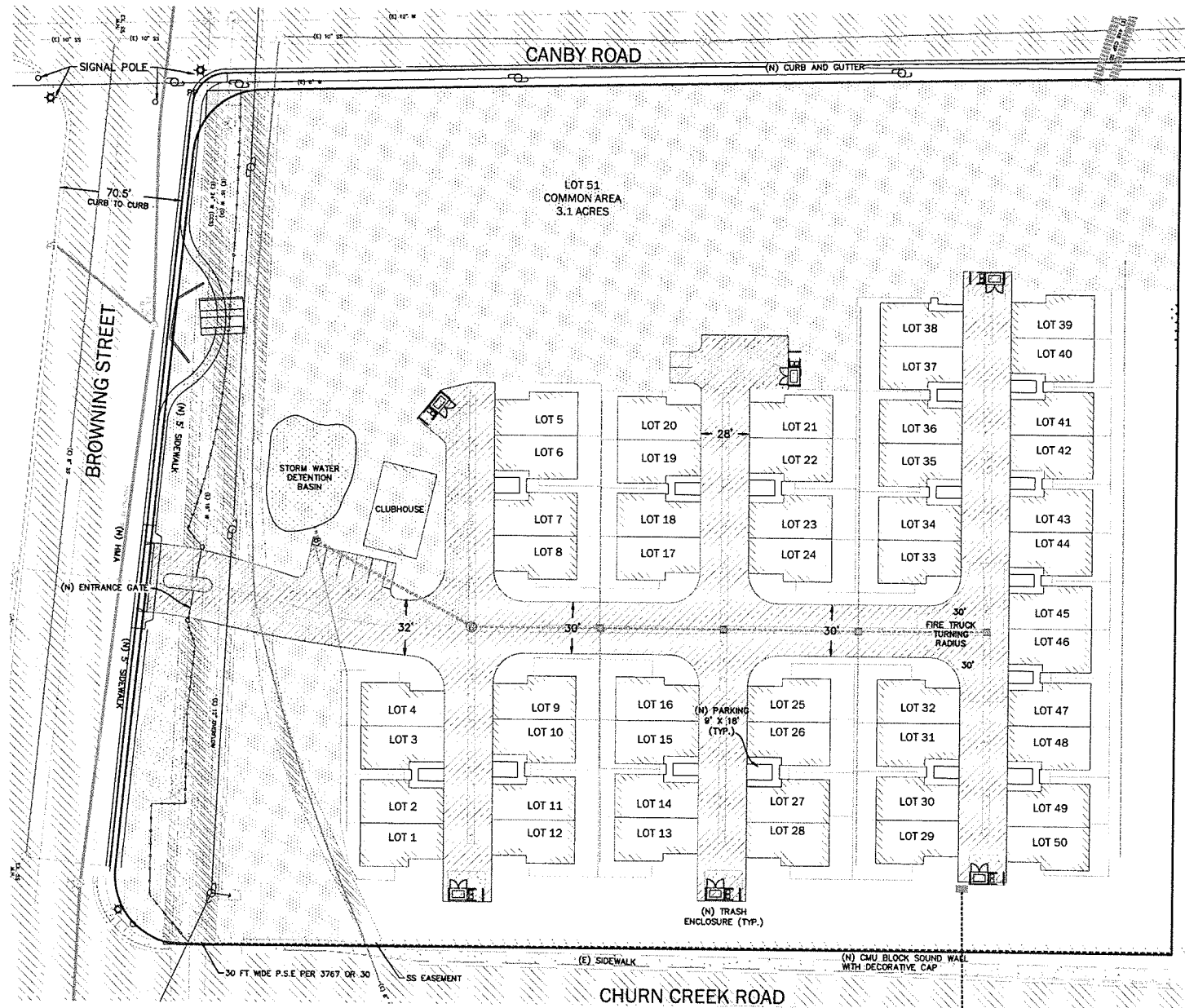
PLANS PREPARED UNDER THE SUPERVISION OF:		City of Redding	
		The Preserve	
		Site Plan	
DUANE K. MILLER CIVIL ENGINEER, INC. PO BOX 1307 6172 MEISTER WAY, UNIT 1 ANDERSON, CA 95607 530-365-5610 DKMENGH.COM	DATE 6/10/20	SHEET 2	OF 6
SCALE 1"= 30'			

P:\Projects\18.000 Jobs\18.041\PLAN - PLANNED DEVELOPMENT 6/11/2020

GENERAL NOTES

1. ALL CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THESE PLANS AND CITY OF REDDING SPECIFICATIONS AND STANDARD DETAILS.
2. ANY CHANGES IN THESE PLANS ARE TO RECEIVE PRIOR APPROVAL FROM DUANE K. MILLER CIVIL ENGINEER, INC. AND THE CITY OF REDDING.
3. NO CONSTRUCTION SHALL BEGIN UNTIL CONTRACTOR'S GRADE SHEETS AND SUFFICIENT CONTROL STAKES ARE SET BY THE DEVELOPER'S ENGINEER TO ENABLE WORK TO BE CONSTRUCTED AND CHECKED IN THE FIELD.
4. THE DEVELOPER AND/OR CONTRACTOR SHALL, THROUGH AN APPROVED PRIVATE MATERIALS TESTING LABORATORY AND AT THEIR EXPENSE, PROVIDE FOR ALL MATERIAL AND COMPACTION TESTS REQUIRED BY THE CITY DEVELOPMENT STANDARDS. TYPE AND FREQUENCY OF TESTING TO BE DETERMINED BY THE CITY.
5. BUILDING PAD SHALL BE CERTIFIED BY THE SOILS ENGINEER AS HAVING 90% COMPACTION MINIMUM AS SUPPORTED BY TESTS.
6. ALL UTILITY AND DRAINAGE CONDUITS SHALL BE INSTALLED PRIOR TO THE PLACEMENT OF HMA AND CONCRETE.
7. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, SAFETY DEVICES, AND TRAFFIC CONTROL AS NECESSARY WITHIN THE CONSTRUCTION AREA.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE DONE TO EXISTING CITY STREETS AS A RESULT OF CONSTRUCTION ACTIVITIES. (THIS WILL INCLUDE MAINTENANCE AS WELL AS POSSIBLE RESURFACING OF THE STREET.)
9. ALL BRUSH AND DEBRIS CLEARED FOR CONSTRUCTION SHALL BE DISPOSED OF BEFORE FINAL ACCEPTANCE. ON SITE BURNING IS PROHIBITED.
10. THE ENGINEER OF WORK, WHOSE STAMP AND SIGNATURE APPEARS BELOW, HEREBY CERTIFIES THAT THESE PLANS COMPLY WITH THE CITY OF REDDING GRADING AND EROSION CONTROL ORDINANCE.
11. DUST CONTROL MEASURES SHALL BE STRICTLY ADHERED TO. DUST CONTROL PROCEDURES SHALL CONFORM TO SECTION 7-61 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION; CURRENT EDITION.
12. GRADING SHALL BE OF SUCH A SCALE THAT THE WORK CAN BE COMPLETED IN A SINGLE CONSTRUCTION SEASON AND SHALL BE LIMITED TO THAT AREA WHERE CONSTRUCTION CAN BE REASONABLY EXPECTED TO OCCUR WITHIN THE SAME 12 MONTH PERIOD IN WHICH THE GRADING OCCURRED. INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH THE SEQUENCE OF GRADING AND DEVELOPMENT SO AS TO BE IN PLACE PRIOR TO OCTOBER 15 OF ANY YEAR.
13. LOT LINES, RIGHT-OF-WAY LINES, AND EASEMENT LINES SHOWN ON THESE PLANS ARE PRELIMINARY AND FOR CONSTRUCTION PURPOSES ONLY. SEE RECORD DOCUMENTS FOR ACTUAL LOCATIONS AND DIMENSIONS OF ALL SUCH LINES AND EASEMENTS.
14. IF, DURING THE COURSE OF DEVELOPMENT, ANY ARCHEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED, DISCOVERED, OR OTHERWISE DETECTED OR OBSERVED, CONSTRUCTION ACTIVITIES IN THE AFFECTED AREA SHALL CEASE AND A QUALIFIED ARCHEOLOGIST OR PALEONTOLOGIST SHALL BE CONTACTED TO REVIEW THE FIND AND ADVISE THE CITY OF THE SITE'S SIGNIFICANCE. IF THE FINDINGS ARE DEEMED SIGNIFICANT, APPROPRIATE MITIGATION SHALL BE REQUIRED PRIOR TO ANY RESUMPTION OF WORK ON THE PROJECT. THIS REQUIREMENT SHALL ALSO APPLY DURING THE CONSTRUCTION OF IMPROVEMENTS REQUIRED AS A CONDITION OF THE SITE DEVELOPMENT PERMIT.
15. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM SURFACE EVIDENCE OF THEIR EXISTENCE OR FROM INFORMATION OBTAINED FROM THE UTILITY COMPANIES AND OTHER SOURCES. DUANE K. MILLER CIVIL ENGINEER, INC. ACCEPTS NO LIABILITY FOR THE EXISTENCE OR NON-EXISTENCE OF UTILITY LINES. CONTRACTORS AND OTHERS USING THIS PLAN SHALL CONFIRM THE LOCATION OF UNDERGROUND LINES OR STRUCTURES PRIOR TO BEGINNING ANY EXCAVATION. CALL USA AT 1-800-227-2600 48 HOURS IN ADVANCE OF BEGINNING ANY EXCAVATION.
16. CONTRACTOR TO OBTAIN A CITY OF REDDING ENCROACHMENT PERMIT PRIOR TO ANY WORK WITHIN THE CITY OF REDDING RIGHT-OF-WAY.
17. AN EROSION CONTROL PLAN WILL BE SUBMITTED PRIOR TO ISSUANCE OF GRADING PERMIT AND WILL BE INCLUDED IN THE STORM WATER POLLUTION PREVENTION PLAN.
 - 17.1. COVER ALL STOCKPILES PRIOR TO PRECIPITATION.
 - 17.2. COVER ALL SOIL STOCKPILES IF WINDY CONDITIONS AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION.
 - 17.3. STRAW MULCH ALL DISTURBED AREAS IF EROSION CONTROL IS NOT INSTALLED PRIOR TO PRECIPITATION.

THE PRESERVE



VICINITY MAP
NOT TO SCALE

OWNER
JAXON ENTERPRISES
1643 TAHOE COURT
REDDING, CA 96003

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

PROJECT ADDRESS
995 CANBY ROAD
REDDING, CA 96003

APN
117-290-022

TOTAL AREA
6.52 ACRES

ZONING
RM-12 - MULTI-FAMILY

GENERAL PLAN
10 TO 20

SEWER
CITY OF REDDING

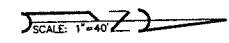
WATER
BELLA VISTA WATER DISTRICT

GAS
PG&E

ELECTRICITY
REU

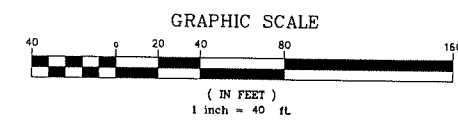
SOLID WASTE
CITY OF REDDING

PARKING
22 COMMON
50 UNIT
72 TOTAL



LEGEND

- RECORD BOUNDARY
- RIGHT OF WAY
- (EX) ROAD
- (E) EASEMENT
- (N) CONCRETE
- (N) LANDSCAPING
- (N) MS4 BMP AREA
- (N) HMA



SHEET INDEX

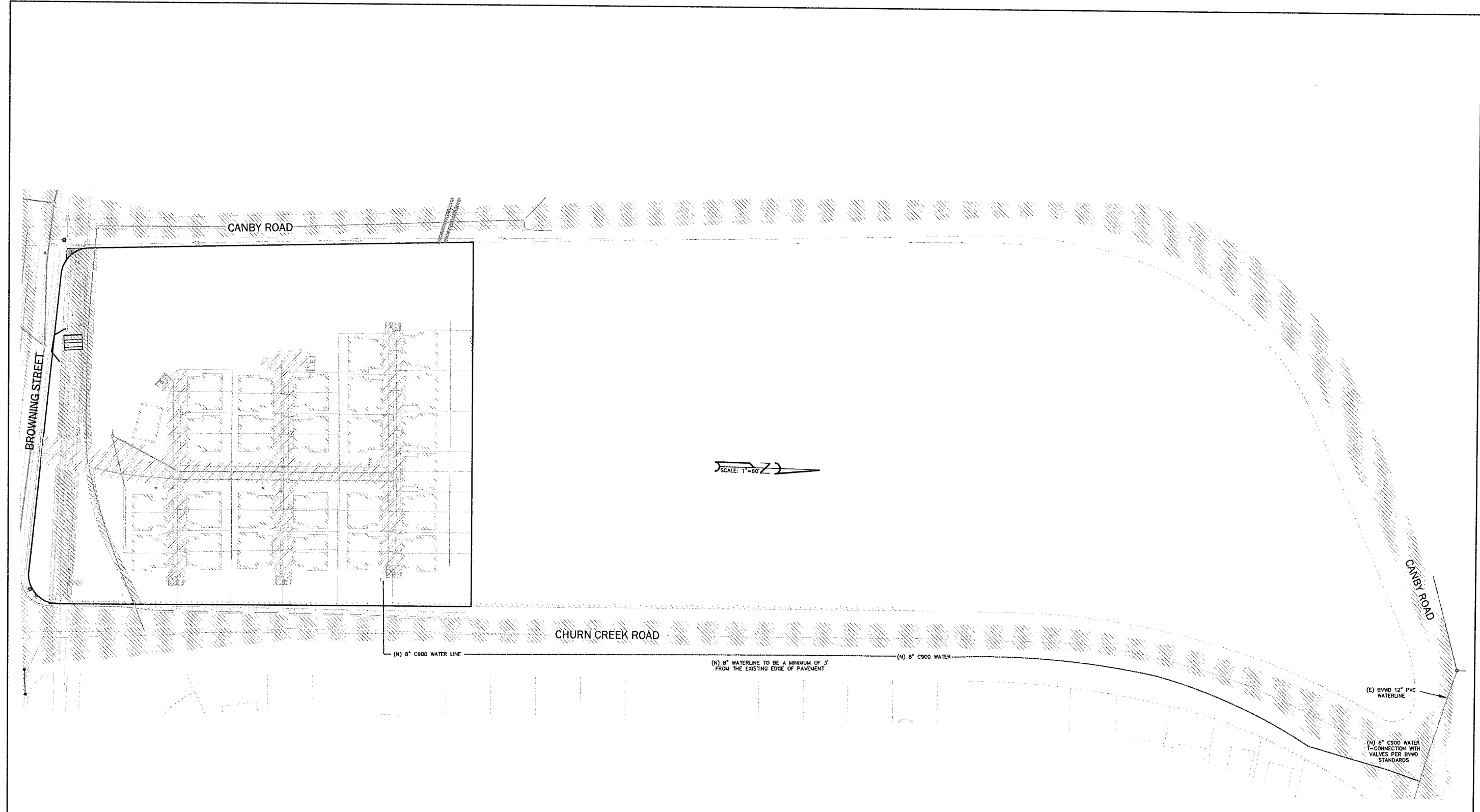
1. PLANNED DEVELOPMENT
2. SITE PLAN
3. GRADING PLAN
4. UTILITY PLAN
5. TENTATIVE PARCEL MAP
6. OFF-SITE WATERLINE PLAN

PD-2019-01372

PLANS PREPARED UNDER THE SUPERVISION OF:		City of Redding	
		The Preserve	
		Planned Development	
DUANE K. MILLER CIVIL ENGINEER, INC. PO BOX 1307 6172 MEISTER WAY, UNIT 1 ANDERSON, CA 96007 530-368-9616 DKM@ENGR.COM	DATE 6/10/20	SHEET 1	
	SCALE 1" = 40'	OF 6	

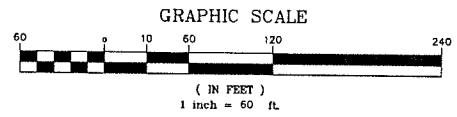
P:\Projects\18,000 Jobs\18,041 PLAN - PLANNED DEVELOPMENT 6/11/2020

Attachment: Negative Declaration and Initial Study (available online) (6.1--Public Hearing Re: Browning Crossing Subdivision S-2019-01370/PD-



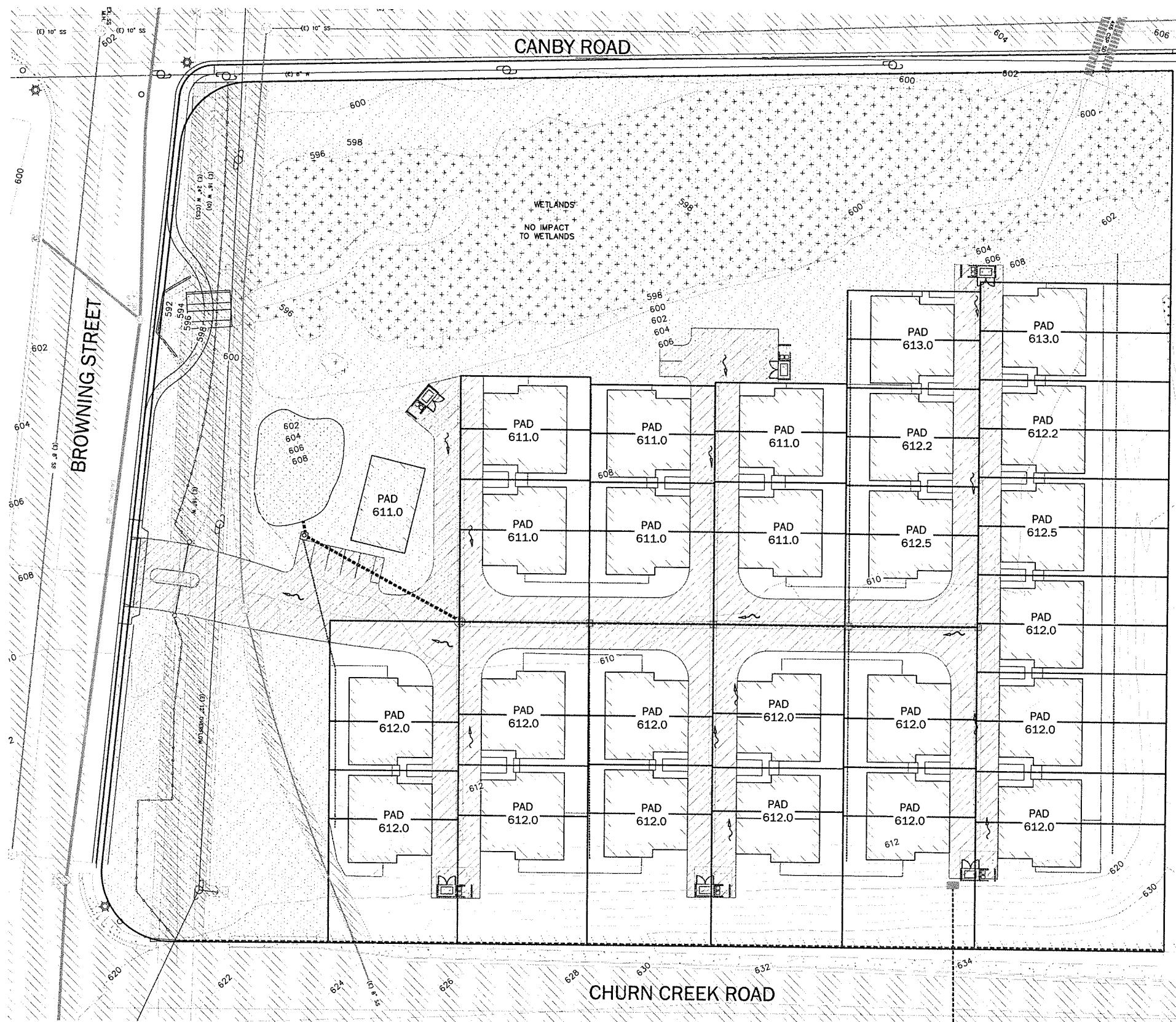
SCALE: 1"=60'

PD-2019-01372



PLANS PREPARED UNDER THE SUPERVISION OF:		City of Redding	
		The Preserve	
		Off-site Waterline Plan	
DUANE K. MILLER CIVIL ENGINEER, INC. PO BOX 1907 ANDERSON, CA 96007 530-959-5610 DKMENG@G.COM	DATE 6/10/20	SHEET 6	
	SCALE 1"= 60'	OF 6	

F:\Projects\19.000 Jobs\19.041 PLAN - PLANNED DEVELOPMENT 6/11/2020



SCALE: 1" = 30'

LEGEND

- RECORD BOUNDARY
- RIGHT OF WAY
- - - 620 622 CONTOURS 2' & 10' INTERVALS
- - - (N) MS4 TRENCH
- (X) ROAD
- (N) HMA
- (N) CONCRETE
- (N) LANDSCAPING
- ~ DRAINAGE COURSE

ALL FINISHED FLOOR ELEVATIONS TO BE .7 (8.4") ABOVE THE PAD ELEVATION (SLAB ON GRADE)
 TOTAL GRADED AREA = 151,974 SF
 HMA = 43,974 SF
 BUILDING = 55,500 SF

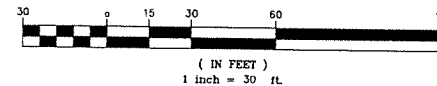
PD-2019-01372

UNDERGROUND SERVICE ALERT



1-800-227-2600
CALL BEFORE YOU DIG

GRAPHIC SCALE



PLANS PREPARED UNDER THE SUPERVISION OF:



City of Redding

The Preserve

Preliminary Grading Plan

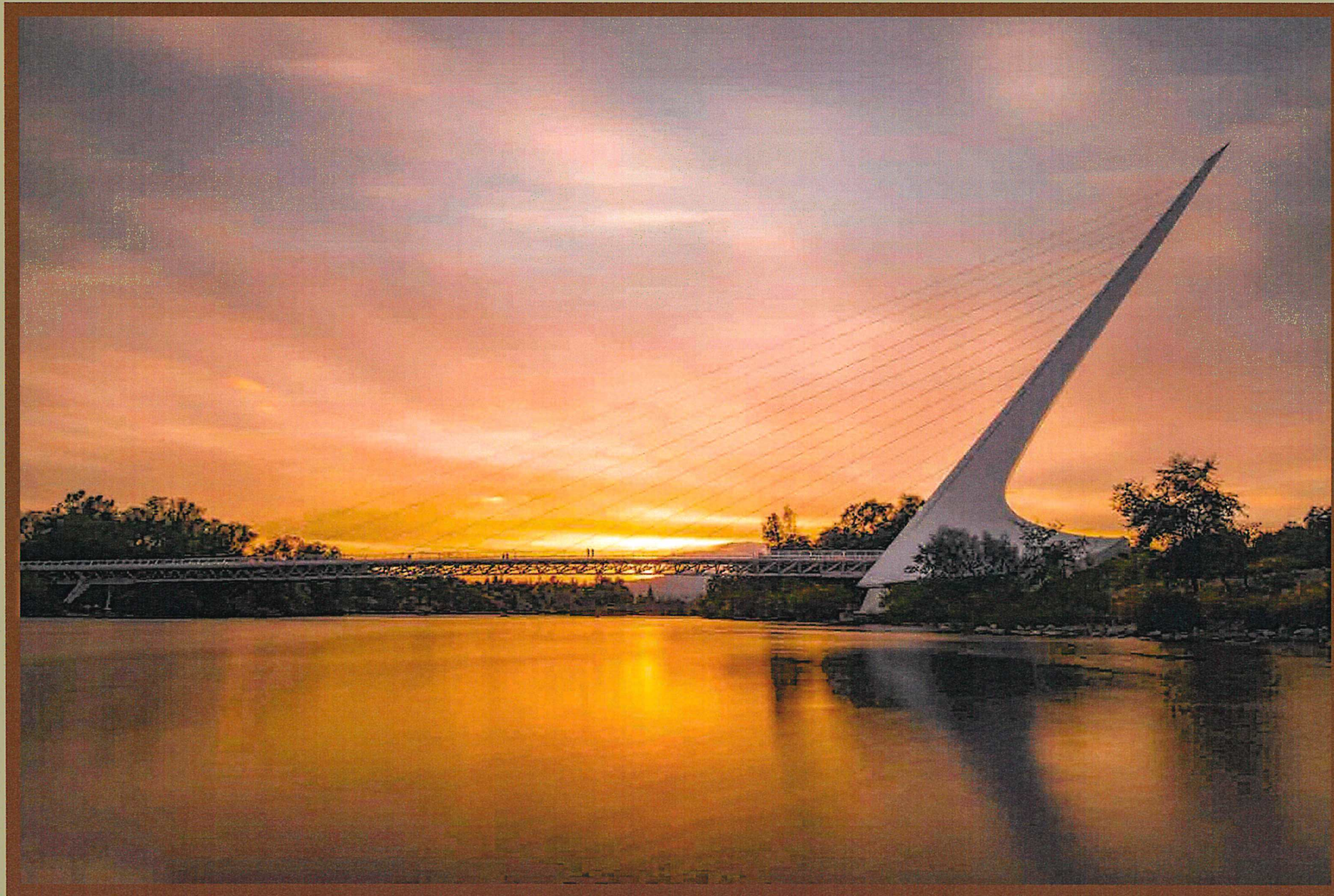
DUANE K. MILLER CIVIL ENGINEER INC. PO BOX 1907 6172 MEISTER WAY, UNIT 1 ANDERSON, CA 96007 530-365-9610 DSMENGCR.COM	DATE 6/10/20	SHEET 3
	SCALE 1" = 30'	OF 6

P:\Projects\19,000 Jobs\19,041 PLAN - PLANNED DEVELOPMENT 6/11/2020

Browning Crossing

Planned Unit Development

August, 2020



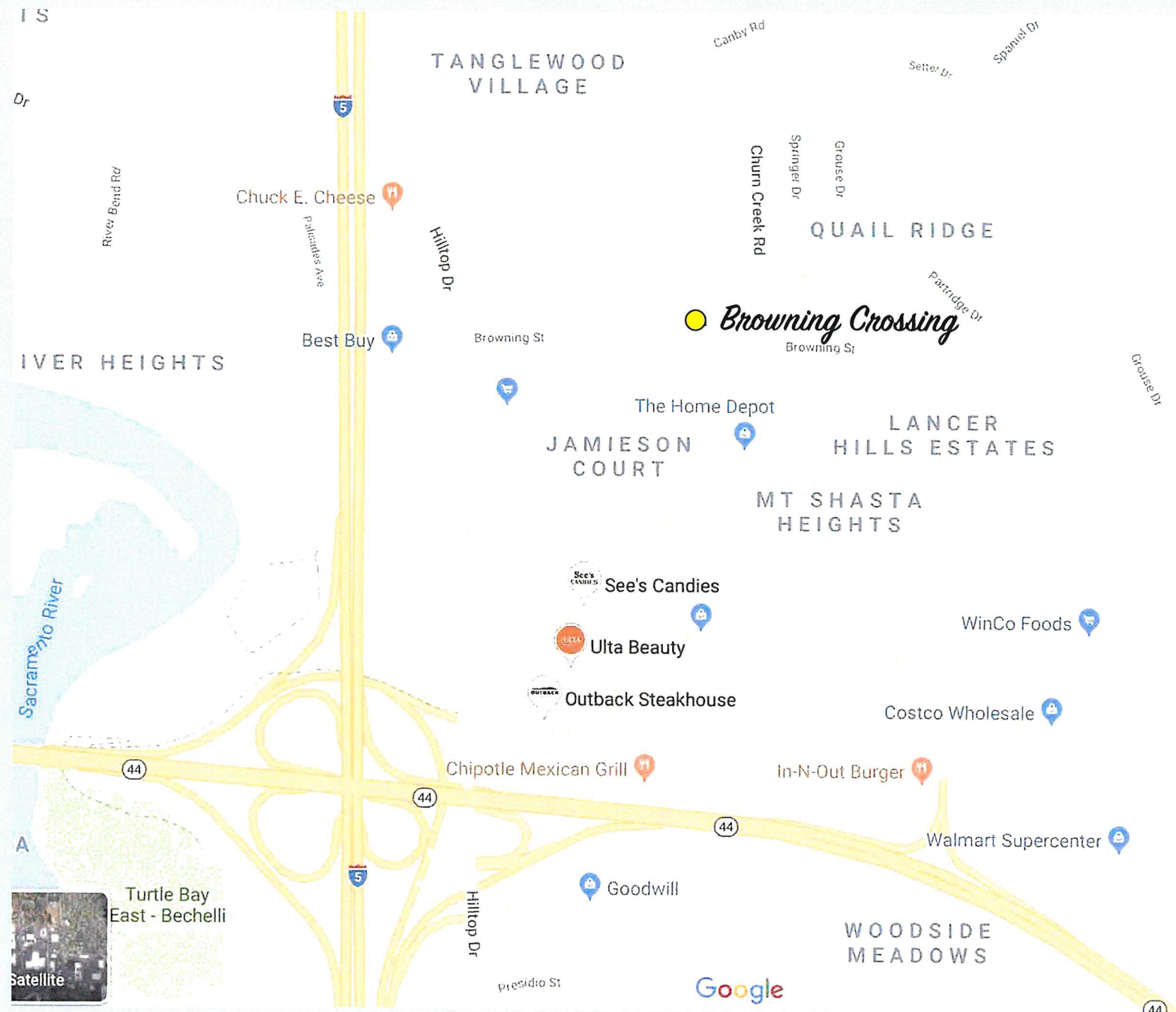
Browning Crossing

Table of Contents

1. Vicinity Map
2. Community Overview
3. Community Surroundings
4. Site Plan
5. Amenities
6. Architecture

Browning Crossing

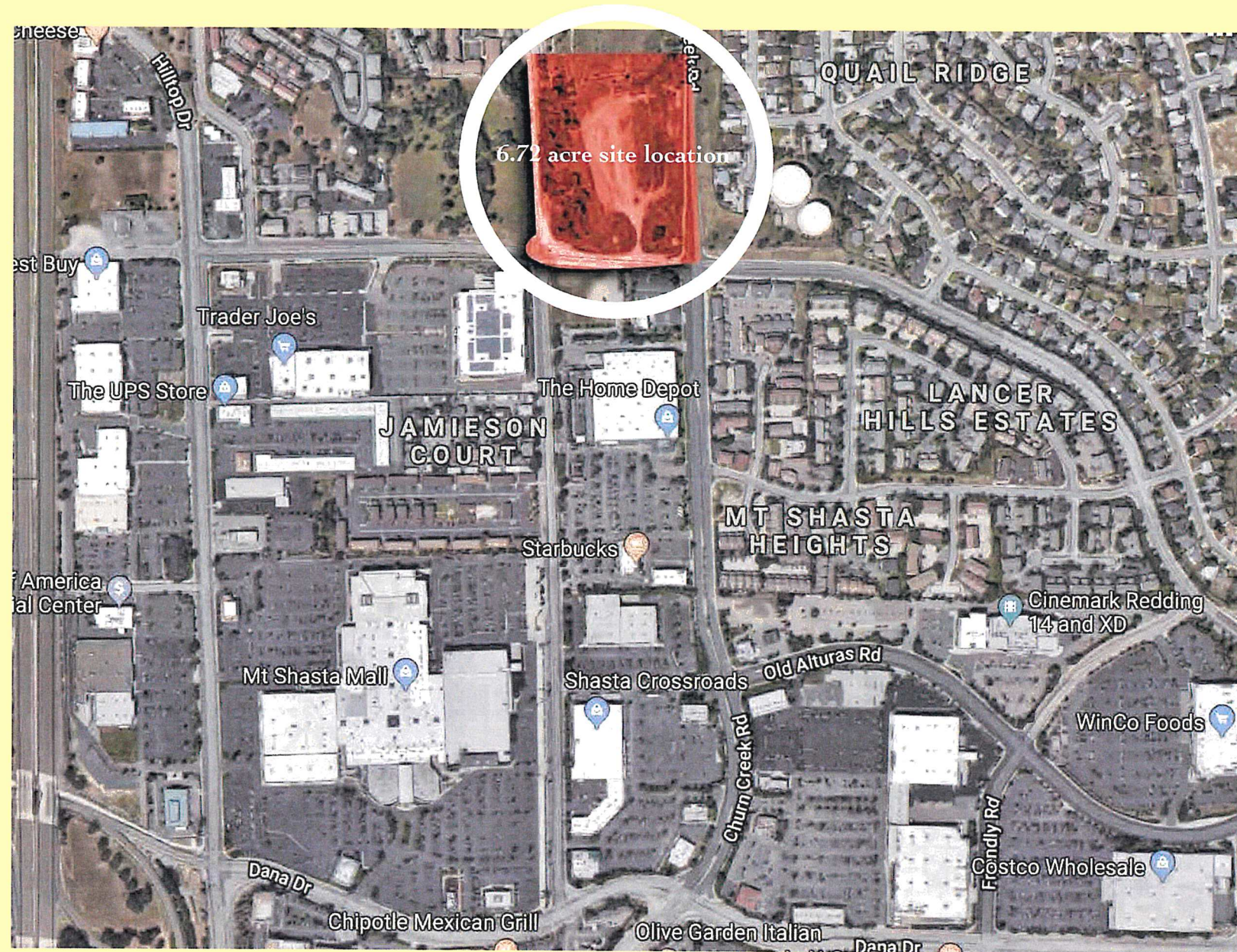
Vicinity Map



Browning Crossing will be located on the east side of Redding. An ideal location for those who like to walk to restaurants, the mall, Trader Joes, Best Buy, movies, Target, Wal Mart and more. Additionally, the City of Redding has top medical care with 2 award winning hospitals, many walk in clinics, pharmacies and natural food stores along with holistic health care practices.

Browning Crossing

Community Overview



The Browning Crossing is a 55 and older planned unit development.

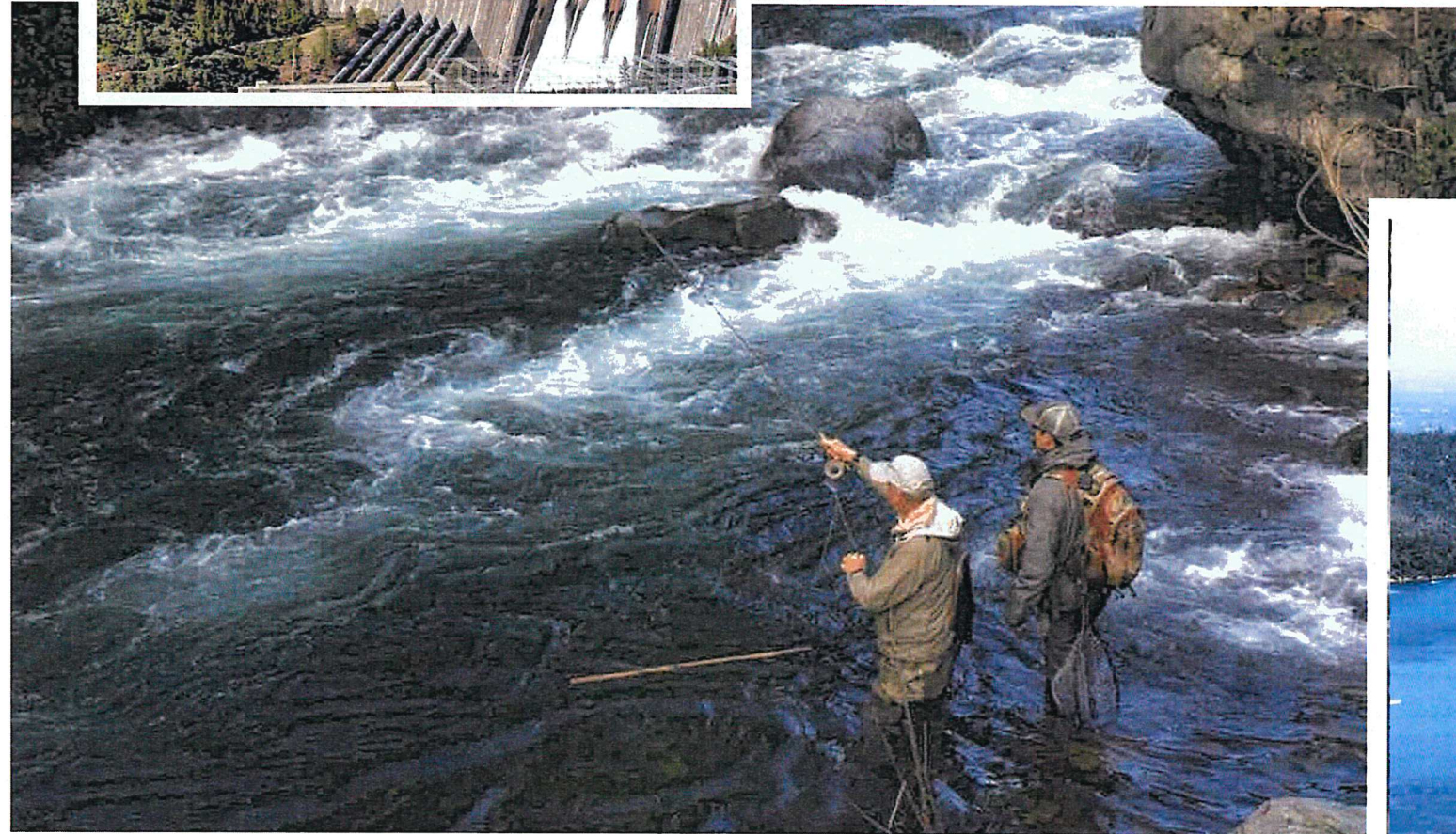
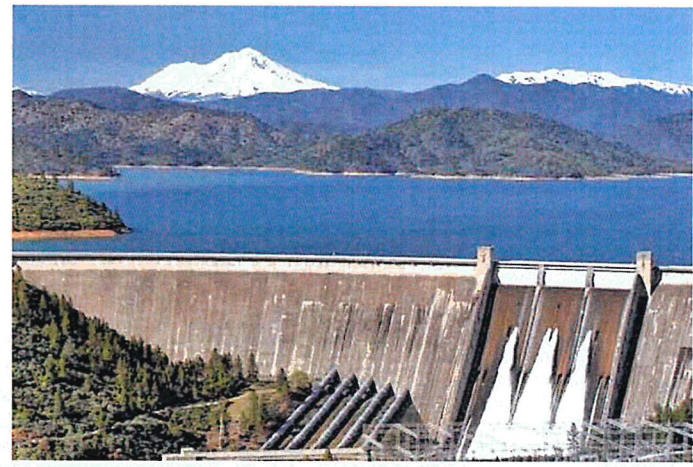
We will offer elegant and efficient living including features attractive specific to this group. Energy efficiency, low maintenance, and safety are just a few of the features carefully and thoughtfully put into this community.

We will have an outdoor cabana BBQ kitchen area for group activities and a walking path around the site.

The entire site will be secluded with walls and iron fencing with gated entrances and other security amenities.

Browning Crossing

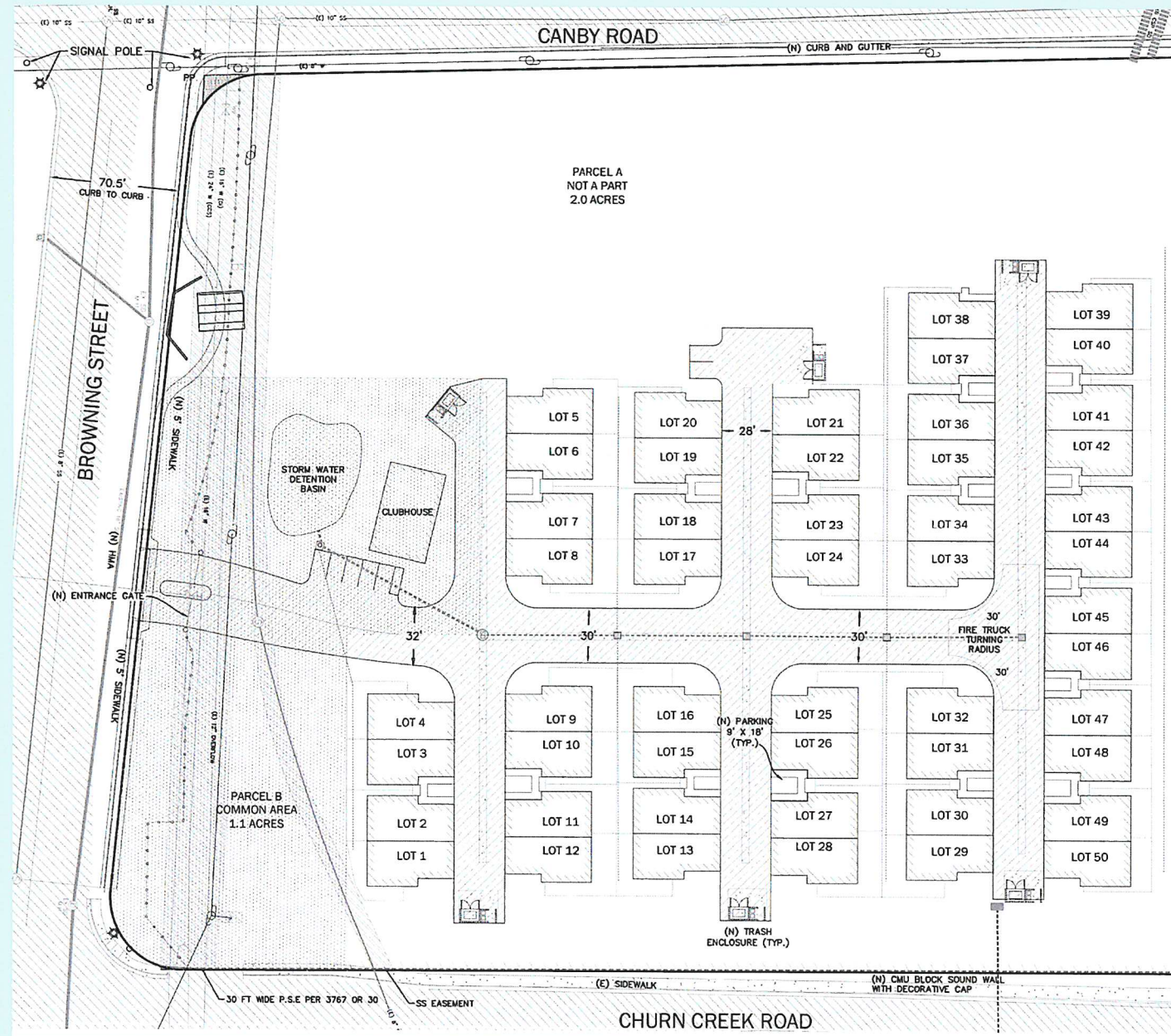
Community Surroundings



The Browning Crossing site will be in the heart of Redding, California. Famous for the outdoor enthusiast. Fishing, Hiking, Golf, Camping are all right outside your door.

Browning Crossing

Site Plan



Site Data:

APN:117290022000

Existing use : Vacant Land

Zoning : RM 12

Proposed use : 55 older community

Site Area : 6.52 acres

Total Project Units : 50

Project Density : 11.34 / acre

Electricity : REU

Browning Crossing

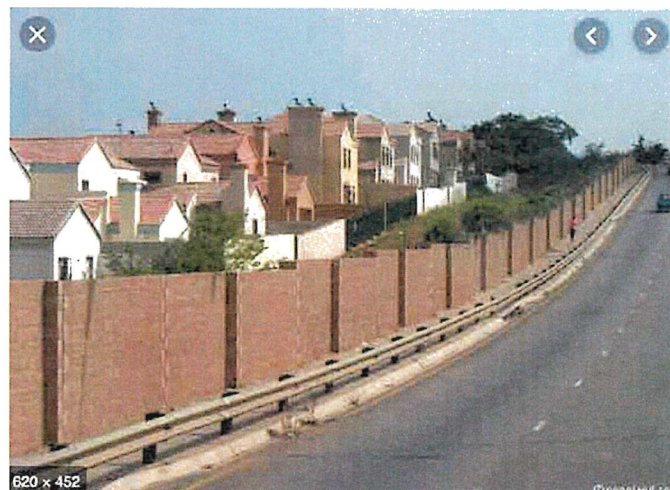
Amenities



Sample of fencing



Sample of entrance



Sample wall down Church Creek



Walking path around site

The Browning Crossing site will be fully fenced with a gated entrance for security and exclusivity. The Browning Crossing will feature a clubhouse for group activities, a pond for viewing birds and wildlife, and a walking path around the pond.

Browning Crossing will be Redding's premier 55+ location for walking to restaurants, movies, malls and shopping.

Redding is located in the heart of some of the greatest recreation, including hiking, biking, fishing and boating.

In addition, Redding has 2 award winning Hospitals and fine medical care.

Browning Crossing

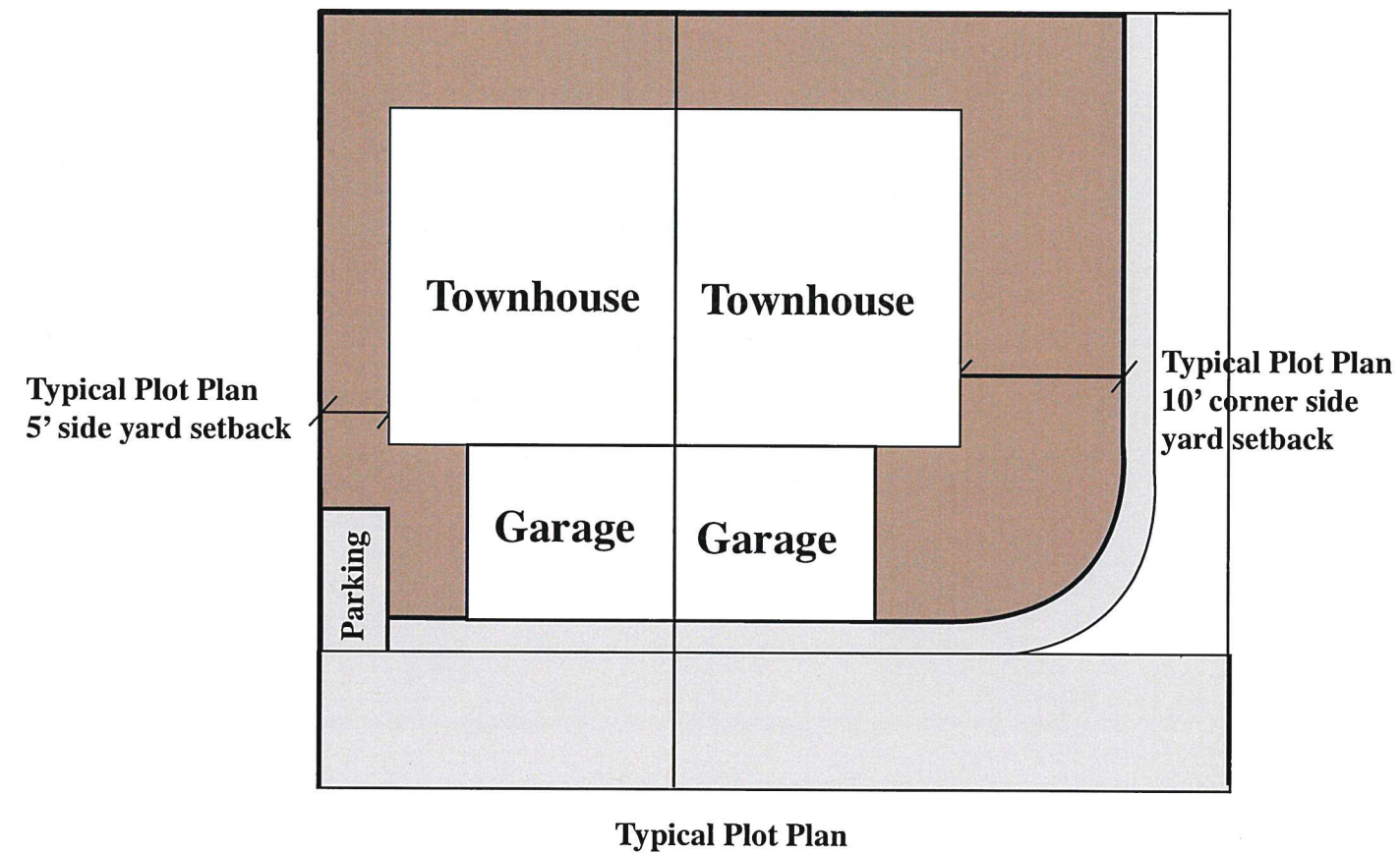
Architecture

Attached single family, single level data:

1407 sf

5 units, 10 homes

features single level, 2 bedroom 2 bathroom , high end finishes



Browning Crossing

Architecture

Attached single family, 2 level unit
 1600 & 1800 sf units
 30 units, 60 homes
 features optional master bedroom bath on bottom floors, 3 bedroom 2.5bathroom , high end finishes

