

MITIGATED NEGATIVE DECLARATION

Permit No. AMND-2024-00295
State Clearinghouse No. _____

SUBJECT

Amendment Application AMND-2024-00295 to Site Plan Review SPR-19-90, by Steve Manning Construction, is requesting approval to expand an existing contractor storage yard by approximately 3.24 acres for circulation and outdoor storage of heavy equipment.

PROJECT DESCRIPTION

The project applicant, Steve Manning Construction, is seeking approval to expand an existing contractor storage yard by approximately 3.24 acres for circulation and outdoor storage of heavy equipment on properties located at 4977 Mountain Lakes Boulevard and 5000 Caterpillar Road.

There is currently one 8,500 square foot commercial building located on the 4977 Mountain Lakes Boulevard property, utilized as an office building and storage warehouse. The remainder of the property is utilized as a contractor storage yard storing heavy equipment. The project proposes to utilize 3.24 acres of the property the south, 5000 Caterpillar Road, to further expand their existing storage yard business.

The existing storage yard currently has all required City of Redding utilities located along the property frontage, and Mountain Lakes Boulevard will be utilized for public access to the storage yard. With all street, utility, and drainage improvements already existing, no off-site improvements are proposed with the project.

ENVIRONMENTAL SETTING

The project area consists of approximately 6.2 acres; of that, 2.96 acres is developed land with minimal amount of landscaping and vegetation apart from the landscape planters along the property frontage. The area proposed for expansion, which is 3.24 acres, consists of annual grassland, blue oak woodland, and foothill pines. The average maximum temperature on the site range from 55.5 degrees Fahrenheit in December to 99.2 degrees Fahrenheit in July, with an average of 34.62 inches of annual precipitation. The project site consists primarily of Newtown gravelly loam, which is found on 15 to 30 percent slopes, and Redding gravelly loam, which is found on 0 to 5 percent slopes.

North: Redding Oil Company
South: Industrial uses and storage yards
East: Office and warehouse building

FINDINGS AND DETERMINATION

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

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

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

- 1. Based on the whole record (including the Initial Study and any supporting documentation) and the mitigation measures incorporated into the project, the City of Redding has determined that a Mitigated Negative Declaration is appropriate. All potentially significant impacts would be reduced to less than significant.**
- 2. The Mitigated Negative Declaration, with its supporting documentation, fully incorporated herein, reflects the independent judgment and analysis of the lead agency, which is the City of Redding.**

DOCUMENTATION

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

MITIGATION MEASURES

MM Bio-1. If any ground disturbance occurs within 25 feet of an ephemeral stream or 50 feet of an intermittent stream, then surveys for the potentially occurring plant species shall be completed prior to disturbance of any vegetation in this area. Surveys should comply with CDFW *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (2018). If no special-status plants are found, no further measures pertaining to special-status plants are necessary. If special status plants are observed, then plants should be avoided with implementation of a 10-foot non-disturbance buffer. If avoidance is not possible, then consultation with CDFW shall occur to determine the appropriate mitigation measures.

MM-Bio-2. If vegetation removal and/or construction activities are to occur during the bat roosting season (March 1 through August 31), a Qualified Biologist shall conduct a preconstruction survey

no more than seven days before vegetation removal or construction activities begin. If an active roost is found, a non-disturbance buffer shall be established for a distance of 500 feet around the nest unless a smaller buffer is approved by CDFW. Construction may resume once the young have left the nest or as approved by the Qualified Biologist. The survey shall be provided to the CDFW. If a lapse in construction activities of 14 days or more occurs during the roosting season, an additional roost survey is required to ensure no roosts were established in the area while construction was on hold. Minimum qualifications for a Qualified Biologist include a Bachelor's degree in biological or environmental science, natural resources management, or related discipline; field experience in the habitat types that may occur at the Project site; familiarity with the Covered Species (or closely related species) that may occur at the Project site; and prior preconstruction survey, construction monitoring, or construction oversight experience (if and as relevant to the activity to be conducted).

MM-Bio-3. To avoid impacts to nesting birds and raptors, vegetation removal and/or construction shall be conducted between September 1 and January 31. If vegetation removal or construction activities are to occur during the nesting season (February 1 through August 31), a qualified biologist shall conduct a preconstruction survey no more than seven (7) days before vegetation removal or construction activities begin. If an active nest is found, a non-disturbance buffer shall be established by a qualified biologist in coordination with CDFW. Construction may resume once the young have left the nest or as approved by the qualified biologist. The survey shall be provided to the CDFW. If construction activities cease for a period greater than (7) days, additional preconstruction surveys will be required.

PUBLIC REVIEW DISTRIBUTION

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

- State Clearinghouse
- Shasta County Clerk
- U.S. Army Corp of Engineers, Redding
- California Department of Fish and Wildlife, Redding
- Central Valley Regional Water Quality Control Board, Redding
- California Native Plant Society, Shasta County
- Shasta Environmental Alliance
- Steve Manning Construction Incorporated
- All property owners within 300 feet of the property boundary

PUBLIC REVIEW

(X) Draft document referred for comments September 22, 2025.

() No comments were received during the public review period.

() Comments were received but did not address the draft Mitigated Negative Declaration findings or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.

() Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public review period. The letters and responses follow (see Response to Comments, attached).

Copies of the Mitigated Negative Declaration, the Initial Study, documentation materials, and the Mitigation Monitoring Program may be obtained at the Planning Division of the Development Services Department, City of Redding, 777 Cypress Avenue, Redding, CA 96001 and online on the Planning/Projects page of the Development Services website at: www.cityofredding.gov. If you have any questions or wish to submit comments, please contact Drew Morgan, Assistant Planner, at dmorgan@cityofredding.org, or by telephone at (530) 225-4407.



Lily Toy, Planning Manager

September 22, 2025

Date

Date of Final Report

Attachments:

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

ENVIRONMENTAL INITIAL STUDY

INITIAL STUDY CHECKLIST References and Documentation Steve Manning Construction Amendment AMND-2024-00295 to Site Plan Review SPR-19-90

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

September 22, 2025

CITY OF REDDING

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Steve Manning Construction, Inc. Contractor Storage Yard

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:**

Drew Morgan, (530) 225-4407

4. **Project Location:**

4977 Mountain Lakes Boulevard and 5000 Caterpillar Road

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

Steve Manning Construction
P.O. Box 491660
Redding CA, 96049

6. **General Plan Designation:** General Industry "GI"

7. **Zoning:** General Industry "GI"

8. **Description of Project:**

The project applicant, Steve Manning Construction Incorporated, is requesting approval of Amendment Application AMND-2024-00295, to expand an existing heavy equipment contractor storage yard by approximately 3.24 acres into undeveloped land for site circulation and more storage space on 5000 Caterpillar Road. The grading will include 43,358 cubic yards of fill and 7 cubic yards of cut.

Access to the Project is taken from 4977 Mountain Lakes Boulevard, a 2.97-acre parcel which serves as the existing heavy equipment storage yard. Located on this property is an existing 8,500 square foot commercial building which is operated as a storage warehouse, with an office located in the front portion of the property, adjacent to Mountain Lakes Boulevard. The remainder of the property, located behind the building, is utilized for the storage of heavy equipment and dismantled construction equipment parts.

The property is located just north of the Mountain Lakes Industrial Park which was part of a 37-lot subdivision that was recorded in 1968 to facilitate growth for industrial businesses in Redding. Off-site improvements are not proposed with the Project. The property is currently served by all public utilities.

9. **Surrounding Land Uses and Setting:**

The Project area consists of approximately 6.2 acres, comprised of the existing 2.96 acre storage yard and 3.24 acres on which the expanded area of the storage yard will be located. The area is generally located where the Klamath Mountain range meets the northern end of the Interior Coast Range. The surrounding area is primarily developed land with other industrial land uses.

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

- California Regional Water Quality Control Board
- California Department of Fish and Wildlife (CDFW)
- United States Army Corps of Engineers

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.?

Three Native American Tribes were noticed in regard to the Project. The Redding Rancheria, the Paskenta Band of Nomlaki Indians, and the Wintu Tribe of Northern California were sent letters about this project and the preparation of its associated initial study. The Wintu Tribe of Northern California requested consultation for the project and it was determined that the project is located in an area with potential cultural significance. With this, the City of Redding will add two conditions to the project. The first condition will be to stop work within 100 feet in the event that a cultural resource is discovered until a qualified archeologist can assess the significance of the find. Second, in the event that human remains are discovered, all activity within 50 feet will cease immediately, the Contractor shall immediately notify the Shasta County Coroner's Office, and a qualified archeologist and Native American monitor shall be contacted.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

	Aesthetics		Agricultural and Forestry Resources		Air Quality
X	Biological Resources		Cultural Resources		Energy
	Geology / Soils		Greenhouse Gas Emissions		Hazards & Hazardous Materials
	Hydrology / Water Quality		Land Use / Planning		Mineral Resources
	Noise		Population / Housing		Public Services
	Recreation		Transportation		Tribal Cultural Resources
	Utilities / Service Systems		Wildfire		Mandatory Findings of Significance

DETERMINATION: (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.

The Initial Study, site plan, project description, draft Mitigated Negative Declaration, and other information concerning the project are available for public review from 8:00 a.m. to 3:00 p.m. weekdays at the Planning Division, Development Services Department, 777 Cypress Avenue, Redding, CA 96001, and online on the City Planning Projects page of the Development Services website at: www.cityofredding.gov. If you have any questions or to submit comments, please contact Drew Morgan, Assistant Planner, at dmorgan@cityofredding.org, or by telephone at (530) 225-4407.



Drew Morgan, Assistant Planner
Development Services Department

September 22, 2025

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

This section analyzes the potential environmental impacts associated with the proposed project. The issue areas evaluated in this Initial Study include:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance

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

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

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

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

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

- *City of Redding General Plan 2045*
- *City of Redding General Plan Update Final Environmental Impact Report, 2024, SCH #2022050300*
- *CEQA Findings of Fact and Statement of Overriding Considerations for the City of Redding General Plan Update Final Environmental Impact Report, as adopted by the Redding City Council on March 13, 2024, by Resolution 2024-027*

List of attachments/references:

Attachment A – Figure 1 – Location Map
Figure 2 – Project Site Plan
Figure 3 – Preliminary Grading Plan

Attachment B – Biological Resource Assessment, prepared by Vestra Resources Inc., January, 2024

Attachment C – Bat roost memo, prepared by Vestra Resources Inc., May 2, 2025

Attachment D – Tree Data Table, prepared by Vestra Resources Inc., October 2024

Attachment E – Tree Survey and Protected Trees, agreed upon by the property owner and the City of Redding on August 26, 2025.

Attachment F – Storm Drain Calculations, prepared by Edward Whitson, May 30, 2024

Attachment G – Cultural Resources Survey, prepared by AnthropologyRx, February 13, 2025 (on file in the Development Services Department, Planning Division)

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

SUMMARY OF MITIGATION MEASURES:

I. AESTHETICS: <i>Except as provided in Public Resources Code Section 21099, would the project:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? <i>(Public views are those that area experienced from publicly accessible vantage point)</i> . If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

Discussion:

- a) Scenic resources identified in the General Plan Environmental Impact Report include the Sacramento River and its tributaries; mountains and foothill; and open hillsides. Development of the Project would not obstruct a scenic vista identified in the *City of Redding General Plan 2045* and would be consistent with the development pattern established on nearby properties. Although new development would alter the appearance of the existing conditions, it would not create a substantial adverse impact on scenic vistas or degrade the City's visual character or quality due to the existing urbanized character of the City. The Project will comply with the City's development ordinances, including the Zoning Ordinance. 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. In addition, the Project would be consistent with the surrounding land uses and the Project would not substantially obstruct, interrupt, or detract from identified scenic resources. There are not prominent rock outcroppings, visually-significant tree stands, or historic buildings in the vicinity of the Project.
- c) The Project will be compatible with the existing developed visual character of the adjacent/nearby industrial development. The Project is consistent with the General Plan density allowed on-site and the Project site is located within the area which is developed with similar uses. The location, size, and design of the proposed use would be compatible with uses in the immediate area.
- 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 2045, Community Development and Design Element 2045

City of Redding General Plan 2045, Natural Resources Element 2045

City of Redding Zoning Ordinance, Chapter 18.40.090

Mitigation:

None necessary.

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

Discussion:

a-e) The Project site does not contain designated farmland, forest land, or timberlands. The Project site has not been historically used for agricultural purposes, nor does it possess soils that are prime for agricultural production. The site is not located within an area of Prime Farmland as identified by the California Department of Conservation's Important Farmland Series Mapping and Monitoring Program and is not under Williamson Act contract. The Project would not convert or rezone any farmland to non-agricultural use, or any forest land to non-forest use.

Documentation:

City of Redding General Plan 2045, Natural Resources Element 2045

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) 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 City of Redding General Plan (GP) Environmental Impact Report (EIR) concluded that cumulative impacts would be significant and unavoidable *on a City-wide basis* and those impacts are addressed in the adopted CEQA Findings of Fact and Statement of Overriding Considerations. The GP EIR estimated areawide and mobile source emissions under the General Plan 2045 and compared the estimates to the estimated area and mobile source emissions projected in the 2021 Air Quality Attainment Plan (AQAP) for year 2025, which is the time horizon of the AQAP. The analysis concluded that the *cumulative* ROG and NOX emissions that would be generated by activity under the GP in 2045 would exceed the projections in the AQAP for year 2025 resulting in a very conservative determination. The GP EIR mirrors GP policies by requiring Mitigation Measures AQ-1 and AQ-2. AQ-1 requires that “Standard Mitigation Measures” (SMMs) be applied to all discretionary projects. AQ-2 requires the use of Best Available Mitigation Measures (BAMMs) recommended by SCAQMD which has the ability to provide recommendations for each discretionary project. The requirement of SMMs are also required by the City’s Standard Conditions of Approval (SCOA) for discretionary projects. Because the Project would generate the type of construction and traffic emissions projected for the land use types and density set forth for the Project site by the GP EIR, the Project would not conflict with the SCAQMD plans and impacts would be less than significant.

- b) The GP EIR concluded that cumulative impacts would be significant and unavoidable on a City-wide basis and those impacts are addressed in the adopted CEQA Findings of Fact and Statement of Overriding Considerations. The GP EIR concluded that implementation of the GP would cumulatively generate construction-related emissions of criteria air pollutants and precursors, including ROG, NOX, PM10, and PM2.5 from site preparation (e.g., excavation, clearing), off-road equipment, material delivery, worker commute trips, and other activities (e.g., building construction, asphalt paving, application of architectural coatings). Implementation of the construction-related SMMs as required by the City’s SCOA for discretionary projects would reduce construction-generated emissions of criteria air pollutants and precursors. However, due to Shasta County’s nonattainment-transitional status for ozone, construction activities associated with the Project would add to the cumulative impacts, and the GP EIR acknowledges that implementation of the GP may result in adverse air quality impacts to surrounding land uses and may contribute to the existing air quality condition in the City. There are no components of the proposed Project that would result in increased construction-related air quality emissions beyond what was previously evaluated and disclosed by the GP EIR for the Project site. Nonetheless, and consistent with the findings of the GP EIR, Project-related air quality emissions during construction activities would contribute to the significant and unavoidable construction-related air quality impact identified by the GP EIR (Impact AQ-2). However, the Project would not result in increased impacts or increased cumulatively-considerable impacts due to construction-related emissions beyond what was evaluated and disclosed by the GP EIR and would not exceed the thresholds established by the GP.

The *City of Redding General Plan 2045*, Natural Resources Element 2045 establishes emission thresholds that have been adopted by regional agencies when determining air quality impacts of discretionary projects for the important regional/local pollutants, including: Reactive Organic Gases (ROG) and Oxides of Nitrogen (NOx), which are ozone precursors, and Inhalable Particulate Matter, 10 Micron (PM₁₀) and 2.5 Micron (PM_{2.5}) as follows:

Level “A”

25 pounds per day of NOx
25 pounds per day of ROG
80 pounds per day of PM₁₀
80 pounds per day of PM_{2.5}

Level “B”

137 pounds per day of NOx
137 pounds per day of ROG
137 pounds per day of PM₁₀

The process of applying SMM and BMM is to apply appropriate SMM to all projects based on potential air quality impacts and to help contribute to reducing cumulative impacts. If the project exceeds Level “A” threshold, then BMM will be applied based on the unique characteristics of the project selected from a list of measures provided by AQMD. If a project exceeds Level “B” thresholds, SMM, BMM, and appropriate special BMM would be applied and the City will seek recommendations of the AQMD regarding the efficiency of proposed emissions measures beyond BMM. If a project’s emission cannot be reduced to below Level “B” thresholds, emission offsets will be required. If, after applying emission offsets, the project still exceeds the Level “B” threshold, then an Environmental Impact Report is required.

The current 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 and PM_{2.5}) emissions are possible during construction activities. The Project does not have the potential to generate significant emission concentrations of other pollutants subject to state and federal ambient air quality standards and no recommendation for BMM were made by the SCAQMD.

Application of the SMMs and the outlined below would reduce the Project’s potential air quality impacts to a level less than significant.

1. Apply nontoxic soil stabilizers according to manufacturer’s specification to all inactive construction areas (previously-graded areas inactive for ten (10) days or more).
2. Reestablish ground cover on the construction site through seeding and watering prior to final occupancy.
3. All grading operations shall be suspended by the City Engineer when winds (as instantaneous gusts) exceed 20 miles per hour as directed by the AQMD.
4. Provide temporary traffic control as appropriate during all phases of construction to improve traffic flow (e.g. flag person) as approved by the City Engineer.
5. Schedule construction activities that affect traffic flow to off-peak hours as determined by the City Engineer.
6. Water active construction sites at least twice daily or as directed by the Public Works Department.
7. All truck hauling dirt, sand, soil, or other loose materials shall be covered or maintain at least two feet (2’) of freeboard (i.e., minimum vertical distance between top of the load and the trailer) in accordance with the requirements of California Vehicle Code Section 23114. This provision is enforced by local law enforcement agencies.
8. Sweep streets at the end of the day if visible soil materials are carried onto adjacent public paved roads (recommend water sweeper with reclaimed water).
9. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.

In addition to the requirements of the California Building Code, the following operational SMMs will be applied as appropriate to as recommended by the Shasta County Air Quality Management District:

1. Provide energy-efficient process systems, such as water heaters, furnaces, and boiler units.
2. All new wood burning devices shall be EPA Phase II certified.
3. Large residential, commercial, and industrial projects should include bus shelters at transit access points.
4. Contribute to traffic-flow improvements that reduce emissions and are not growth-inducing (e.g., right-of-way, capital improvements, etc.).
5. Install an electrical outlet at the front and back of all residential units for electrical yard equipment.
6. Streets should be designed to maximize pedestrian access to transit stops.

c-d) The GP EIR concluded that cumulative impacts would be significant and unavoidable on a City-wide basis and those are addressed in the adopted CEQA Findings of Fact and Statement of Overriding Considerations. However, the document notes that the SCAQMD identified the following types of land use conflicts that could result in the exposure of sensitive receptors to excessive pollutant concentrations in their CEQA Land Use Protocol Guidelines:

- Development projects with sensitive receptors in close proximity to a congested intersection or roadway with high levels of emissions from motor vehicles. High concentrations of carbon monoxide, fine particulate matter, or toxic air contaminants are the most common concerns.
- Development projects with sensitive receptors close to an industrial source of toxic air contaminants.

- Development projects with sensitive receptors close to a source of odorous emissions. Although odors generally do not pose a health risk, they can be quite unpleasant and often lead to citizen complaints to the District and to local governments.

The Project does not meet any of these criteria. Further, the Project is not located in proximity to any of the land uses types noted.

Documentation:

City of Redding General Plan 2045, Natural Resources Element 2045

City of Redding General Plan Update Final Environmental Impact Report, 2024, SCH #2022050300

CEQA Findings of Fact and Statement of Overriding Considerations for the City of Redding General Plan Update Final Environmental Impact Report, as adopted by the Redding City Council on March 13, 2024, by Resolution 2024-027

Mitigation:

None necessary.

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

Discussion:

- a-d) The Project site is characterized by Blue Oak – Foothill Pine Woodland, and foothill pine upper canopy. The understory of blue oak foothill pine woodland general varies from a shrubby mid-canopy to a purely herbaceous ground cover. The blue oak woodland community within the Project area has a scattered understory and these understory species include manzanita and buck brush. The property also had cottonwood trees, which were classified as riparian trees in the tree data table, as well as a willow tree. A biological report was prepared by Vestra Resources Inc., dated January 2024. The study recommended conservation measures, BMPs, and features be incorporated into the Project to avoid and minimize the potential environmental impacts from construction and long-term operation of the expanded storage yard. If nighttime lighting is installed onsite, then illumination from the facility shall be directed downward to contain light such that ongoing operations from the facility do not cause light pollution to the surrounding area on a long-term basis, particularly the stream corridor, to avoid impacts to nocturnal wildlife dispersal and nesting birds.

According to the biological resources assessment, three (3) special-status plant species were identified by the biologist as having potential to occur along the stream bank. The Project proposes to avoid the ephemeral and intermittent streams on the property. If

there is disturbance within 25 feet of the ephemeral stream or 50 feet of the intermittent stream, surveys for special-status plant species shall be completed prior to disturbance of any vegetation in this area, per MM-Bio-1, which will bring the impacts to less than significant if there is encroachment.

Special-status plants with the potential to occur along a stream bank were identified as:

Sulphur Creek brodiaea – Occurs near intermittent streams within chaparral-type ecosystem and foothill woodland above 190 meters.

Shield-bracted monkeyflower – Occurs near wet soils within chaparral-type ecosystem, Cismontane woodland, valley and foothill grassland below 600 meters.

Maverick clover – Habitat lies within intermittent streambanks, riparian corridors with chaparral-type ecosystem, and foothill woodland.

The biological resources assessment stated there were no special status plants or animals identified as having the potential to occur within the Project area. The Project has been designed to avoid these riparian areas.

The Project site is surrounded by existing development. The site does not serve as a wildlife movement corridor as it does not link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human development. The site contains trees that could be used for nesting migratory birds and bats. Although no special status bird or bat species were observed on the Project site during the protocol level field survey, the potential for the Project to interfere with an established native resident, migratory wildlife, or native wildlife nursery site is considered a potentially significant impact. Mitigation measures MM-Bio-2 and MM-Bio-3 bring those impacts to less than significant.

- e) Tree cover on the site ranges from dense pockets of live oak and blue oak with a moderate canopy to sparser tree cover over other areas, which are dominated by annual grasses and brush species such as manzanita and ceanothus. While the planned avoidance of open space associated with the Project will result in a greenbelt with the retention of 32 trees outside of the proposed expansion area, the Project's grading and utility demands make it unfeasible to save trees within the development area in a meaningful way.

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. However, 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. In the case of this development, 32 trees are being preserved, all of which are outside of the scope of work in the application and are identified on Attachment E, *Tree Survey and Protected Trees*. A tree survey was required to identify natural trees and tree groups most suitable for preservation. 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.

The Arborist report was prepared for the Project by Vestra Resources, Inc. The report specifically focuses on blue oaks but also identified foothill pines on site. The proposed grading/improvement plan shows that any tree within the 3.24 acre area of disturbance will be removed during the grading process. Under the circumstances, focusing the Project's tree-preservation efforts within the creek area provides the best tree management strategy for the Project.

- 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:

City of Redding General Plan 2045, Natural Resources Element 2045

City of Redding General Plan Update Final Environmental Impact Report, 2024, SCH #2022050300

City of Redding Municipal Code, Chapter 18.45, Tree Management Ordinance

California Department of Fish and Wildlife: Natural Diversity Data Base.

Biological Resource Assessment, Vestra Resources Inc, dated January 2024.

Bat roost assessment memo, prepared by Vestra Resources Inc., May 2, 2025.

Tree Survey, prepared by Vestra Resources Inc., October 2024.
Tree Plan, prepared by Vestra Resources Inc., May 2024.
Trees to be saved, agreed upon by the property owner and the City of Redding on August 26, 2025.

Mitigation:

- MM Bio-1.** If any ground disturbance occurs within 25 feet of an ephemeral stream or 50 feet of an intermittent stream, then surveys for the potentially occurring plant species shall be completed prior to disturbance of any vegetation in this area. Surveys should comply with CDFW *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (2018). If no special-status plants are found, no further measures pertaining to special-status plants are necessary. If special status plants are observed, then plants should be avoided with implementation of a 10-foot non-disturbance buffer. If avoidance is not possible, then consultation with CDFW shall occur to determine the appropriate mitigation measures.
- MM-Bio-2.** If vegetation removal and/or construction activities are to occur during the bat roosting season (March 1 through August 31), a Qualified Biologist shall conduct a preconstruction survey no more than seven days before vegetation removal or construction activities begin. If an active roost is found, a non-disturbance buffer shall be established for a distance of 500 feet around the nest unless a smaller buffer is approved by CDFW. Construction may resume once the young have left the nest or as approved by the Qualified Biologist. The survey shall be provided to the CDFW. If a lapse in construction activities of 14 days or more occurs during the roosting season, an additional roost survey is required to ensure no roosts were established in the area while construction was on hold. Minimum qualifications for a Qualified Biologist include a bachelor’s degree in biological or environmental science, natural resources management, or related discipline; field experience in the habitat types that may occur at the Project site; familiarity with the Covered Species (or closely related species) that may occur at the Project site; and prior preconstruction survey, construction monitoring, or construction oversight experience (if and as relevant to the activity to be conducted).
- MM-Bio-3.** To avoid impacts to nesting birds and raptors, vegetation removal and/or construction shall be conducted between September 1 and January 31. If vegetation removal or construction activities are to occur during the nesting season (February 1 through August 31), a qualified biologist shall conduct a preconstruction survey no more than seven (7) days before vegetation removal or construction activities begin. If an active nest is found, a non-disturbance buffer shall be established by a qualified biologist in coordination with CDFW. Construction may resume once the young have left the nest or as approved by the qualified biologist. The survey shall be provided to the CDFW. If construction activities cease for a period greater than (7) days, additional preconstruction surveys will be required.

<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) The City of Redding received an Archaeological Inventory Survey which was prepared by AnthropologyRx on February 13, 2025. One historic-era tin fuel can, approximate date range between 1942 and 1958 was recorded as an isolated find, but it is not considered a historical resource. The potential for subsurface archaeological remains within the Project area is very low, but there is always a possibility of discovery with tree removals and grading. The Project is required to follow state law in the event of discovery. The archaeological survey findings also indicated the Project as designed is not expected to adversely affect a cultural resource, nor will it result in a significant adverse impact to a historical resource, as defined by CEQA. Based on the survey findings, the report does not recommend archaeological monitoring during construction activities unless during the consultation process, the City determines it is required. The City of Redding would be open to on-site archaeological monitoring in the event that substantial evidence as defined in CEQA Section 15384 *Substantial Evidence* was presented to the City by the Wintu Tribe of Northern California. With substantial evidence provided, a mitigation measure would be added to allow for on-site archaeological monitoring during construction activities that would cause ground disturbance.

Documentation:
City of Redding General Plan 2045, Natural Resources Element 2045
Archaeological Inventory Survey, by AnthropologyRx dated February 13, 2025.
Email from the Wintu Tribe of Northern California

Mitigation:
None Necessary.

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

Discussion:

- a) The Project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during Project construction or operation. With the use being an expansion of outdoor storage, it is not anticipated that the Project would permanently increase the demand for electricity and natural gas at the project site. CEQA requires mitigation measures to reduce “wasteful, inefficient and unnecessary” energy usages (Public Resources Code Section 21100, subdivision [b][3]). Neither the law nor the State CEQA Guidelines, however, establish criteria that define wasteful, inefficient, or unnecessary use.

Grading and Construction: During the grading and construction phases of the Project, the primary energy source utilized would be petroleum from construction equipment and vehicle trips. To a lesser extent, electricity would also be consumed for the temporary electric power for as-necessary lighting and electronic equipment. Activities including electricity would be temporary and negligible; therefore, electricity use during grading and construction would not result in wasteful, inefficient, or unnecessary consumption of energy. In addition, natural gas is not anticipated to be required during construction of the Project. Any minor amounts of natural gas that may be consumed as a result of the Project construction would be temporary and negligible and would not have an adverse effect; therefore, natural gas used during grading and construction would also not result in wasteful, inefficient, or unnecessary consumption of energy.

The energy needs for the Project construction would be temporary and would not require additional capacity or increase peak or base period demands for electricity or other forms of energy. Construction equipment use and associated energy consumptions would be typical of that associated with the construction of Industrial projects of this size in a similar setting. Project construction contractors would minimize nonessential idling of construction equipment during construction in accordance with the California Code of Regulations Title 13, Article 4.8, Chapter 9, Section 2449. Additionally, the Project is consistent with the General Plan and Zoning Ordinance. Therefore, the Project would not result in wasteful, inefficient, or unnecessary consumption of fuel during construction.

Operational. Operation of the Project is typical of Industrial land uses with the long-term use of electricity for operations within the warehouses such as lighting, and heating and cooling in the office portions of the building is expected to be less than significant due to the scale of the project.

- b) The Project will not conflict with any State or local plans for renewable energy or energy efficiency.

Documentation:
City of Redding General Plan 2045, Natural Resources Element 2045

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: i) Rupture of a known earthquake, fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publications 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

Discussion:

- a)(i) The Project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, *Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California*, or located on any known active, potentially active, or inactive fault traces. Regardless, all new construction would have to comply with the latest version of the California Building Code which contains criteria and standards designed to reduce ground rupture risks. To apply this code to site development, the City of Redding requires that new construction also be consistent with the requirements of the grading, and erosion-control ordinances of the City's Municipal Code, and includes inspections during plan check and construction to ensure that design standards are met.
- a)(ii) Redding, and thus the Project site, is located in a portion Shasta County which is considered to be susceptible to moderate risk of seismic activity. A soils compaction report with proposed foundation recommendation would be required to be approved before the issuance of a grading permit. BMPs would be implemented to ensure that the Project would not result in a significant impact.
- a)(iii) The Project site is not potentially impacted by liquefaction. The Project will be required to comply with the City's Grading Ordinance. A soils investigation report is required and appropriate recommendations of the report will be complied with. Therefore, compliance with these measures would ensure that the Project would not result in a significant impact.
- a)(iv) The Project is not located in an area that is susceptible to landslides based on information obtained from the California Geologic Survey. The Project will be required to comply with the City's Grading Ordinance. Compliance with these requirements and implementation of standard engineering techniques will ensure proper ground stability.
- b) The predominant geological unit of the Planning Area is marine sandstone, shale, and conglomerate. The soil types found in the Planning Area have slight to moderate erosion potential. The areas most subject to erosion are typically steep with sparse vegetation and exposed areas adjacent to waterways which are typically classified as "Greenway" and protected from development. The Biological Resource Assessment (Attachment B) identifies the slopes between 15 to 30 percent as Newton gravelly loam, and slopes between 0 to 5 percent (moist) are Redding gravelly loam. An interim erosion control plan will be submitted to and approved

by the City's Development Services Department prior to construction and monthly during the period of May 1 to October 1.

The Project would not result in substantial soil erosion or the loss of topsoil because the Project would be required to comply with the Grading Ordinance, which would ensure that the Project would not result in any unprotected erodible soils, would not substantially alter existing drainage patterns, and would not be developed steep slopes. Additionally, the Project would be required to implement Best Management Practices (BMPs) per the requirements of the City's Grading Ordinance to prevent fugitive sediment.

- c) In order to assure that any proposed buildings are adequately supported, a Soils Engineering Report is required as part of the Building Permit process. This report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the City prior to the issuance of a Building Permit. With this standard requirement, in addition to compliance with the City's Grading Ordinance and implementation of standard engineering techniques, impacts would be less than significant as addressed in the GP EIR.
- d) The Project is underlain by expansive soils as well as non-expansive soils. The predominant soil type on the site is Newtown gravelly loam, which does not have expansive characteristics; however, there is a mix of Redding gravelly loam which does have expansive characteristics due to the higher clay content within the soil. Regardless, the Project would not result in a significant impact because compliance with the California Building Code, preparation and adherence to appropriate requirements of a Soils Engineering Report, and implementation of standard engineering techniques would ensure structural safety.
- e) The Project would rely on sewer service provided by the City of Redding and would not use septic tanks or alternative wastewater disposal systems. As such, the Project would not place septic tanks or alternative wastewater disposal systems on soils incapable of adequately supporting the tanks or system.
- f) No unique geologic features, fossil-bearing strata, or paleontological sites are known to exist in the vicinity of the Project site.

Documentation:

City of Redding General Plan 2045, Public Safety Element 2045, figures PS-1 (Ground Shaking Potential) and PS-2 (Liquefaction Potential)

City of Redding General Plan Update Final Environmental Impact Report, 2024, SCH #2022050300

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.

<u>VIII. GREENHOUSE GAS EMISSIONS:</u> <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, b) The City of Redding General Plan (GP) and Environmental Impact Report (EIR) concluded this impact is cumulatively significant and unavoidable as pertains to buildout of the GP and is addressed in the GP EIR's CEQA Findings of Fact and Statement of Overriding Considerations. The EIR indicates that greenhouse gas (GHG) emissions are projected to result in a slight decrease in emissions from the CEQA baseline established by the GP EIR but not result in the 85 percent reduction from existing conditions necessary to ensure the City is on a trajectory to achieve the long-term reductions goals AB 1279 and substantial progress toward the State's carbon neutrality goals for year 2045. The Project is not anticipated to create generate any new greenhouse gas emissions due to the proposed use of the project being storage of construction equipment.

The City has not adopted a numerical significance threshold for assessing impacts related to GHG emissions. Similarly, neither the Shasta County Air Quality Management District, California Air Resources Board (CARB), nor any other state or regional agency has yet adopted a numerical significance threshold for assessing GHG emissions that would apply to the Project. Since there is no applicable adopted or accepted numerical threshold of significance for GHG emissions, the methodology for evaluating the Project's impacts related to GHG emissions focuses on its consistency with statewide, regional, and local plans adopted for the purpose of reducing and/or mitigating GHG emissions. This consistency with such plans is the sole basis for determining the significance of the project's GHG-related impacts on the environment.

The Project is consistent with numerous policies of the GP that address lowering VMT through infill development, including but not limited to the following:

- Prioritizing infill development.

The Project is also consistent with the applicable Shasta Regional Transportation Agency's Regional Transportation Plan's goals, including:

- Encouraging transportation-efficient growth and development where it is supported by current or planned mobility options.
- Ensuring historically-marginalized and otherwise disadvantaged communities have an equitable role in planning and decision-making processes.

With regard to consistency with the California Air Resources Board's 2017 Scoping Plan, the Scoping Plan addresses a broad range of actions and strategies intended to reduce greenhouse gases such as increasing stringency of carbon fuel standards, adding additional zero-emission vehicles on the state's roadways, and similar broad-based programs which are not applicable to the Project.

As demonstrated by the above and the analysis provided in the GP EIR, the Project complies with or exceeds the plans, policies, regulations and GHG reduction actions/strategies outlined in the GP, the Shasta Regional Transportation Agency's Regional Transportation Plan (RTP), and CARB's 2017 Scoping Plan. Therefore, the Project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing emissions of GHGs.

Documentation:

City of Redding General Plan 2045, Natural Resources Element 2045

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

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

Discussion:

- a-d) The nature of the Project as a storage yard does not present a significant risk related to hazardous materials or emissions. There are no documented hazardous material sites located on or near the Project.
- e) The Project is not located within an airport land use plan or within two miles of a public airport or public use airport and would not result in a safety hazard for people residing or working in the project area. There would be no impact on public safety.
- f) The Project does not involve a use or activity that could interfere with emergency-response or emergency-evacuation plans for the area.
- g) The Project site does not have a wildland fire-hazard potential. The site has been disturbed in the past and is surrounded primarily by developed industrial lots.

Documentation:

City of Redding General Plan 2045, Public Safety Element, 2045, including figures PS-4 (Very High Fire Severity Zone) and PS-6 (Wildfire Evacuation Routes)

Mitigation:

None necessary.

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

X. <u>HYDROLOGY AND WATER QUALITY:</u> <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				X
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X
iv) Impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Discussion:

- a) Since the Project would be served by City sanitary sewer service, the Project would not involve any permitted discharges of waste material into ground or surface waters. Construction and operation of the Project would not violate any water quality standards established by the Central Valley Regional Water Quality Control Board (RWQCB) in its Basin Plan for the Sacramento River and San Joaquin River Basins. Water pollution best management practices are required and will be incorporated into the improvement plans for the Project. The City's construction standards require that all projects prepare an erosion and sediment control plan (ESCP) prior to construction to address water pollution control. The ESCP will ensure that water quality standards are not substantially affected by the Project during construction.
- b) The Project currently utilizes City water service for domestic uses and fire protection. The proposed Project would not impact groundwater supplies.
- c) Stormwater runoff from the site currently runs south into the Boulder Creek secondary channel and eventually makes its way to the Boulder Creek main channel.

The Project is subject to standard requirements defined under Section VII., *Geology and Soils*, and mitigation measures (if any) under Section IV, *Biological Resources* 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. 2013-0001-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's *Storm Water Best Management Practices Handbook*.

City of Redding Policy 1806 requires that all new 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 Storm Drain Calculations (Attachment F), which conclude that the post-development runoff rates for the Project will not exceed the predevelopment runoff rates.

- d) The Project site is not located in a flood hazard, tsunami or seiche zone.
- e) The Project would not conflict with a water quality control plan or groundwater management plan

Documentation:

City of Redding General Plan 2045, Natural Resources Element 2045
City of Redding General Plan 2045, Public Safety Element 2045
Federal Emergency Management Agency Floodplain regulations, FIRM map 06089C1219G dated March 17, 2011
City of Redding Storm Drain Master Plan, Montgomery-Watson Engineers 1993

Mitigation:

None necessary.

XI. <u>LAND USE AND PLANNING</u>: <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 land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Documentation:

City of Redding General Plan 2045, Community Development and Design Element, 2045

City of Redding General Plan 2045, Natural Resources Element, 2045

Mitigation:

None necessary.

XII. <u>MINERAL RESOURCES</u>: <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 2045, Natural Resources Element, 2045

City of Redding General Plan Land Use 2045 Diagram

Mitigation:

None necessary.

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

Discussion:

- a, b) Due to the nature of the Project as a contractor storage yard, it would not result in a permanent increase in ambient noise levels and would not result in generation of excessive ground-borne vibration or ground-borne noise levels.

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

- c) The proposed project site is not located within any of the noise contours of Redding Municipal Airport and is located approximately 7.5 miles away the airport. There are no private airstrips in the vicinity of the Project site.

Documentation:

City of Redding General Plan 2045, Noise Element, 2045

City of Redding General Plan 2045, Transportation Element, 2045

City of Redding Zoning Ordinance Redding Municipal Code, Section 18.40.100

City of Redding Grading Ordinance Redding Municipal Code, Section 16.12.120

City of Redding Municipal Airport Area Plan

Mitigation:

None necessary.

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

Discussion:

- a, b) The nature of the Project as a contractor storage yard would not displace substantial numbers of people or housing, and therefore, would not necessitate construction of replacement housing. No impacts to population and housing will result from the Project.

Documentation:

City of Redding General Plan 2045, Housing Element, 2020-2028

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 Gateway Unified School District and the expansion of this storage yard will have no impacts on the schools.

Parks:

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

Other public facilities:

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

Documentation:

City of Redding General Plan 2045, Public Facilities and Services Element 2045

Mitigation:

None necessary.

XVI. <u>RECREATION</u>:	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 lies within an industrially zoned area where industrial uses such as contractor storage yards, industrial warehouses, etc., are present. It will not cause a physical deterioration of an existing recreation facility or cause an adverse physical impact associated with a new recreation facility.
- b) The Project does not propose any recreational facilities or require construction or expansion of facilities. There would not be any potentially significant impacts to recreation associated with the Project.

Documentation:

City of Redding General Plan 2045, Natural Resources Element, 2045
City of Redding General Plan, Parks, Trails, and Recreation Element, 2045
City of Redding General Plan 2045, Public Facilities and Services Element, 2045

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-c) The General Plan (GP) Environmental Impact Report (EIR) concluded this impact to be less than significant. Local programs, plans, ordinances, and policies are consistent with the Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) for the Shasta Region, the Redding Active Transportation Plan (ATP), the Redding Area Bus Authority (RABA) *Short Range Transit Plan*, Title 11, Vehicles and Traffic of the Redding Municipal Code, and the Redding Complete Streets Policy. The GP focuses on increasing options for alternative transportation (public transit, walking, and bicycling); ensuring that pedestrian and bicycle systems connect residential neighborhoods to public facilities and services, schools, parks, and shopping areas; and other means to develop a multi-modal transportation system that meets the needs of all members of the community. This Project is an expansion of an existing use of a contractor storage yard and does not have any conflicts with program plans, City of Redding

ordinances or policies. The Project is meant for the storage of construction equipment and will not increase vehicular traffic.

- d) Access to the site is provided off of Mountain Lakes Boulevard and the current site is at 4977 Mountain Lakes Boulevard. The new storage area is proposed to be located behind this property behind the existing storage area. The Redding Fire Marshal has deemed this to be adequate access for emergency access and fire protection.

Documentation:

City of Redding General Plan 2045, Transportation Element, 2045
City of Redding General Plan 2045, Parks, Trails, and Recreation Element 2045
City of Redding Parks, Trails, and Open Space Master Plan, Update
City of Redding Traffic Impact Fee Program
City of Redding Active Transportation Plan, 2018
Redding Area Bus Authority Short Range Transit Plan, January 2024

Mitigation:

None necessary.

<u>XVIII. TRIBAL CULTURAL RESOURCES:</u> <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Discussion:

- a) A records search of a ½-mile radius around the Project area was completed by staff at the Northeast Information Center (NEIC) in Chico, California according to the archaeological survey report. The NEIC is an affiliate of the State of California Office of Historic Preservation (OHP). The review of historic registers and inventories indicate that no Historic Districts are within ½ mile of the Project area and that no historical landmarks or points of interest were noted within the vicinity of the Project area.
- b) During the consultation process, the Wintu Tribe of Northern California told the City of Redding that the surrounding area, including the Project area, was an area of cultural significance. The Project proposes to remove trees from the ground within the Project area which will pull the roots up from the ground and disturb the soil beneath, possibly damaging potential sensitive resources beneath the surface. The Project was required to be routed to Native American Tribes affiliated with the area under California State Law Assembly Bill 52 (AB 52). After consultation, the Wintu Tribe of Northern California expressed the tree removal/grading process could potentially unearth Tribal Resources and requested that the City of Redding require an on-site Tribal monitor due to the proximity of a seasonal stream. On-site monitoring is not a requirement for a Project unless substantial evidence is provided to the City. As a condition of the Project, if a Tribal Resource is discovered, on-site monitoring would then be required. The City of Redding sent an email on July 23, 2025 requesting substantial evidence be provided in order to help make a determination for on-site Tribal monitoring; however, the City did not receive a response, therefore, on-site monitoring is not required during grading. Consultation is still ongoing.

Documentation:

Letters sent to Redding Rancheria, the Wintu Tribe of Northern California, and Paskenta Band of Nomlaki Indians, dated May 7, 2025.

Mitigation:

None.

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 years?				X
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
d) Generate solid waste in excess of State or local standards, or infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
e) Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X

Discussion:

- a) The proposed development does not generate the need for relocation or construction of new or expanded water or wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities.
- b) Potable water is available from the City to serve the Project with adequate pressure and flows for fire suppression. The demands of the Project can be accommodated within the City's existing water resources. Sufficient water supplies are available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years.
- c) The Project already utilizes the City's sanitary sewer system to dispose of wastewater. Adequate sewer capacity and wastewater treatment is available in the City's existing system.
- d) The Project would not generate solid waste in excess of State or local standards, or infrastructure, or otherwise impair the attainment of solid waste reduction goals. The addition of the storage area will not generate additional waste. Adequate capacity is available to serve the needs of the Project without need of special accommodation.
- e) The Project will comply with Federal, State, and local management and reduction statutes and regulations related to solid waste. The City regulates and operates programs that promote the proper disposal of toxic and hazardous materials from commercial facilities, including those currently created by the Project.

Documentation:

City of Redding General Plan 2045, Public Facilities and Services Element, 2045
City of Redding Water and Sewer Atlas

Mitigation:

None necessary.

XX. <u>WILDFIRE:</u> <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) The Project site is not located within the Very High Fire Severity Zone and is not adjacent to areas with significant fuel loads. The Project would not impair an emergency response plan or emergency evacuation plan.
- b-d) Due to vegetation and slopes existing on the property before and after the Project expansion, it is impossible to say there are no impacts in regard to wildfire. However, the Project site already has slopes with vegetation located on it and the Project would be reducing wildfire risks by removal of vegetation that is not located near the seasonal stream, making the impact of exposing occupants to pollutant concentrations from wildfire or the uncontrolled spread of wildfire less than significant. The Project does not require the installation of new roads, fuel sources, power lines or other utilities. The Project would not expose people or structures to downstream flooding or landslides.

Documentation:

City of Redding General Plan 2045, Public Safety Element 2045

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	

XXI. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 has the potential to degrade wildlife habitat in general due to erosion and sedimentation resulting from grading and construction of Project infrastructure. However, the Project conditions as identified under *Hydrology/Water Quality* have been established to reduce potential impacts to a level less than significant.
- b) As discussed in Item III, the Project will contribute to regionwide cumulative air quality impacts. However, under policy of the *General Plan*, application of Standard Mitigation Measures (SMMs) and Best Available Mitigation Measures (BAMMS) will reduce potential impacts from this Project to a level less than significant.
- c) As discussed herein, the Project does not have characteristics which could cause substantial adverse effects on human beings, either directly or indirectly.

Documentation:

See all Sections above.

Mitigation:

MM Bio-1. If any ground disturbance occurs within 25 feet of an ephemeral stream or 50 feet of an intermittent stream, then surveys for the potentially occurring plant species shall be completed prior to disturbance of any vegetation in this area. Surveys should comply with CDFW *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (2018). If no special-status plants are found, no further measures pertaining to special-status plants are necessary. If special status plants are observed, then plants should be avoided with implementation of a 10-foot non-disturbance buffer. If avoidance is not possible, then consultation with CDFW shall occur to determine the appropriate mitigation measures.

MM-Bio-2. If vegetation removal and/or construction activities are to occur during the bat roosting season (March 1 through August 31), a Qualified Biologist shall conduct a preconstruction survey no more than seven days before vegetation removal or construction activities begin. If an active roost is found, a non-disturbance buffer shall be established for a distance of 500 feet around the nest unless a smaller buffer is approved by CDFW. Construction may resume once the young have left the nest or as approved by the Qualified Biologist. The survey shall be provided to the CDFW. If a lapse in construction activities of 14 days or more occurs during the roosting season, an additional roost survey is required to ensure no roosts were established in the area while construction was on hold. Minimum qualifications for a Qualified Biologist include a bachelor's degree in biological or environmental science, natural resources management, or related discipline; field experience in the habitat types that may occur at the Project site; familiarity with the Covered Species (or closely related species) that may occur at the Project site; and prior preconstruction survey, construction monitoring, or construction oversight experience (if and as relevant to the activity to be conducted).

MM-Bio-3. To avoid impacts to nesting birds and raptors, vegetation removal and/or construction shall be conducted between September 1 and January 31. If vegetation removal or construction activities are to occur during the nesting season (February 1 through August 31), a qualified biologist shall conduct a preconstruction survey no more than seven (7) days before vegetation removal or construction activities begin. If an active nest is found, a non-disturbance buffer shall be established by a qualified biologist in coordination with CDFW. Construction may resume once the young have left the nest or as approved by the qualified biologist. The survey shall be provided to the CDFW. If construction activities cease for a period greater than (7) days, additional preconstruction surveys will be required.

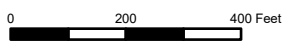
Attachment A

Figure 1 – Location Map

Figure 2 – Project Site Plan

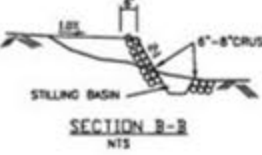
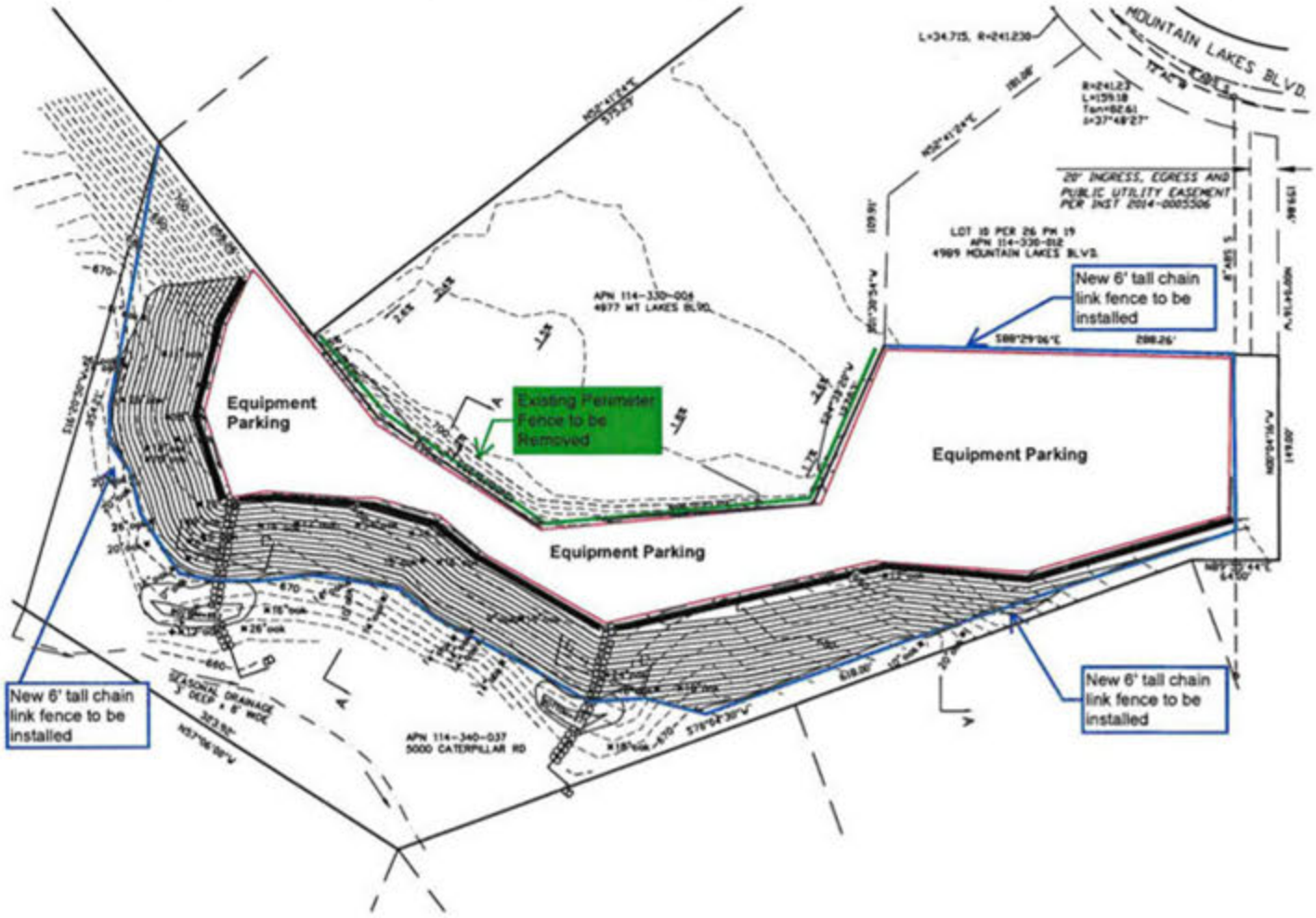
Figure 3 – Preliminary Grading Plan



	GIS DIVISION INFORMATION TECHNOLOGY DEPARTMENT	LOCATION MAP		MTG. DATE:
	DATE PRODUCED: MARCH 4, 2024	AMND-2024-00295 STEVE MANNING CONSTRUCTION 5000 CATERPILLAR RD AP# 114-340-037		ITEM:
				ATTACHMENT:

P:\Planning\ProProjects\AMND\AMND-2024-00005.aprx

Site Plan AMND-2024-00295



VICINITY MAP
N.T.S.

LEGEND

MANHOLE (COR COR STD 360.00)	○ LIGHT STANDARD
ROD HOLE (COR COR STD 350.00)	▽ TRAFFIC SIGN
6" 8" SEWER MAIN	— PROPERTY LINE
8" WATER MAIN	DLT DAYLIGHT LINE
— STORM DRAIN PIPE	DN NEW
— GATE VALVE (WATER MAIN)	EX EXISTING
— F.H. FIRE HYDRANT W/ GATE VALVE	S SEWER
5/8" WATER SERVICE	W WATER
— BLOW OFF (WATER MAIN)	FH FIRE HYDRANT
— CCB CATCH BASIN NO.3 (COR STD. 231.00)	6'-8" CRUSHED ROCK LINED DITCH
— CAD AREA DRAIN (COR STD. 210.00)	
PP UTILITY POLE	
UTILITY POLE, CUY	
— EASEMENT LINE	
— STREET NAME SIGN	
	STILLING BASIN

NOTES:

1. THE CONSTRUCTION & INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THESE PLANS & THE CITY OF REDDING CONSTRUCTION STANDARDS & STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK).
2. GRADING SHALL CONFORM TO THIS GRADING PLAN AND THE CITY OF REDDING GRADING PERMIT FOR THIS PROJECT.
3. ANY CHANGES IN THESE PLANS ARE TO RECEIVE PRIOR APPROVAL OF THE CITY OF REDDING'S DEPARTMENT OF PUBLIC WORKS.
4. THE PURPOSE OF THIS GRADING IS TO EXPAND THE EXISTING STORAGE YARD FOR CONSTRUCTION EQUIPMENT, PUBLIC WORKS.
5. THE FILL MATERIAL WILL BE GENERATED FROM PROJECTS WITH EXCESS EXCAVATED MATERIAL. THE MATERIAL WILL BE STOCKPILED ON THE SITE DELINEATED ON THIS PLAN, UNTIL ENOUGH MATERIAL IS STORED TO WARRANT PLACEMENT OF THE COMPACTED FILL. THE STOCKPILE AREA WILL BE MAINTAINED WITH THE BMP'S PROVIDED WITH THE SWPPP. IT IS ANTICIPATED THE FILL MATERIAL WILL BE DEPOSITED OVER TIME, AND NOT IMPACT THE CITY INFRASTRUCTURE WITH A MASS HAULING OF MATERIAL AT ONE TIME.
6. THE EMBANKMENT HAS BEEN DESIGNED TO MINIMIZE THE LOSS OF EXISTING TREES AND LOSS OF SLOPES OVER 20%. A TREE REMOVAL PERMIT WILL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON THE SITE.

ESTIMATED EARTHWORK:
CUT 7 CY
FILL 43,358 CY
AREA OF DISTURBANCE=3.24AC
AREA OF FILL=3.24AC

Site Plan
CITY OF REDDING
IMPROVEMENT PLANS
-GP-23
APN 114-330-004 4977 MT. LAKES BLVD
APN 114-340-037, 5000 CATERPILLAR RD
FOR
S. MANNING CONSTRUCTION
BY
WHITSON ENGINEERING, INC.
1035 EUREKA WAY
REDDING, CALIFORNIA 96001
(530)-243-8181
DATE: 11-28-2023 SCALES: VERT 1\"/>

INTERIM EROSION CONTROL PLAN

INTERIM EROSION CONTROL PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE CITY'S DEPARTMENT OF DEVELOPMENT SERVICES PRIOR TO START OF CONSTRUCTION AND MONTHLY DURING THE PERIOD OF MAY 1 TO OCTOBER 1 AND EVERY 2 WEEKS DURING THE PERIOD OF OCTOBER 1 TO MAY 1 IF THE SITE IS ACTIVE AND SUBJECT TO EROSION. IF THE SITE HAS BEEN STABILIZED FOR WINTER, MONTHLY MAINTENANCE REPORTS SHALL BE SUBMITTED. INTERIM PLANS SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER EXPERIENCED IN EROSION CONTROL, A CERTIFIED PROFESSIONAL SOIL EROSION AND SEDIMENT CONTROL SPECIALIST, OR A SOIL SCIENTIST. THE INTERIM PLAN SHALL USE BEST MANAGEMENT PRACTICES (BMP). CALCULATIONS FOR TRIBUTARY AREAS OF 5 ACRES AND LARGER SHALL BE BASED ON A STORM FREQUENCY OF 10 YEAR, 24 HOUR DURATION USING THE CITY BMP FOR "TEMPORARY SEDIMENT BASINS" AND FOR TRIBUTARY AREAS OF LESS THAN 5 ACRES SHALL BE BASED ON A STORM FREQUENCY OF 10 YEAR, 6 HOUR DURATION USING THE CITY BMP FOR "TEMPORARY EXCAVATED IMPROVEMENTS". THE INTERIM PLAN SHALL INCLUDE METHODS TO MINIMIZE TURBIDITY SELECTED FROM THE CITY OF REDDING CONSTRUCTION STANDARDS OR EROSION CONTROL MANUAL TO THE MAXIMUM EXTENT PRACTICABLE.

FINAL EROSION CONTROL PLAN

1. DISTURBED AREAS > 3% SHALL BE SEEDED, FERTILIZED, STRAW MULCHED, AND TACKIFIED.
 2. CUT SLOPES IN EXCESS OF 3:1 SHALL BE HYDROSEEDING.
 3. ALL DISTURBED AREAS SHALL BE STRAW MULCHED, AND TACKIFIED. AT 2-3 TONS/AC 2"-4" DEEP, AND TACKIFIED.
- SPECIFICATIONS:
1. STRAW MULCH SHALL BE APPLIED AT 1.5 TO 2 TONS/AC, 1"-2" DEEP.
 2. SEEDING: SEED BLEND FROM CITY OF REDDING EROSION AND SEDIMENT CONTROL MANUAL, OR SUBMIT AN EQUAL BLEND FOR APPROVAL.
 3. FERTILIZER 16-20-0-5 @ 250 LBS/AC
 4. TACKIFIER: ASPHALTIC SS-1 200 GAL/AC, BIO DEGRADABLE TYPE OR EQUAL.



VICINITY MAP
N.T.S.

LEGEND

MH	MANHOLE (COR COR STD. 360.00)
RH	ROD HOLE (COR COR STD. 350.00)
8" S	8" SEWER MAIN
8" W	8" WATER MAIN
SD	STORM DRAIN PIPE
GV	GATE VALVE (WATER MAIN)
F.H.	FIRE HYDRANT W/ GATE VALVE
5/8" W	5/8" WATER SERVICE
BO	BLOW OFF (WATER MAIN)
SD-CBS	CATCH BASIN NO.3 (COR STD. 231.00)
SD-CAD	AREA DRAIN (COR STD. 210.00)
UP	UTILITY POLE
UG	UTILITY POLE GUY
EL	EASEMENT LINE
SS	STREET NAME SIGN
LS	LIGHT STANDARD
TS	TRAFFIC SIGN
PL	PROPERTY LINE
DL	DAYLIGHT LINE
ND	NEW
EX	EXISTING
S	SEWER
W	WATER
FH	FIRE HYDRANT
6"-8"	6"-8" CRUSHED ROCK LINED DITCH

NOTES:

1. THE CONSTRUCTION & INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THESE PLANS & THE CITY OF REDDING CONSTRUCTION STANDARDS & STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK).
2. GRADING SHALL CONFORM TO THIS GRADING PLAN AND THE CITY OF REDDING GRADING PERMIT FOR THIS PROJECT.
3. ANY CHANGES IN THESE PLANS ARE TO RECEIVE PRIOR APPROVAL OF THE CITY OF REDDING'S DEPARTMENT OF PUBLIC WORKS.

ESTIMATED EARTHWORK:
CUT 7 CY
FILL 43.358 CY
AREA OF DISTURBANCE=3.24AC
AREA OF FILL=3.24AC

GRADING PLAN CITY OF REDDING IMPROVEMENT PLANS -GP-23

APN 114-330-004 4977 MT. LAKES BLVD
APN 114-340-037, 5000 CATERPILLAR RD

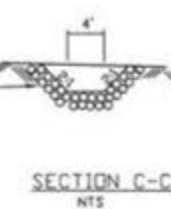
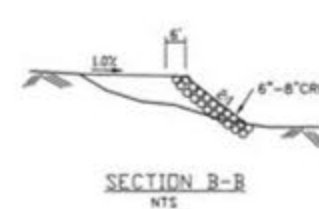
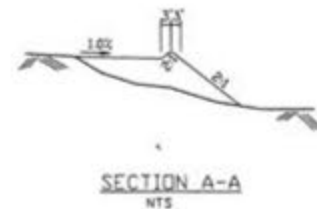
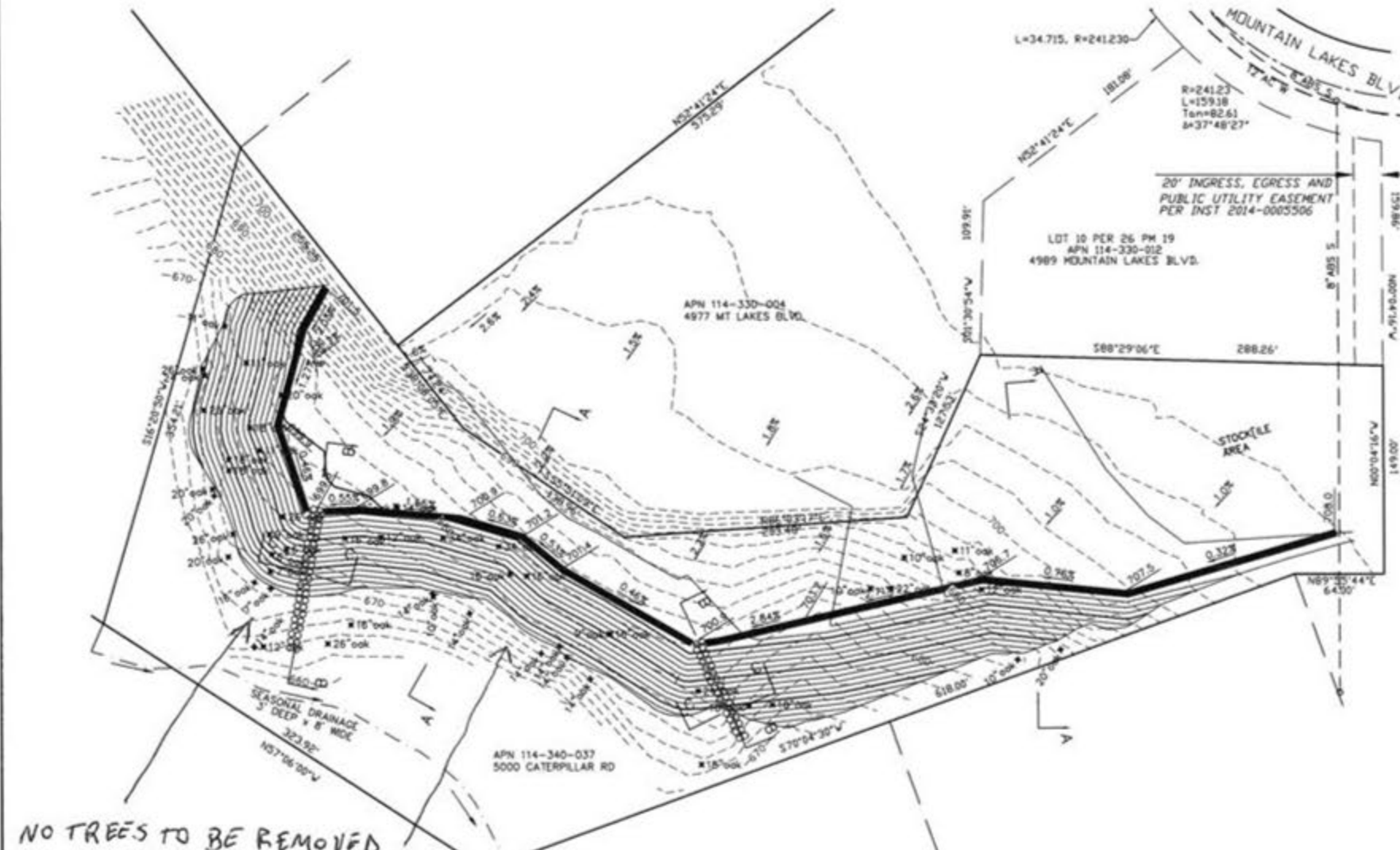
FOR

S. MANNING CONSTRUCTION
BY
WHITSON ENGINEERING, INC.

1035 EUREKA WAY
REDDING, CALIFORNIA 96001
(530)-243-8181

DATE: 6-1-2023 SCALES: VERT 1"= HORIZ 1"= 50'

SHEET
1



DIRECTOR OF PUBLIC WORKS DATE



Attachment B

Biological Resource Assessment, prepared by Vestra Resources, January 2024

BIOLOGICAL RESOURCES ASSESSMENT

SITE DEVELOPMENT PERMIT AMENDMENT TO SPR-19-90
REDDING, SHASTA COUNTY, CALIFORNIA



Prepared for

Steve Manning Construction, Inc.
P.O. Box 461660
Redding, California 96049

Prepared by



VESTRA Resources Inc.
5300 Aviation Drive
Redding, California 96002

JANUARY 2024

BIOLOGICAL RESOURCES ASSESSMENT

**SITE DEVELOPMENT PERMIT AMENDMENT TO SPR-19-90
REDDING, SHASTA COUNTY, CALIFORNIA**

Prepared for

**Steve Manning Construction, Inc.
P.O. Box 461660
Redding, California 96049**

Prepared by

**VESTRA Resources Inc.
5300 Aviation Drive
Redding, California 96002**

72407

JANUARY 2024

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C	USFWS IPaC List of Potentially Occurring ESA-Listed Species
D	CNPS Rare Plant List

1.0 INTRODUCTION

1.1 Project Description

The proposed project involves the expansion of a commercial lot to create a larger storage yard for construction equipment and a temporary materials stockpile area. The City of Redding Planning Division determined that the project will be an amendment to a previously approved Site Development Permit (SPR-19-90).

Within the proposed expansion area, fill material would be placed to achieve the desired grade. The material will be temporarily stockpiled onsite until it is used for slope construction. The project has been designed to minimize the removal of existing trees. The total disturbed area is estimated to be 3.24 acres. The project area for the purposes of this assessment includes the area as shown on the site plan included as Appendix A.

1.2 Site Description

The project area is located in the City of Redding in Shasta County, California. The general site location is shown on Figure 1. The site is an undisturbed parcel that is surrounded by existing commercial buildings and industrial lots that are located on either Mountain Lakes Boulevard or Caterpillar Drive.

The site is located at 4977 Mountain Lakes Boulevard, Redding, California. The project area is in a mixed commercial and industrial region within north Redding. The coordinates for the center of the project site are 40.627934, -122.378328. Heavy commercial and industrial land use has occurred on the surrounding parcels since the 1990's, according to Google Earth aerial imagery. An unnamed tributary to Boulder Creek runs through the site along its southern boundary.

2.0 ACTION AREA

2.1 General Setting

The area is generally located where the Klamath Mountain range meets the northern end of the Interior Coast Range. The site is located on a terrace landform at the northern end of the City of Redding in Shasta County, California.

2.2 Climate

Based on climate data from the nearby Redding, California, airport (KRDD) for 2020, the region receives on average 34.62 inches of precipitation annually, mostly between October and May. Average maximum temperatures range from 55.5 degrees Fahrenheit (°F) in December to 99.2°F in July. Average minimum temperatures range from 36.5°F in December to 66.4°F in July (NOAA, 2023).

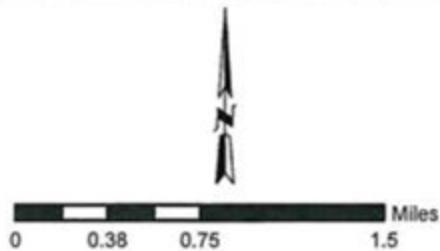
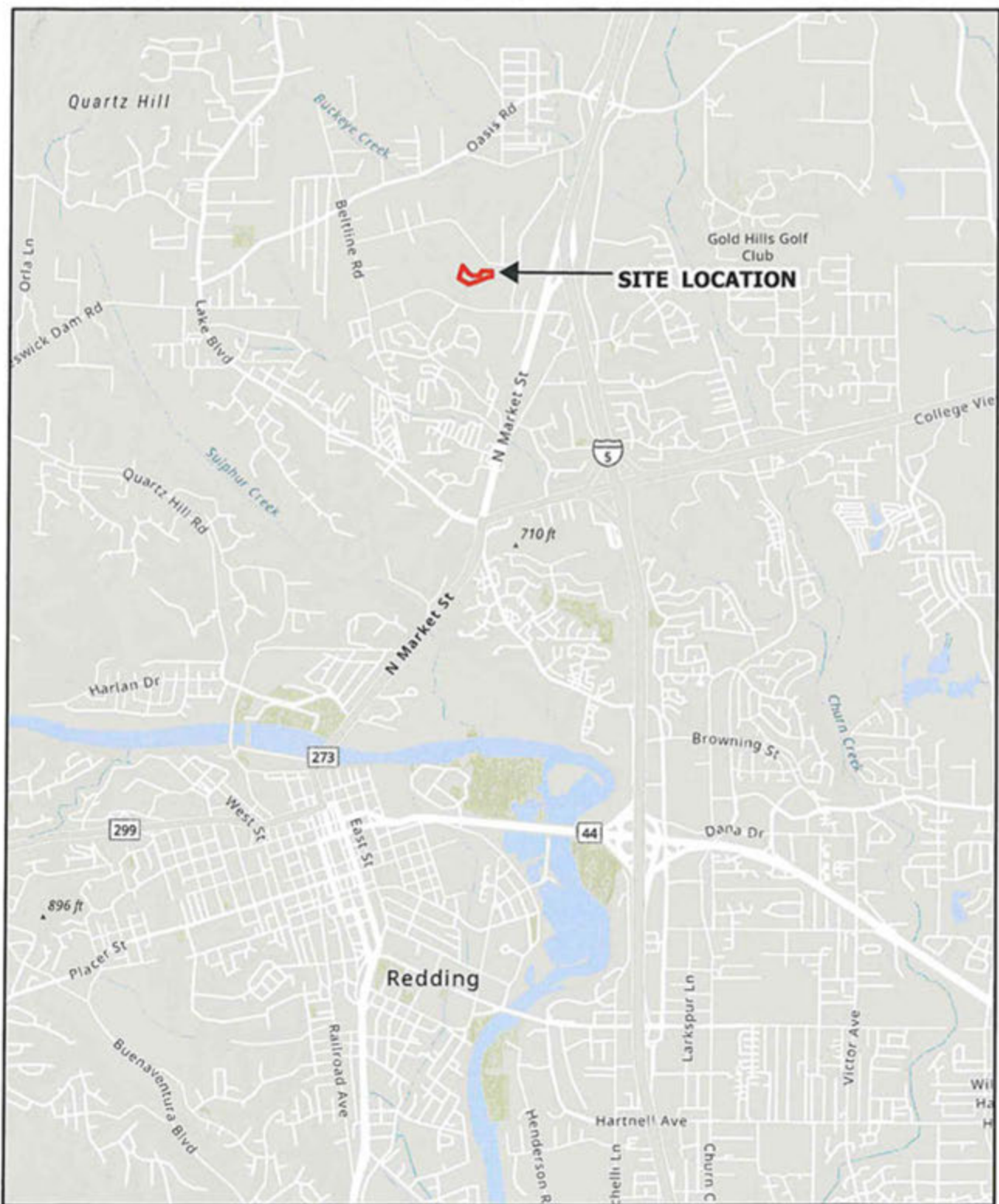


FIGURE 1
GENERAL SITE LOCATION
STEVE MANNING CONSTRUCTION
REDDING, CALIFORNIA

2.3 Soils and Topography

Soils within the biological survey area were determined using the Natural Resources Conservation Service (NRCS) Web Soil Survey. The site consists of roughly equal proportions of 1) Newtown gravelly loam, 15 to 30 percent slopes; 2) Redding gravelly loam, 0 to 5 percent slopes (moist); and 3) “tailings and placer diggings”. A custom soil resource report map of the project area is provided as Appendix B.

2.4 Vegetation Communities

Vegetation communities in the study area were classified based on descriptions provided in *A Guide to Wildlife Habitats of California* (CDFW 2014), VegCAMP Classifications, and a site habitat assessment. The guide describes typical California Wildlife Habitat Relationships (CWHR), which is included as Figure 2. Habitat types are identified based on the guide, VegCAMP, and on the site visit are described below.

According to the pre-survey CWHR Classifications (Figure 2), the project area is characterized as barren. Photos of the project area are shown below. Within this area, the alliance-level vegetation communities observed were Blue Oak – Foothill Pine Woodland, Mediterranean California Naturalized Annual/ Perennial Grassland, aquatic, and urban. These communities and the site-specific conditions are described below.

2.4.1 Mediterranean California Naturalized Annual/ Perennial Grassland

Vegetation within annual grassland often includes California wild oat (*Avena fatua*), rattlesnake grass (*Briza* spp.), medusahead (*Elymus caput medusa*), and vetch (*Vicia* spp.). Common forbs and perennials found in this vegetation type include red-stemmed filaree (*Erodium cicutarium*), wild parsnip (*Lomatium utriculatum*), California mustard (*Caulanthus lasiophyllus*), California poppy (*Eschscholzia californica*), and common sand aster (*Corethrogyne filaginifolia*).

The northern portion of the project area has been historically disturbed by grading and heavy equipment traffic, according to Google Earth aerial imagery. In addition, soils in roughly one-third of the site are mapped as “tailings” which indicates that the site was once disturbed by aggregate mining. The areas where historic disturbance has occurred supports non-native species including medusahead (*Elymus caput-medusae*), Italian thistle (*Carduus pycnocephalus*) and bur chervil (*Anthriscus caucalis*), shown on Figure 3.

2.4.2 Blue Oak – Foothill Pine Woodland

Blue oak-foothill pine woodland is comprised of a blue oak (*Quercus douglassii*) and foothill pine (*Pinus sabiniana*) upper canopy (Figure 4). The understory of blue oak foothill pine woodland generally varies from a shrubby mid-canopy to a purely herbaceous ground cover. The blue oak woodland community within the project area has a scattered understory. Understory species include manzanita (*Arctostaphylos manzanita*) and buck brush (*Ceanothus cuneatus*). For unknown reasons most of the manzanita onsite is dead, leaving a small remnant shrub understory. The ground cover is heavily dominated by medusahead (*Elymus caput-medusae*).

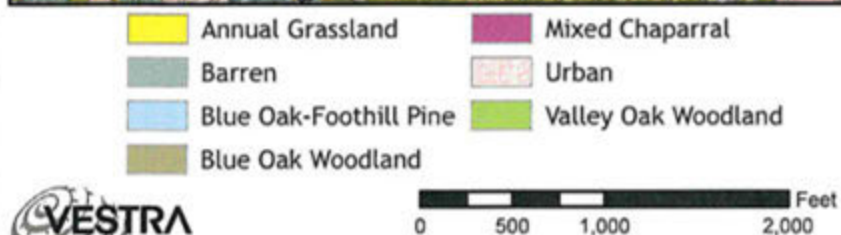
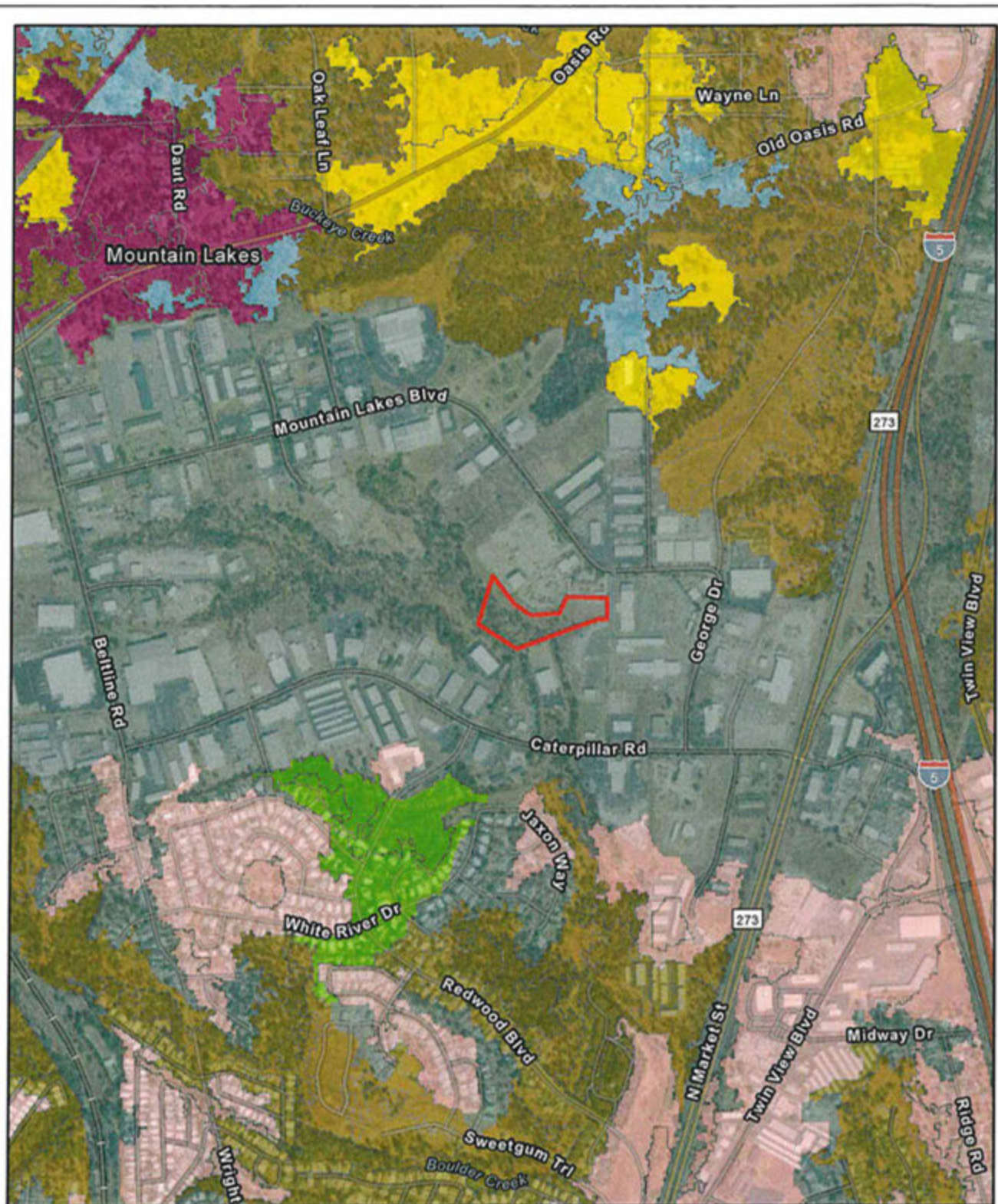


FIGURE 2
VEGETATION TYPES
STEVE MANNING CONSTRUCTION
REDDING, CALIFORNIA

SOURCE: VIVID 2022 AERIAL PHOTOGRAPH; USFS CALVEG 2021



Figure 3. Annual Grassland; medusahead dominant community



Figure 4. Blue oak-foothill pine woodland with dead manzanita in understory

2.4.3 Urban

The urban habitat type is that it is characterized by vegetation growing between developed areas which includes buildings, streets, parks, etc. The northern, eastern, and southern boundaries are industrial and commercial lots. The ground on these lots is rocked or paved and hosts no vegetation (Figure 5).



Figure 5. Urban development surrounding the project area

2.4.4 Aquatic/Water

One intermittent stream occurs on the property but outside of the proposed disturbance area. The stream is an unnamed tributary to Boulder Creek. Stormwater runoff from surrounding industrial lots is the primary source of surface water. One ephemeral tributary to this unnamed stream was observed on the southern property line. The vegetation immediately surrounding the stream is deergrass (*Muhlenbergia rigens*); no riparian tree or shrub species were observed. A photograph of the stream is shown in Figure 6.



Figure 6. Aquatic habitat

3.0 REGULATORY FRAMEWORK FOR BIOLOGICAL RESOURCES

This section describes the federal and state regulation of special-status species, waters of the United States, and other sensitive biological resources.

3.1 Federal Regulations

3.1.1 Federal Endangered Species Act

Section 9 of the federal Endangered Species Act of 1973 (ESA) prohibits acts that result in the “take” of threatened or endangered species. As defined by the Federal ESA, “endangered” refers to any species that is in danger of extinction throughout all or a significant portion of its current range. The term “threatened” is applied to any species likely to become endangered within the foreseeable future throughout all or a significant portion of its current range. “Take” is defined as “harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct.” Sections 7 and 10 of the federal ESA provide methods for permitting otherwise lawful actions that may result in “incidental take” of a federally listed species. Incidental take refers to take of a listed species that is incidental to, but not the primary purpose of, an otherwise lawful activity. Incidental take is permitted under Section 7 for projects on federal land or involving a federal action; Section 10 provides a process for non-federal actions. The act is administered by the U.S. Fish and Wildlife Service (USFWS) for terrestrial species.

3.1.2 Clean Water Act

The objective of the Clean Water Act (1977, as amended) is to restore and maintain the chemical, physical, and biological integrity of the nation’s waters. Discharge of dredged or fill material into waters of the United States, including jurisdictional wetlands, is regulated by the Army Corps of Engineers (ACOE) under Section 404 of the Clean Water Act (33 USC 1251-1376) under a permitting process. Applicants for Section 404 permits are also required to obtain water quality certification or waiver through the local Regional Water Quality Control Board under Section 401 of the Clean Water Act (33 USC 1341).

Corps regulations implementing Section 404 define waters of the United States to include intrastate waters, including lakes, rivers, streams, wetlands, and natural ponds, the use, degradation, or destruction of which could affect interstate or foreign commerce. Wetlands are defined for regulatory purposes as “areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions” (33 CFR 328.3; 40 CFR 230.3). To comply with the Corps policy of “no net loss” of wetlands, discharge into wetlands must be avoided and minimized to the extent practicable. For unavoidable impacts, compensatory mitigation is typically required to replace the loss of wetland functions in the watershed.

3.1.3 Migratory Bird Treaty Act

Migratory birds are protected under the Migratory Bird Treaty Act (MBTA) of 1918 (16 USC 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10, including feathers or other parts, nests, eggs, or products, except as

allowed by implementing regulations (50 CFR 21). Mitigation measures can be identified to avoid or minimize adverse effects on migratory birds.

3.2 State Regulatory Requirements

3.2.1 California Endangered Species Act

The California Endangered Species Act (CESA) lists species of plants and animals as threatened or endangered. Projects that may have adverse effects on state-listed species require formal consultation with California Department of Fish and Wildlife (CDFW). "Take" of protected species incidental to otherwise lawful activities may be authorized under Section 2081 of the California Fish and Game Code. Authorization from the CDFW is in the form of an Incidental Take Permit, and measures can be identified to minimize take. CDFW Species of Special Concern are considered under the California Endangered Species Act.

3.2.2 Streambed Alteration Agreement

A Lake or Streambed Alteration Agreement (Sections 1600-1616 of the California Fish and Game Code) requires an entity to notify CDFW prior to commencing any activity that may substantially obstruct the natural flow or use any material from a river, stream, or lake, or deposit or dispose of debris where it may pass into any river, stream, or lake. The notification requirement applies to any ephemeral or perennial river, stream, or lake in California.

3.2.3 Birds of Prey

Under Section 3503.5 of the California Fish and Game Code, it is unlawful to take, possess, or destroy any birds in the orders of Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird, except as otherwise provided by this code or any regulation adopted pursuant thereto. Project features will be implemented to protect nesting migratory birds and birds of prey to comply with this code.

3.2.4 Fully Protected Species

California statutes also accord "fully protected" status to a number of specifically identified birds, mammals, reptiles, amphibians, and fish. These species cannot be "taken," even with an incidental take permit (California Fish and Game Code, Sections 3505, 3511, 4700, 5050, and 5515).

3.2.5 Migratory Birds

The California Fish and Game Code, Section 3513, states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA. Project features will be implemented to protect nesting migratory birds and birds of prey to comply with this code.

3.3 City of Redding Regulatory Requirements

3.3.1 Chapter 18.45 - Tree Management

No tree, regardless of species, that exceeds six inches Diameter at Breast Height in inches (DBH) on any developed or undeveloped/vacant property in the city shall be destroyed, killed, or removed unless a tree removal permit is first obtained, except as may be permitted pursuant to the terms of discretionary permits or as may be expressly exempted under [https://library.municode.com/ca/redding/codes/code of ordinances?nodeId=TIT18ZO_DIVIV_REAPALDI_CH18.45TRMA_18.45.040EX](https://library.municode.com/ca/redding/codes/code%20of%20ordinances?nodeId=TIT18ZO_DIVIV_REAPALDI_CH18.45TRMA_18.45.040EX) (Exemptions).

3.3.2 Chapter 18.48 - River/Creek Corridor Development

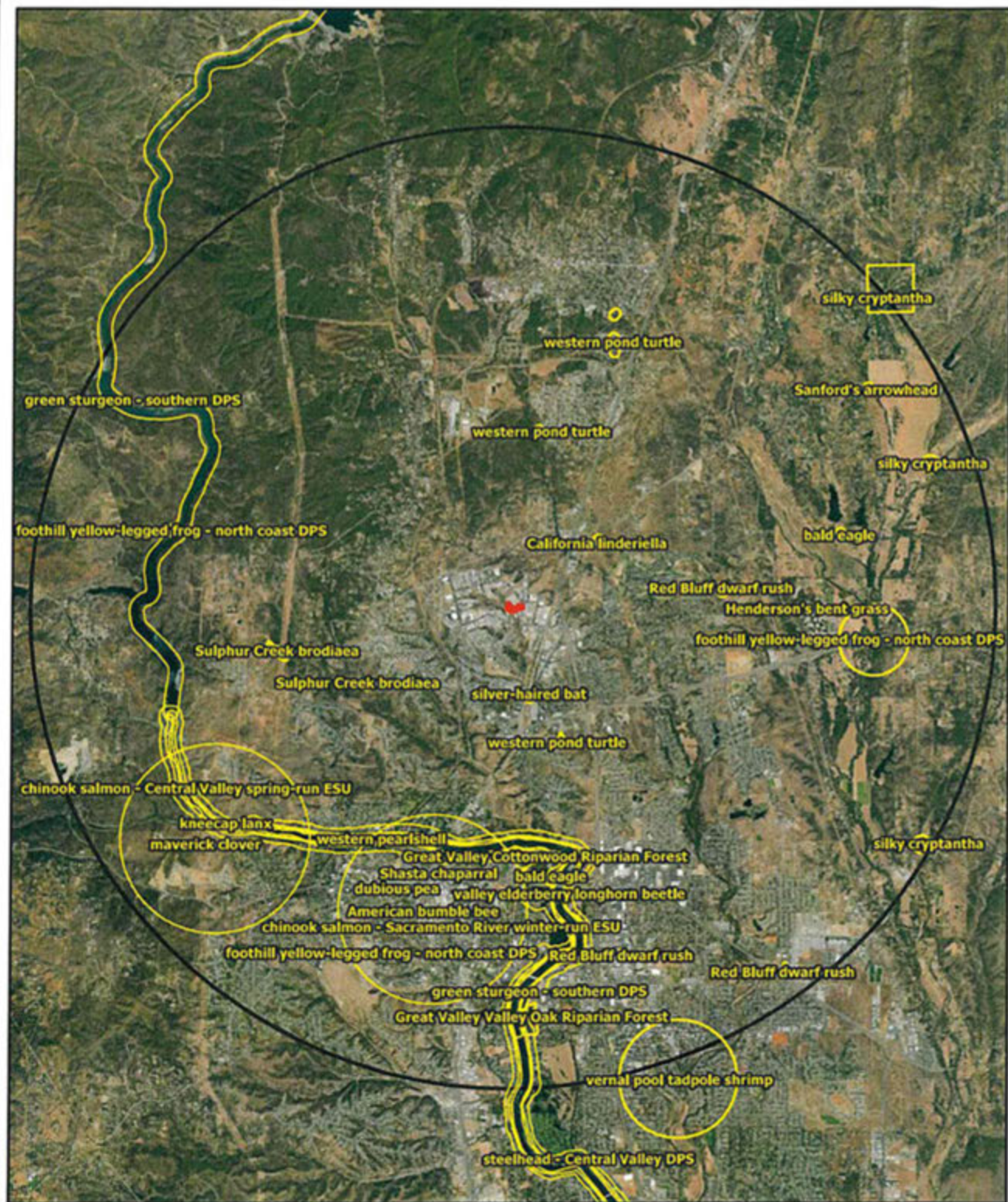
The City of Redding provides a schedule of "Waterway Corridor Setback Requirements" for streams included in the Redding General Plan. The recommended setback from nearby Boulder Creek is 25 feet from the edge of riparian, or 50 feet top of bank, whichever is greater.

4.0 BIOLOGICAL SITE SURVEY

4.1 Pre-Survey Review

Special-status plant and animal species and sensitive habitats that have the potential to occur within the project area were determined, in part, by reviewing agency databases, literature, and other relevant sources. The following information sources were reviewed to aid this determination:

- Cottonwood, California, USGS 7.5-minute quadrangle;
- Aerial photography of the project area and vicinity;
- The U.S. Fish and Wildlife Service (USFWS) official list of endangered and threatened species that may occur, or be affected by, projects in Appendix C;
- The CDFW California Natural Diversity Database (CNDDB) (CDFW 2024a) records for the Cottonwood, California, USGS 7.5-minute quadrangle and the eight surrounding quadrangles on Figure 7;
- The California Native Plant Society (CNPS) online Inventory of Rare and Endangered Plants (California Native Plant Society 2021) records for the Cottonwood, California, USGS 7.5-minute quadrangle and the eight surrounding quadrangles in Appendix D;
- California Wildlife Habitat Relationships (CWHR) System (CDFW 2021) on Figure 2;
- GIS shapefiles of designated critical habitat from the USFWS Critical Habitat Portal website;
- CDFW publications including State and Federally Listed Endangered, Threatened and Rare Plants of California (CDFW 2021b); State and Federally Listed and Threatened Animals of California (CDFW 2021d); and Special Animals List (CDFW 2021e); and



- CNDDDB Occurrence
- Project Area
- 5-Mile Buffer Around Project Area



FIGURE 7
CNDDDB OCCURRENCES
STEVE MANNING CONSTRUCTION
REDDING, CALIFORNIA

SOURCE: VIVID 2022 AERIAL PHOTOGRAPH; CDFW CNDDDB JANUARY 2024

- Pertinent biological literature including Bird Species of Special Concern in California (Shuford and Gardali 2008).

4.2 Survey Methods

A habitat assessment survey was completed on January 16, 2024. The habitat assessment survey covered the entire project site. A Trimble Geo XT Explorer 6000, camera, and binoculars were used during the survey to observe and document site characteristics and species presence. Biological resources within these areas were documented, including all wildlife species and plant species observed during the survey.

4.3 Survey Results

No special-status species were observed onsite during the survey. Spotted towhee (*Pipilo maculatus*) were observed generally utilizing the area. Turkey vultures (*Cathartes aura*), and one red tailed hawk (*Buteo jamaicensis*) were observed flying overhead.

Evidence of general wildlife dispersal across the site was observed. Black tailed deer (*Odocoileus hemionus columbianus*) scat and coyote (*Canis latrans*) tracks were observed along a small wildlife trail onsite.

No special-status plant species were observed during the survey. The following plant species were observed within the project area: blue oak (*Quercus douglasii*), foothill pine (*Pinus sabiniana*), manzanita (*Arctostaphylos manzanita*), buck brush (*Ceanothus cuneatus*), medusahead (*Elymus caput-medusae*), Italian thistle (*Carduus pycnocephalus*), bur chervil (*Anthriscus caucalis*), Soap plant (*Chlorogalum pomeridianum*), yellow star-thistle (*Centaurea solstitialis*), and deer grass (*Muhlenbergia rigens*). One isolated patch of cattail (*Typha* sp.) was observed below the storage yard. For unknown reasons, most of the manzanita onsite is dead, leaving a small remnant shrub understory.

5.0 POTENTIAL IMPACTS TO BIOLOGICAL RESOURCES

5.1 Special-Status Wildlife Species

Special-status animal species include species that are (1) listed as threatened or endangered under the CESA or the ESA; (2) proposed for federal listing as threatened or endangered; (3) identified as state or federal candidates for listing as threatened or endangered; and/or (4) identified by the CDFW as a Species of Special Concern or a California Fully Protected Species.

A list of regionally occurring special-status wildlife species was compiled based on a review of pertinent literature and consultations with the USFWS Information for Planning and Consultation (iPAC) database (Appendix C), CNDDB database records (Figure 7), and a map of the California Wildlife Habitats Relationship (CWHR) system habitats onsite (Figure 2).

For each special-status wildlife species, habitat and other ecological requirements were evaluated and compared to the habitats in the study area and immediate vicinity to assess the presence of potential habitat. The habitat assessments for special-status species are provided in Table 1.

Table 1 POTENTIALLY OCCURRING SPECIAL-STATUS WILDLIFE SPECIES				
Common Name	Scientific Name	Conservation Status (CDFW/State/Fed)	Habitat Description	Impact Summary
Birds				
Bald eagle	<i>Haliaeetus leucocephalus</i>	FP/FD/SE	Near open water, nesting habitat consists of large trees usually within riparian forest	No potential to occur. Site lacks nesting or foraging habitat. No impact.
Osprey	<i>Pandion haliaetus</i>	WL/--/--	Fish-bearing water bodies; flat or broken tops of native conifer trees, snags, or power poles.	No potential to occur. Site lacks nesting or foraging habitat. No impact.
Tricolored blackbird	<i>Agelaius tricolor</i>	SSC/ST/--	Freshwater marshes in dense cattail stands. Forages in field, pastures.	No potential to occur. Site lacks dense cattail stands. No impact.
Bank swallow	<i>Riparia riparia</i>	--/ST/--	Riparian scrub, willow thickets	No potential to occur. Site lacks vertical sandy banks. No impact.
Northern Spotted Owl	<i>Strix occidentalis caurina</i>	--/ST/FT	Old growth; mixed fir and oak with large-diameter trees	No potential to occur. No potential nesting, foraging, or roosting habitat within greater than 1.3. miles of site. No impact.
Reptiles & Amphibians				
Foothill yellow-legged frog – North Coast clade	<i>Rana boylei</i>	SSC/--/--	Rapidly flowing, highly oxygenated streams with rocky substrate and deep pools for refugia. Breed along gravel bars deposited within large streams and rivers.	No potential to occur. Stream onsite lacks adequate flows or rocky substrate for adult dispersal or breeding habitat. No impact.
Western pond turtle	<i>Emys marmorata</i>	SSC/--/PT	Aquatic, marsh & swamp, ponds and wetland habitat, nest in adjacent uplands under loose dirt or leaf litter.	No potential to occur. No perennial wetland, pond features occur within the project area. Stream lacks adequate depth, duration of water. No impact.
Western spadefoot	<i>Spea hammondi</i>	SSC/--/PT	Terrestrial, enter water for breeding. Muddy pools for breeding that do not have bullfrogs, fish, or crayfish. Burrows underground in sandy or gravelly soils.	No potential to occur. No vernal pools or other ephemeral ponds, pools present onsite. No impact.
Fish and Aquatic Vertebrates				
Delta smelt	<i>Hypomesus transpacificus</i>	--/--/FT	Estuaries, except during spawning where they migrate upstream to fresh water following first flow events.	No potential to occur Outside of current species range. No impact.

Table 1 POTENTIALLY OCCURRING SPECIAL-STATUS WILDLIFE SPECIES				
Common Name	Scientific Name	Conservation Status (CDFW/State/Fed)	Habitat Description	Impact Summary
Green sturgeon	<i>Acipenser medirostris</i> pop. 1	--/--/FT	Spawn in cool, deep, swift flowing river reaches over gravel and cobble bottoms; migrate in Sacramento River between March-June	No potential to occur. Site lacks water depth for sturgeon. No impact.
Chinook Salmon CV Spring-run ESU	<i>Oncorhynchus tshawytscha</i> pop. 11	--/ST/FT	Aquatic; Rivers and perennial and intermittent tributaries	No potential for anadromous fish to occur. California PAD shows total barrier to fish passage at Twin View Blvd. (CDFW 2024d). No impact.
Chinook Salmon Sacramento River Winter-run ESU	<i>Oncorhynchus tshawytscha</i> pop. 7	--/SE/FE		
Steelhead CV DPS	<i>Oncorhynchus mykiss irideus</i> pop. 11	--/--/FT		
Invertebrates & Insects				
Vernal pool tadpole shrimp	<i>Lepidurus packardii</i>	--/--/FE	Vernal pools, wetlands	No potential to occur due to lack of vernal pool habitat onsite. No impact.
Vernal pool fairy shrimp	<i>Branchinecta lynchi</i>	--/--/FT		
Shasta crayfish	<i>Pacifastacus fortis</i>	--/SE/FE	Isolated portions of the Pit River; one introduced population in Rock Creek in E. Shasta Co.	No potential to occur. Outside of species range. No impact.
Monarch butterfly	<i>Danaus plexippus</i>	--/--/CE	Migratory and widespread; breed on host plant milkweed (<i>Asclepias</i> sp.)	No potential to occur. No milkweed plants were found during site survey. No impact.
Valley Elderberry longhorn beetle	<i>Desmocerus californicus dimorphus</i>	--/--/FT	Reliant on host plant – elderberry (<i>Sambucus</i> sp.).	No potential to occur. No elderberry was found during site survey. No impact.
FT: federally listed as threatened; FE: federally listed as endangered; FC: Candidate for listing; FD: Federally delisted ST: state listed as threatened SE: state listed as endangered CDFW SSC: Species of Special Concern; CDFW FP: CDFW fully protected; CDFW WL: CDFW watch list CV: Central Valley				

Of the eighteen special-status wildlife species evaluated, none were determined to have a potential to occur based on the best available data, habitat types onsite, and the potential for dispersal or migration from surrounding areas. Therefore, there are no impacts to special-status wildlife species to discuss for this site.

5.2 Special-Status Plant Species

Special-status plant species include plants that are (1) designated as rare by CDFW or USFWS or are listed as threatened or endangered under the California Endangered Species Act (CESA) or ESA; (2) proposed for designation as rare or listing as threatened or endangered; (3) designated as

state or federal candidate species for listing as threatened or endangered; and/or (4) ranked as California Rare Plant Rank (CRPR) 1A, 1B, 2A, 2B, and CRPR 3 and 4 plants that are tracked in the CNDDDB. A list of regionally occurring special-status plant species was compiled based on a review of pertinent literature, the results of the field surveys, and a review of the USFWS species list, CNDDDB database records, and a nine-quadrant search (Redding and surrounding quadrants) of CNPS database records. The California Rare Plant Ranking (CRPR) results are included as Appendix D.

For each special-status plant species, habitat and other ecological requirements were evaluated and compared to the habitats in the study area and immediate vicinity to assess the presence of potential habitat. The habitat assessments for special-status species are provided in Table 2.

Table 2 POTENTIALLY OCCURRING SPECIAL-STATUS PLANT SPECIES				
Common Name	Scientific Name	CRPR	Habitat Description	Potential to Occur in Project Area
Plants				
Sulphur Creek brodiaea	<i>Brodiaea matsonii</i>	1B.1	Intermittent streams within chaparral, foothill woodland above 190 meters	Potential to occur along stream bank. No impact as site plan shows the potential habitat onsite would be avoided.
Shield-bracted monkeyflower	<i>Erythranthe glaucescens</i>	4.3	Wet soils within Chaparral, Cismontane woodland, valley and foothill grassland below 600 meters	Potential to occur along stream bank. No impact as site plan shows the potential habitat onsite would be avoided.
Maverick clover	<i>Trifolium pioworskii</i>	1B.2	Intermittent streambanks, riparian corridors within chaparral, foothill woodland	Potential to occur along stream bank. No impact as site plan shows the potential habitat onsite would be avoided.
Big-scale balsamroot	<i>Balsamorhiza macrolepis</i>	1B.2	Grassy, rocky slopes; openings within chaparral; valley and foothill grasslands below 1,400 meters	No potential to occur due to previous significant disturbance of grassland portion of site (Google Earth 2022). Oak woodland not habitat.
Legenere	<i>Legenere limosa</i>	1B.1	Vernal pools, ponds	No potential to occur. Site lacks pools or ponds.
Silky cryptantha	<i>Cryptantha crinita</i>	1B.2	Cismontane woodland, rocky substrates in riparian corridors	No potential to occur. Site lacks rocky streambanks.
Ahart's paronychia	<i>Paronychia ahartii</i>	1B.1	Vernal pools	No potential to occur due to lack of vernal pool habitat onsite.
Henderson's bent grass	<i>Agrostis hendersonii</i>	3.2	Vernal pools	No potential to occur due to lack of vernal pool habitat onsite.
Red Bluff dwarf rush	<i>Juncus leiostermus</i> var. <i>leiostermus</i>	1B.1	Vernal pool margins, wet places in chaparral, woodland	No potential to occur due to lack of vernal pool habitat onsite.
Slender Orcutt grass	<i>Orcuttia tenuis</i>	1B.1	Vernal pools	No potential to occur due to lack of vernal pool habitat onsite.

Table 2 POTENTIALLY OCCURRING SPECIAL-STATUS PLANT SPECIES				
Common Name	Scientific Name	CRPR	Habitat Description	Potential to Occur in Project Area
Sanford's arrowhead	<i>Sagittaria sanfordii</i>	1B.2	Wetlands, freshwater marshes in California	No potential to occur due to lack of habitat onsite.
Canyon creek stonecrop	<i>Sedum paradisum</i> ssp. <i>paradisum</i>	1B.3	Rock outcrops in yellow pine forest, chaparral above 305 meters	No potential to occur. Site below elevation range.
Oval-leaved viburnum	<i>Viburnum ellipticum</i>	2B.3	North-facing slopes in yellow pine forest, chaparral	No potential to occur due to lack of yellow pine forest, chaparral habitat onsite.
Dimorphic snapdragon	<i>Antirrhinum subcordatum</i>	4.3	Serpentine slopes in chaparral and coniferous forest	No potential to occur due to lack of serpentine habitat onsite.
Shasta snow wreath	<i>Nevinsia cliffonii</i>	1B.2	Shaded, north-facing slopes in riparian corridors within yellow pine forest in Shasta Co.	No potential to occur due to lack of shaded north facing slopes, yellow pine forest onsite.
Dubious pea	<i>Lathyrus sulphureus</i> var. <i>argillaceus</i>	3	Chaparral, Cismontane woodland, 600-2,500 meters	No potential to occur. Site below elevation range.
1B: Plants rare, threatened, or endangered in California and elsewhere; 2B: Plants rare, threatened, or endangered in California but more common elsewhere; 3: Plants about which more information is needed. 4: Limited distribution or infrequent throughout a broader area in California				

Of the special-status plant species evaluated, three were determined to have a potential to occur at the project site, while the rest were determined to have no potential or are unlikely to occur. Species determined to have potential to occur within the project area are discussed below, while species that were determined to be absent are not discussed further. Special-status plant species that are known to occur, or have the potential to occur, within the project area include:

- Sulphur Creek brodiaea (*Brodiaea matsonii*)
- Shield-bracted monkeyflower (*Erythranthe glaucescens*)
- Maverick clover (*Trifolium pionowskii*)

Sulphur Creek brodiaea

Brodiaea matsonii

Sulphur Creek brodiaea is a highly localized species restricted to a single extended population along Sulphur Creek, in Redding. This species grows from cracks and crevices in bedrock along an intermittent stream within foothill woodland communities. Sulphur Creek brodiaea was first identified in 2005 and was published as a newly described species in 2011. The only known occurrence of this plant is along Sulphur Creek west of North Market Street. The stream within the project area could provide habitat for Sulphur Creek brodiaea. No disturbance is proposed within this potential habitat.

Shield-bracted monkeyflower

Erythranthe glaucescens

Shield-bracted monkeyflower is an annual forb that grows in seeps and minor drainages within foothill woodland and valley grassland communities. It is endemic to California, where it is known

only from the foothills of the southernmost Cascade Range and adjacent northernmost Sierra Nevada. The species is mostly found in Butte and Tehama counties; there are no known occurrences within five miles of the project site. The stream within the project area could provide habitat for Sulphur Creek brodiaea. No disturbance is proposed within this potential habitat.

Maverick clover

Trifolium pinnatifidum

Maverick clover occurs in the low foothills of the Cascade Range and upper Sacramento Valley in southern Shasta County and possibly in adjacent portions of Tehama County in northern California. This species inhabits shallow vernal depressions on volcanic flats, or the banks of intermittent or perennial watercourses flowing through open rocky grassland, often with scattered blue oak trees. One occurrence of maverick clover documented in 1905 is mapped within five miles of the project site. The stream within the project area could provide habitat for Sulphur Creek brodiaea. No disturbance is proposed within this potential habitat.

5.3 Sensitive Natural Communities

The CNDDB serves to inventory sensitive natural communities. Communities respond to environmental changes and can be thought of as an indicator of the overall health of an ecosystem and its component species. Rare natural communities are those that are of highly limited distribution. They are considered “sensitive,” though they may or may not contain rare, threatened, or endangered species.

Two sensitive communities were identified on CNDDB within five miles of the project area: Great Valley Cottonwood Riparian Forest and Great Valley Oak Riparian Forest. None of these communities occur onsite. Therefore, there will be no impact to Sensitive Natural Communities.

5.4 Critical Habitat

There is no critical habitat for federally listed species near the project area. There is no National Oceanographic and Atmospheric Administration (NOAA) Critical Habitat or National Marine Fisheries Service Essential Fish Habitat.

5.5 Waters of the United States/Waters of the State

All Waters of the United States and Waters of the State are outside of the proposed development area. No impact is anticipated.

5.6 Raptors and Other Migratory Birds

All raptors and migratory birds, including common species and their nests, are protected from “take” under the California Fish and Game Code Section 3503 and 3503.5, and federal Migratory Bird Treaty Act. Raptor species (birds of prey) and migratory birds may nest in trees and other vegetation located within or in the immediate vicinity of the project area. Tree removal occurring during the nesting season (February 1 through August 31) could result in direct impacts to nesting birds. Refer to Section 6.2 for recommended conservation measures to reduce impacts to nesting birds during construction of the project to a less than significant level.

6.0 RECOMMENDED CONSERVATION MEASURES

The conservation measures, BMPs, and project features discussed below will be incorporated into the project to avoid and minimize the potential environmental impacts from construction and long-term operation of the expanded storage yard.

6.1 General Wildlife

- If nighttime lighting is installed onsite, then illumination from the facility shall be directed downward to contain light such that the ongoing operations of the facility do not cause light pollution to the surrounding area on a long-term basis, particularly to the stream corridor, to avoid impacts to nocturnal wildlife dispersal and nesting birds during long term use of the site.

6.2 Nesting Birds

The following measures are recommended to avoid impacts to nesting birds during construction of the project:

- If possible, vegetation removal will occur outside the nesting season to avoid impacts. The general nesting season for songbirds and raptors in the project area is February 1st through August 31st.
- If vegetation removal will occur during the nesting season for birds (February 1st through August 31st), a qualified biologist shall conduct preconstruction surveys within seven days before construction activities begin.
- If nesting birds are found, then a qualified biologist shall recommend an appropriate buffer to be placed around the nest until the young have fledged. The buffer will depend on the species and conservation status as well as site conditions and will consider noise and line-of-sight disturbances. Construction may resume once the young have left the nest or as approved by a qualified biologist. If a buffer is not possible, then consultation with CDFW shall occur.

6.3 Botanical Resources

- If any ground disturbance occurs within 25 feet of an ephemeral stream or 50 feet of an intermittent stream, then surveys for the potentially occurring plant species shall be completed prior to disturbance of any vegetation in this area. Surveys should comply with the CDFW *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (2018). If no special-status plants are found, no further measures pertaining to special-status plants are necessary. If special status plants are observed, then plants should be avoided with implementation of a 10-foot non-disturbance buffer. If avoidance is not possible, then consultation with CDFW shall occur to determine the appropriate mitigation measures.

6.4 Water Quality

- The recommended setback for any site development is 50 feet from any intermittent streams and 25 feet from any ephemeral streams. If any work occurs within the setback, then permits and authorizations may be required from the Army Corps of Engineers and Regional Water Quality Control Board.
- During construction phase of the project, equipment shall be staged in an upland area away from any watercourses, and equipment refueling and maintenance/repair work shall occur at least 50 feet away from any watercourses
- During construction, hazardous materials, including fuels oils, cement, and solvents shall be stored in areas protected from precipitation and where materials cannot enter waterways.
- Construction equipment shall be inspected daily for leaks and leaks shall be contained upon detection. Spill containment and cleanup materials shall be stored onsite to address spills and leaks.

7.0 REFERENCES

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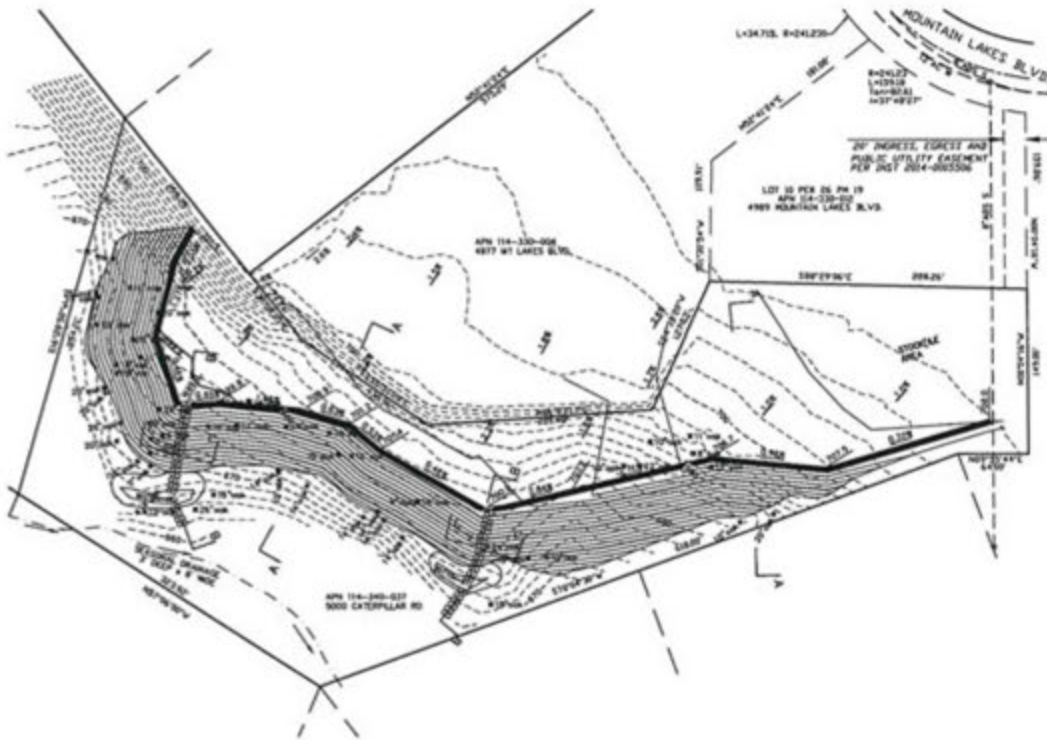
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INTERIM EROSION CONTROL PLAN

INTERIM EROSION CONTROL PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE CITY'S DEPARTMENT OF DEVELOPMENT SERVICES PRIOR TO START OF CONSTRUCTION AND MONTH 4 DURING THE PERIOD OF MAY 1 TO OCTOBER 1 AND EVERY 2 MONTHS DURING THE PERIOD OF OCTOBER 1 TO MAY 1 OF THE SITE IS ACTIVE AND SUBJECT TO EROSION IF THE SITE HAS BEEN STABILIZED FOR MONTHS. MONTHLY MAINTENANCE REPORTS SHALL BE SUBMITTED. INTERIM PLANS SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER EXPERIENCED IN EROSION CONTROL. A CERTIFIED PHOTOGRAPH, SOIL EROSION AND SEDIMENT CONTROL, SPECIALLY ON A SOIL SCIENTIST. THE INTERIM PLAN SHALL USE BEST MANAGEMENT PRACTICES (BMP). CALCULATIONS FOR TRIBUTARY AREAS OF 3 ACRES AND LARGER SHALL BE BASED ON A STORM FREQUENCY OF 25 YEAR 24 HOUR DURATION USING THE CITY BMP FOR "TEMPORARY SEDIMENT BASIN" AND FOR TRIBUTARY AREAS OF LESS THAN 3 ACRES SHALL BE BASED ON A STORM FREQUENCY OF 10 YEAR 24 HOUR DURATION USING THE CITY BMP FOR "TEMPORARY EXCAVATED IMPROVEMENT". THE INTERIM PLAN SHALL INCLUDE METHODS TO MONITOR TURBIDITY SELECTED FROM THE CITY OF REDDING CONSTRUCTION STANDARDS ON EROSION CONTROL MANUAL TO THE MAXIMUM EXTENT PRACTICABLE.

FINAL EROSION CONTROL PLAN

1. DISTURBED AREAS > 1N SHALL BE SEED, FERTILIZED, STRAW MULCHES, AND TACKLING.
 2. CUT SLOPES IN EXCESS OF 3:1 SHALL BE HYDROSEEDING.
 3. ALL DISTURBED AREAS SHALL BE STRAW MULCHED AT 2-3 TONS/AC 1'-4" DEEP, AND TACKLING.
- SPECIFICATIONS:
1. STRAW MULCH SHALL BE APPLIED AT 1.5 TO 2 TONS/AC 1'-2" DEEP.
 2. SEEDING: SEED BLEND FROM CITY OF REDDING EROSION AND SEDIMENT CONTROL MANUAL, OR SUBMIT AN EQUAL BLEND FOR APPROVAL.
 3. FERTILIZER 10-20-0-5 @ 200 LBS/AC.
 4. TACKLING: ASPHALTIC 55-1 200 GAL/AC. NO DEGRADABLE TYPE OR EQUAL.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



VICINITY MAP
N.T.S.

LEGEND

---	WADHOLE (CON. CON. STD. 300.00)
---	ROADSIDE (CON. CON. STD. 300.00)
---	8" SEWER MAIN
---	8" WATER MAIN
---	STORM DRAIN PIPE
---	GATE VALVE (WATER MAIN)
---	FIRE HYDRANT W/ GATE VALVE
---	3/8" WATER SERVICE
---	C&G. SLOW OFF (WATER MAIN)
---	COB CATCH BASIN (CON. STD. 331.00)
---	COB AREA DRAIN (CON. STD. 210.00)
---	UTILITY POLE
---	UTILITY POLE CUT
---	EASEMENT LINE
---	STREET NAME SIGN
---	LIGHT STANDARD
---	TRAFFIC SIGN
---	PROPERTY LINE
---	DRYLAND LINE
---	NEW
---	EXISTING
---	SEWER
---	WATER
---	FIRE HYDRANT
---	4'-6\"/>

STILLING BASIN

NOTES:

1. THE CONSTRUCTION & INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THESE PLANS & THE CITY OF REDDING CONSTRUCTION STANDARDS & STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. GRADING SHALL CONFORM TO THIS GRADING PLAN AND THE CITY OF REDDING GRADING PERMIT FOR THIS PROJECT.
3. ANY CHANGES TO THESE PLANS ARE TO BE MADE PRIOR TO APPROVAL OF THE CITY OF REDDING'S DEPARTMENT OF PUBLIC WORKS.
4. THE PURPOSE OF THIS GRADING IS TO EXPAND THE EXISTING STORAGE YARD FOR CONSTRUCTION EQUIPMENT.
5. THE FILL MATERIAL WILL BE OBTAINED FROM PROJECTS WITH EXCESS EXCAVATED MATERIAL. THE MATERIAL WILL BE STOCKPILED ON THE SITE DELINEATED ON THIS PLAN. UNTIL SUFFICIENT MATERIAL IS STORED TO WARRANT PLACEMENT OF THE COMPACTED FILL, THE STOCKPILE AREA WILL BE MAINTAINED WITH THE BMP'S PROVIDED WITH THE GRADING. IT IS ANTICIPATED THE FILL MATERIAL WILL BE DEPOSITED OVER TIME, AND NOT IMPACT THE CITY INFRASTRUCTURE WITH A LARGE PILEUP OF MATERIAL AT ONE TIME.
6. THE EMBANKMENT HAS BEEN DESIGNED TO MAINTAIN THE LOSS OF EXISTING TREES AND LOSS OF SLOPES OVER TIME. A TREE REMOVAL PERMIT WILL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON THE SITE.

ESTIMATED EARTHWORK:
CUT: 7 CY
FILL: 43,888 CY
AREA OF DISTURBANCE: 0.2442
AREA OF FILL: 0.2442

GRADING PLAN CITY OF REDDING IMPROVEMENT PLANS -GP-23

APN 114-330-004 4977 MT. LAKES BLVD
APN 114-340-037, 5000 CATERPILLAR RD

FOR
S. MANNING CONSTRUCTION
BY
WHITSON ENGINEERING, INC.

1035 EUREKA WAY
REDDING, CALIFORNIA 96001
(530)-243-8188

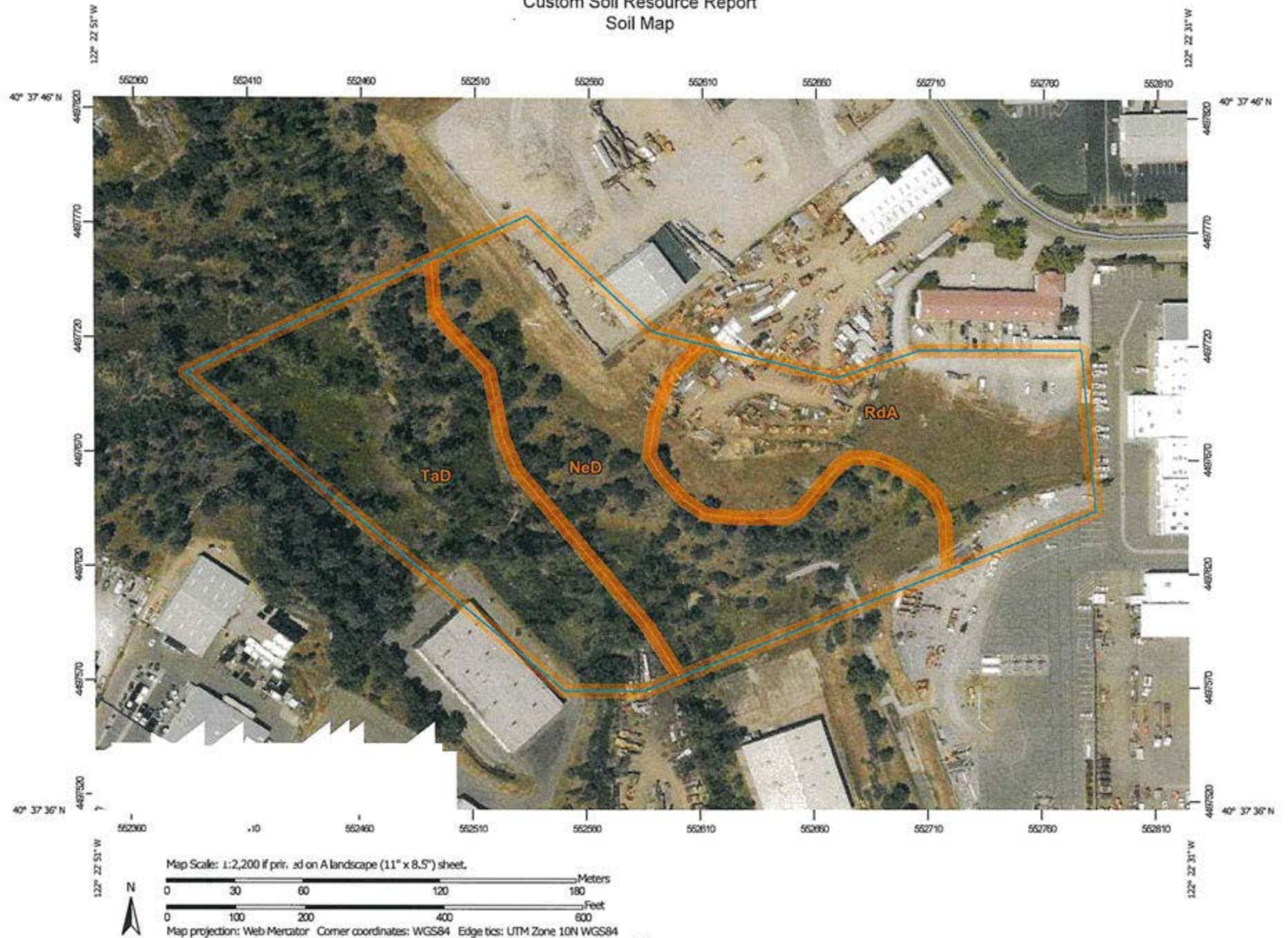
DATE: 11-28-2023 SCALE: HORIZ 1"= 80'

SHEET 1

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Shasta County Area, California

Survey Area Data: Version 19, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 8, 2019—Jun 21, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NeD	Newtown gravelly loam, 15 to 30 percent slopes	4.3	38.6%
RdA	Redding gravelly loam, 0 to 5 percent slopes, moist, MLRA 17	3.1	27.8%
TaD	Tailings and placer diggings	3.8	33.6%
Totals for Area of Interest		11.2	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
Phone: (916) 414-6600 Fax: (916) 414-6713



In Reply Refer To:
Project Code: 2024-0036938
Project Name: Mountain Lakes Site Expansion

January 16, 2024

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through IPaC by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2))

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at: <https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see [Migratory Bird Permit | What We Do | U.S. Fish & Wildlife Service \(fws.gov\)](#).

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Sacramento Fish And Wildlife Office

Federal Building

2800 Cottage Way, Room W-2605

Sacramento, CA 95825-1846

(916) 414-6600

PROJECT SUMMARY

Project Code: 2024-0036938
Project Name: Mountain Lakes Site Expansion
Project Type: Commercial Development
Project Description: Industrial development
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.62794715,-122.37803516098685,14z>



Counties: Shasta County, California

ENDANGERED SPECIES ACT SPECIES

There is a total of 7 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

BIRDS

NAME	STATUS
Northern Spotted Owl <i>Strix occidentalis caurina</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1123	Threatened

REPTILES

NAME	STATUS
Northwestern Pond Turtle <i>Actinemys marmorata</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1111	Proposed Threatened

AMPHIBIANS

NAME	STATUS
Western Spadefoot <i>Spea hammondi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5425	Proposed Threatened

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate
Valley Elderberry Longhorn Beetle <i>Desmocerus californicus dimorphus</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7850	Threatened

CRUSTACEANS

NAME	STATUS
Shasta Crayfish <i>Pacifastacus fortis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8284	Endangered
Vernal Pool Fairy Shrimp <i>Branchinecta lynchi</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/498	Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: VESTRA
Name: Anna Prang
Address: 5300 Aviation Drive
City: Redding
State: CA
Zip: 96002
Email: aprang@vestra.com
Phone: 5302232585

Attachment C

Bat Roost Memo and Tree Survey, prepared by Vestra Resources, May 2, 2025



May 2, 2025

GIS, Environmental, & Engineering Services

72407

Bill Spoon
Project Manager
Steve Manning Construction, Inc.
P.O. Box 491660
Redding CA 96049-1660

Via Email
bspoon@smci-const.com

**RE: Bat Roost Assessment for Site Development Permit Amendment to SPR-19-90
Redding, Shasta County, California**

Dear Mr. Spoon:

On April 19, 2024, VESTRA completed a tree survey on the subject property (APN 114-340-037) for the proposed Site Development Permit Amendment to SPR-19-90. As requested by the City of Redding, each tree on the property was surveyed for the following data:

- 1) Species
- 2) Size (estimated or measured diameter and height)
- 3) Health and vigor, including external signs of defects or disease
- 4) Aesthetic quality as determined by shape, branching, and color
- 5) Ecological quality as determined by evidence of wildlife use, grove size, adjacency to water, or connectivity to other habitats
- 6) Potential hazards posed by dead branches or tops, lean, or defects
- 7) Location relative to existing or potential development and the ability to provide sufficient growing space

To address item number 5, "*Ecological quality as determined by evidence of wildlife use, grove size, adjacency to water, or connectivity to other habitats,*" the tree survey included a visual assessment of each tree for bat roost structures. Bats may select trees with certain structures, such as hollows, snags (dead trees), or exfoliating bark that provide a safe entry/exit hole and a thermally stable cavity or crevice. Bats will utilize such structures during their maternity roost season, when they are raising their non-volant young; sometimes this occurs in a communal environment.

Trees were assessed visually using binoculars. None of the healthy, living trees exhibited cavities, broken limbs, or areas with exfoliating bark large enough to accommodate a bat roost. Five dead or dying trees were identified onsite. These trees were closely inspected for bat roost structures; none were found to possess features that could support a bat roost because they lack entry/exit holes or crevices. Tree survey data is included in Attachment A.

Tree Survey Memo
May 2, 2025
Page 2 of 2

Thank you. Please contact me at (530) 223-2585 if you have any questions.

Sincerely,

VESTRA Resources, Inc.

A handwritten signature in black ink, appearing to read 'Anna Prang', with a stylized, cursive script.

Anna Prang
Senior Biologist

Attachment: Tree Survey Data

Tree Survey Data

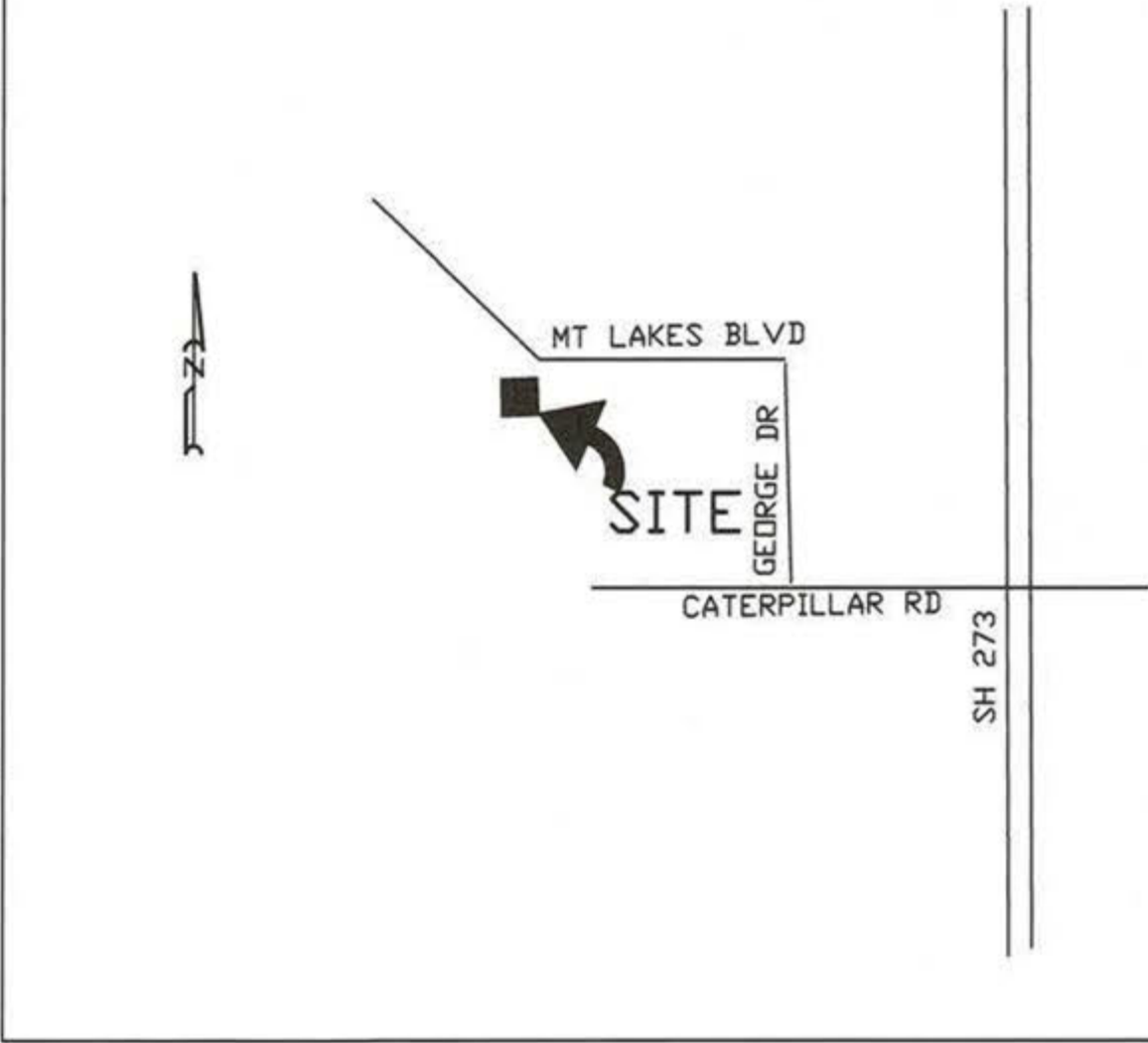
DATA POINT	SPECIES	DBH	HEIGHT	DISEASE	ECOLOGICAL QUALITY	POTENTIAL HAZARDS
1	BO	11	15			
2	BO	8	15			
3	BO	12	15			
4	BO	21	25	bore holes in tree bark		
5	BO	9	20	sign of stress or disease		
6	BO	3	10			
7	BO	1	8			
8	BO	1	8			
9	BO	2	10			
10	BO	4	15			
11	BO	34	25			
12	BO	11	20			
13	CT	9	12			
14	BO	8	20			
15	BO	1	8			
16	BO	15	25			
17	BO	2	8			
18	BO	9	18			
19	BO	18	25			
20	BO	13	15	dead tree	no habitat (no cavity entrance holes)	
21	BO	2	10			
22	BO	2	10			
23	BO	3	10			
24	FP	7	15			
25	BO	1	7			
26	FP	5	20			
27	BO	22	28		bird nest habitat	
28	BO	21	30		bird nest habitat	
29	BO	27	30		bird nest habitat	
30	FP	18	30			tree leaning to west
31	FP	22	30			tree leaning to west
32	FP	5	15			
33	BO	16	25		bird nest habitat	
34	FP	14	25			
35	BO	5	15			
36	BO	5	15			
37	BO	12	20			
38	BO	9	15			
39	BO	8	20			
40	BO	7	15			
41	FP	3	15		riparian tree	
42	BO	4	10	dead tree	no habitat (no cavity entrance holes)	N/A likely outside of development area
43	BO	13	15			
44	BO	10	20			
45	BO	6	15			
46	BO	12	20		riparian tree	
47	BO	4	15		riparian tree	
48	CT	38	40		riparian tree	
49	CT	34	40		riparian tree	
50	CT	50	45		riparian tree	
51	CT	32	35		riparian tree	
52	BO	23	25			
53	BO	5	15			
54	FP	5	15			
55	BO	17	25			
56	BO	16	20			
57	BO	13	20			
58	BO	15	15			
59	BO	17	20			
60	BO	23	25			
61	FP	3	15			
62	BO	22	25			
63	BO	21	30			
64	BO	38	30			tree hollow at base
65	BO	13	20			
66	BO	12	20			
67	BO	13	20			
68	BO	6	10			
69	BO	12	15			tree growing sideways but likely outside of development area
70	CT	9	20		riparian tree	
71	BO	10	25			
72	BO	7	15			
73	BO	29	25			
74	BO	11	20			
75	BO	17	20			
76	BO	12	20			
77	BO	16	25			
78	BO	31	30			
79	PR	6	10	dead limb	no habitat (no cavity entrance holes)	
80	BO	7	15		riparian tree	
81	CT	45	45		riparian tree	
82	CT	45	50		riparian tree	
83	CT	38	35		riparian tree	
84	BO	6	15	dead tree	no habitat (no cavity entrance holes)	
85	BO	6	20	dead tree	no habitat (no cavity entrance holes)	
86	FP	8	20			
87	BO	6	15			
88	FP	9	25			
89	BO	13	20			
90	FP	14	25			
91	BO	16	20			
92	BO	10	15			
93	BO	6	15			
94	BO	20	30			
95	BO	8	15			
96	BO	6	20			
97	BO	7	15			
98	BO	6	15			
99	BO	5	15			
100	BO	11	20			

101	BO	8	20			
102	BO	1	20			
103	BO	7	20			
104	BO	29	25			
105	BO	9	25			
106	BO	24	30			
107	BO	23	30			
108	BO	14	25			
109	BO	16	20		riparian tree	
110	WI	24	20		riparian tree; cavity entrance holes present	
111	BO	23	25			
112	BO	16	20			
113	BO	15	20			
114	BO	26	25			
115	BO	13	25			
116	BO	29	30			
117	BO	6	15			
118	BO	27	20		bird nest habitat	
119	BO	11	20			
120	FP	6	15			
121	BO	11	20			
122	BO	22	30			
123	CT	19	25			
124	CT	11	20			
125	BO	3	10			
126	BO	4	10			
127	BO	2	8			
128	BO	4	10			
129	BO	3	10			
130	BO	2	8			
131	BO	5	15			
132	BO	3	10			
133	BO	3	10			
134	BO	8	10			
135	FP	7	15			
136	FP	7	15			
137	BO	6	10			
138	BO	2	8			

Attachment D

Tree Data Table, prepared by Vestra Resources, October 2024

SITE PLAN AMND-2024-00295



VICINITY MAP
N.T.S.

LEGEND

MH	MANHOLE (COR COR STD.360.00).	DLT	DAYLIGHT LINE
RH	ROD HOLE (COR COR STD.350.00).	TL	TRAFFIC SIGN
8" S	8" SEWER MAIN.	PL	PROPERTY LINE
8" W	8" WATER MAIN.	DLT	DAYLIGHT LINE
SD	STORM DRAIN PIPE	(N)	NEW
GV	GATE VALVE (WATER MAIN)	(E)	EXISTING
F.H.	FIRE HYDRANT W/ GATE VALVE	S	SEWER
OB.O.	BLOW OFF (WATER MAIN)	W	WATER
SD-CB	CATCH BASIN NO3 (COR STD. 231.00)	FH	FIRE HYDRANT
SD-AD	AREA DRAIN (COR STD. 210.00)	6"-8" CRUSHED ROCK LINED DITCH	
PP	UTILITY POLE	DETENTION/STILLING BASIN	
U.P.G.	UTILITY POLE GUY	TRASH ENCLOSURE(E)	
E.L.	EASEMENT LINE		
#	STREET NAME SIGN		

NOTES:

1. WATER SUPPLY - CITY OF REDDING.
2. SEWER - CITY OF REDDING.
3. TOTAL PARCEL SIZE - 7.65 ACRES.
4. FLOOR AREA RATIO = 0.11
5. ZONING: GI
6. GENERAL PLAN: GI
7. PROPERTY IS CONTRACTOR YARD & VACANT.
8. DISTANCE TO NEAREST FIRE HYDRANT IS 70 FEET.

CONSTRUCTION NOTES:

1. THE CONSTRUCTION & INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THESE PLANS & THE CITY OF REDDING CONSTRUCTION STANDARDS & STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK).
2. GRADING SHALL CONFORM TO THIS GRADING PLAN AND THE CITY OF REDDING GRADING PERMIT FOR THIS PROJECT.
3. ANY CHANGES IN THESE PLANS ARE TO RECEIVE PRIOR APPROVAL OF THE CITY OF REDDING'S DEPARTMENT OF PUBLIC WORKS.
4. THE PURPOSE OF THIS GRADING IS TO EXPAND THE EXISTING STORAGE YARD FOR CONSTRUCTION EQUIPMENT.
5. THE FILL MATERIAL WILL BE GENERATED FROM PROJECTS WITH EXCESS EXCAVATED MATERIAL. THE MATERIAL WILL BE STOCKPILED ON THE SITE DELINEATED ON THIS PLAN, UNTIL ENOUGH MATERIAL IS STORED TO WARRANT PLACEMENT OF THE COMPACTED FILL. THE STOCKPILE AREA WILL BE MAINTAINED WITH THE BMP'S PROVIDED WITH THE SWPPP. IT IS ANTICIPATED THE FILL MATERIAL WILL BE DEPOSITED OVER TIME, AND NOT IMPACT THE CITY INFRASTRUCTURE WITH A MASS HAULING OF MATERIAL AT ONE TIME.
6. THE EMBANKMENT HAS BEEN DESIGNED TO MINIMIZE THE LOSS OF EXISTING TREES AND LOSS OF SLOPES OVER 20%. A TREE REMOVAL PERMIT WILL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON THE SITE.

ESTIMATED EARTHWORK:
CUT 7 CY
FILL 43,358 CY
AREA OF DISTURBANCE=3.24AC
AREA OF FILL=3.24AC

SITE PLAN
CITY OF REDDING
IMPROVEMENT PLANS
-GP-24

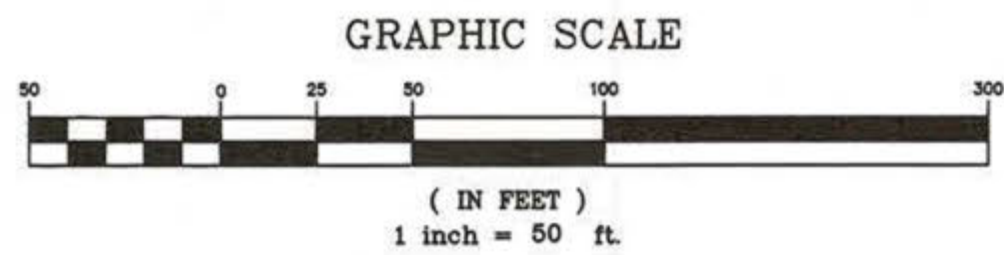
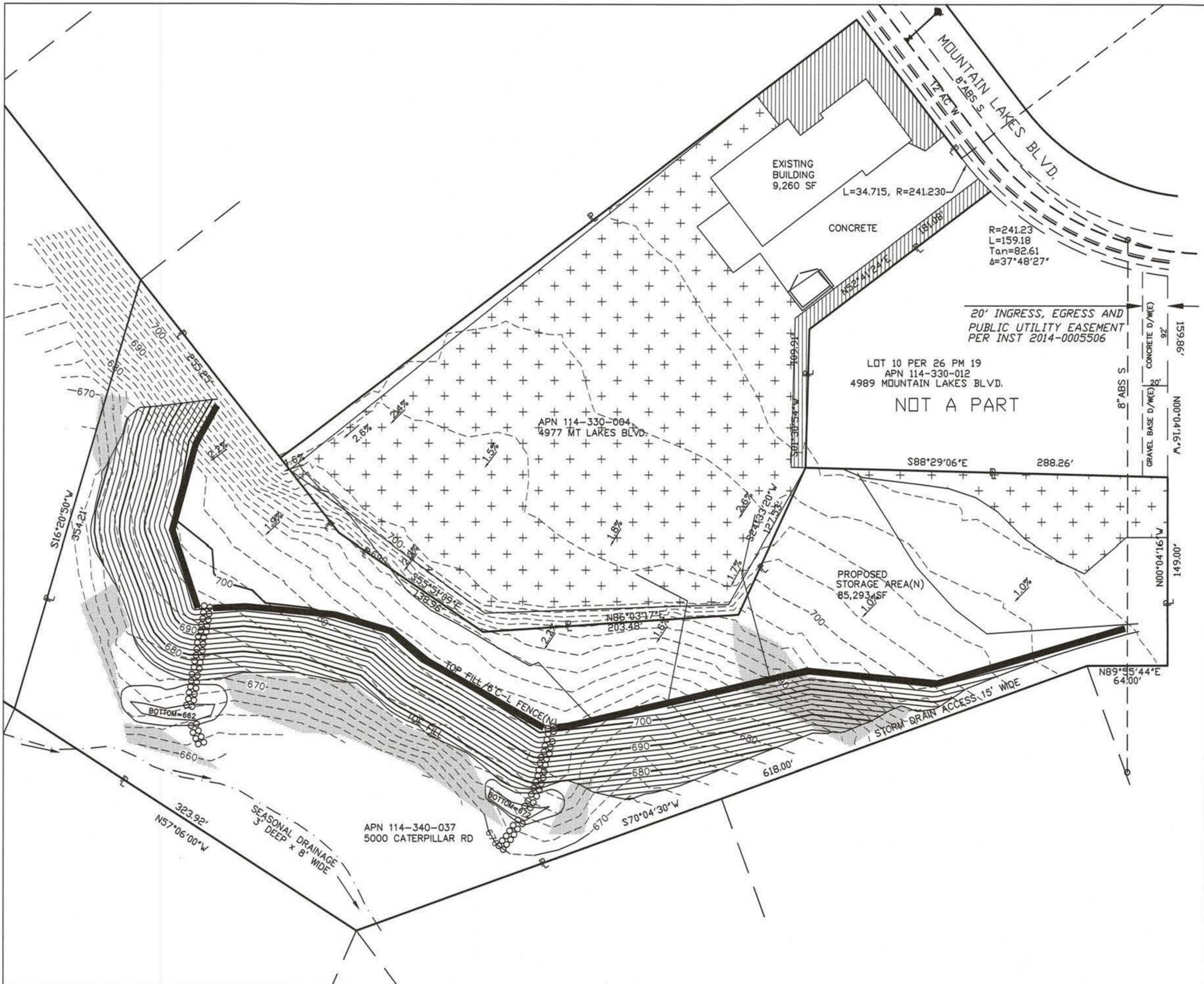
APN 114-330-040 4977 MT. LAKES BLVD

APN 114-340-037, 5000 CATERPILLAR RD

FOR

S. MANNING CONSTRUCTION
BY
WHITSON ENGINEERING, INC.

1035 EUREKA WAY
REDDING, CALIFORNIA 96001
(530)-243-8181



MT LAKES BLVD

GEORGE DR

CATERPILLAR RD

SH 273

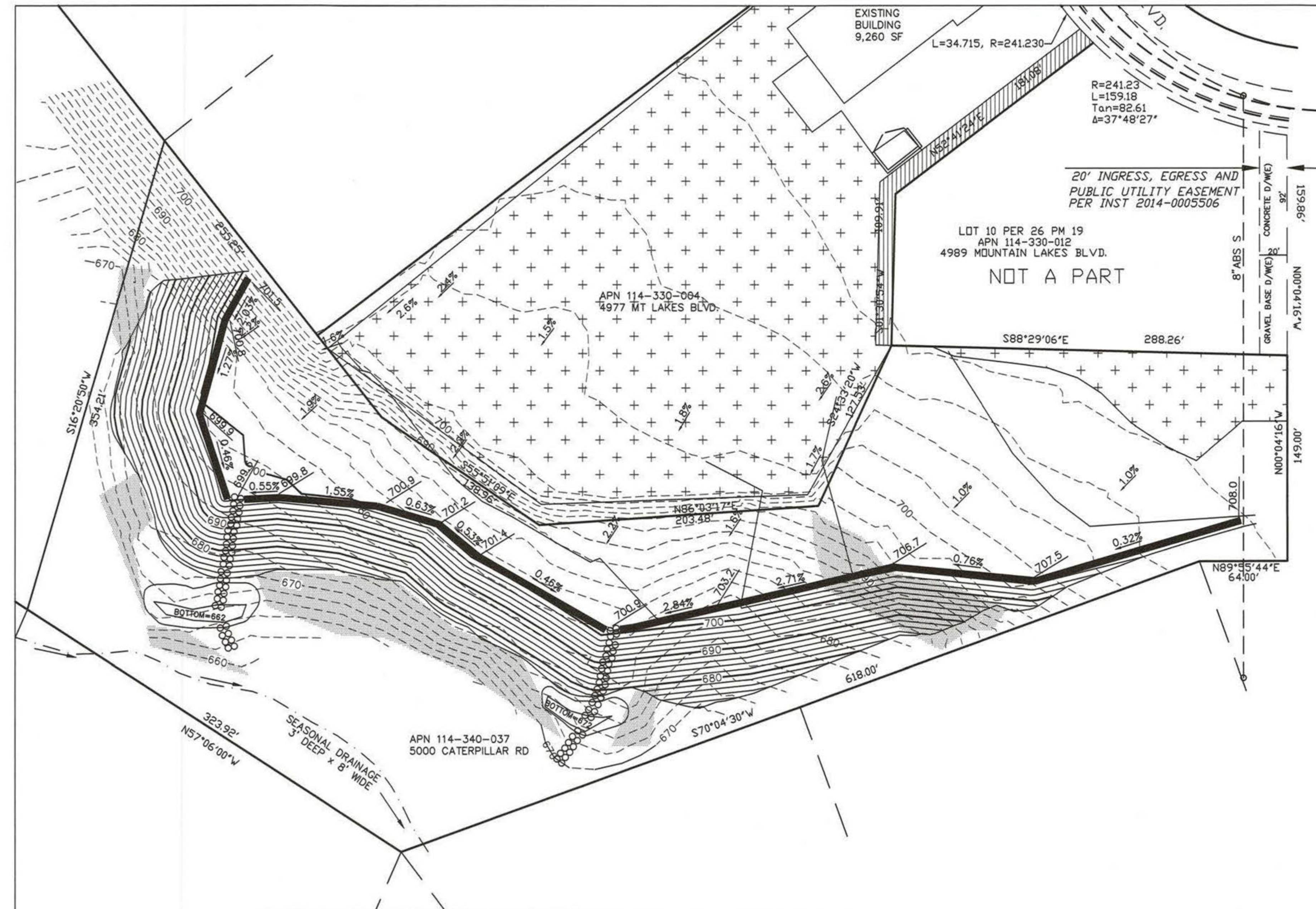
SITE

INTERIM EROSION CONTROL PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE CITY'S DEPARTMENT OF DEVELOPMENT SERVICES PRIOR TO START OF CONSTRUCTION AND MONTHLY DURING THE PERIOD OF MAY 1 TO OCTOBER 1 AND EVERY 2 WEEKS DURING THE PERIOD OF OCTOBER 1 TO MAY 1 IF THE SITE IS ACTIVE AND SUBJECT TO EROSION. IF THE SITE HAS BEEN STABILIZED FOR WINTER, MONTHLY MAINTENANCE REPORTS SHALL BE SUBMITTED. INTERIM PLANS SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER EXPERIENCED IN EROSION CONTROL, A CERTIFIED PROFESSIONAL SOIL EROSION AND SEDIMENT CONTROL SPECIALIST, OR A SOIL SCIENTIST. THE INTERIM PLAN SHALL USE BEST MANAGEMENT PRACTICES (BMP). CALCULATIONS FOR TRIBUTARY AREAS OF 5 ACRES AND LARGER SHALL BE BASED ON A STORM FREQUENCY OF 10 YEAR, 24 HOUR DURATION. THE CITY BMP FOR TEMPORARY SEDIMENT BASINS AND FOR TRIBUTARY AREAS OF LESS THAN 5 ACRES SHALL BE BASED ON A STORM FREQUENCY OF 10 YEAR, 6 HOUR DURATION USING THE CITY BMP FOR "TEMPORARY EXCAVATED IMPROVEMENT". THE INTERIM PLAN SHALL INCLUDE METHODS TO MINIMIZE TURBIDITY SELECTED FROM THE CITY OF REDDING CONSTRUCTION STANDARDS OR EROSION CONTROL MEASURES TO THE MAXIMUM EXTENT PRACTICABLE.

1. DISTURBED AREAS > 3% SHALL BE SEEDED, FERTILIZED, STRAW MULCHED, AND TACKIFIED.
2. CUT SLOPES IN EXCESS OF 3:1 SHALL BE HYDROSEEDED.
3. ALL DISTURBED AREAS SHALL BE STRAW MULCHED AT 2-3 TONS/AC 2"-4" DEEP, AND TACKIFIED.

SPECIFICATIONS:

1. STRAW MULCH SHALL BE APPLIED AT 1.5 TO 2 TONS/AC, 1"-2" DEEP.
2. SEEDING: SEED BLEND FROM CITY OF REDDING EROSION AND SEDIMENT CONTROL MANUAL, OR SUBMIT AN EQUAL BLEND FOR APPROVAL.
3. FERTILIZER 16-20-0-S @ 250 LBS/AC
4. TACKIFIER: ASPHALTIC SS-1 200 GAL/AC, BIO DEGRADABLE TYPE OR EQUAL



LEGEND

- | | | | |
|---|-----------------------------------|--|--------------------------------|
| MH | MANHOLE (COR COR STD.360.00). |  | LIGHT STANDARD |
| — RH — | RDHOLE (COR COR STD.350.00). |  | TRAFFIC SIGN |
| — 8" S — | 8" SEWER MAIN. | RL | PROPERTY LINE |
| — 8" W — | 8" WATER MAIN. | DLT | DAYLIGHT LINE |
| — SD — | STORM DRAIN PIPE | (ND) | NEW |
|  | GATE VALVE (WATER MAIN) | (EX) | EXISTING |
|  | F.H. FIRE HYDRANT W/ GATE VALVE | S | SEWER |
| ■ | 5/8" WATER SERVICE | W | WATER |
| — O.B.O. — | BLOW OFF (WATER MAIN) | FH | FIRE HYDRANT |
| — SD — □ CB | CATCH BASIN NO3 (COR STD. 231.00) |  | 6"—8" CRUSHED ROCK LINED DITCH |
| — SD — □ AD | AREA DRAIN (COR STD. 210.00) | | |
| — SD — □ PP | UTILITY POLE | | |
| — O — | UTILITY POLE GUY | | |
| ----- | EASEMENT LINE |  | DETENTION/STILLING BASIN |
| # | STREET NAME SIGN |  | TRASH ENCLOSURE(E) |

NOTES:

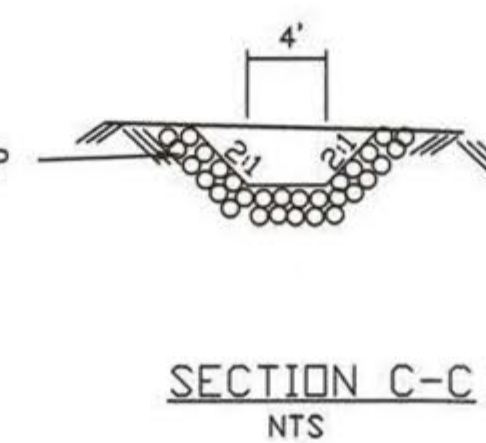
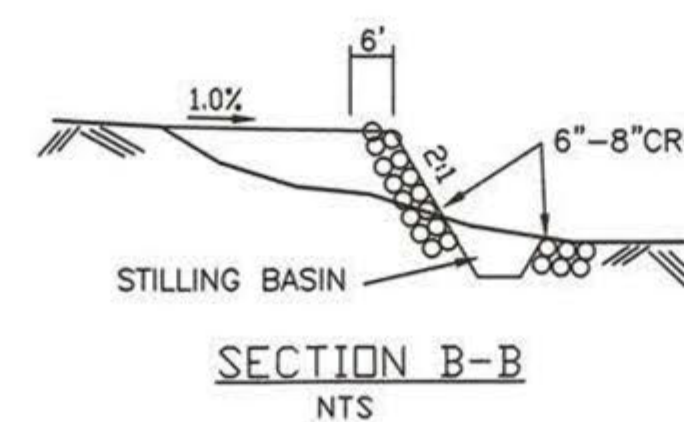
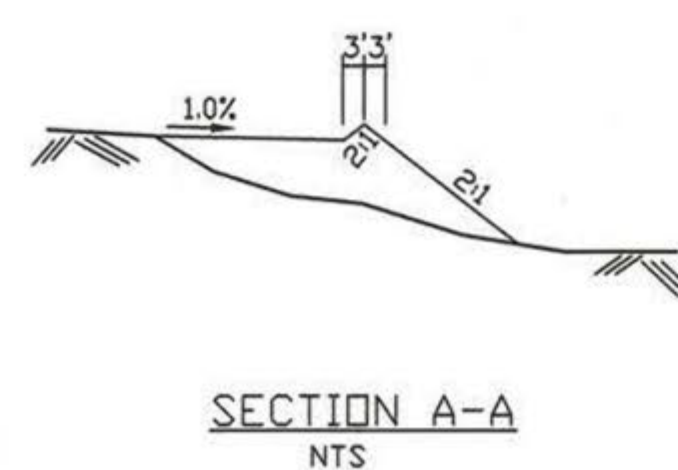
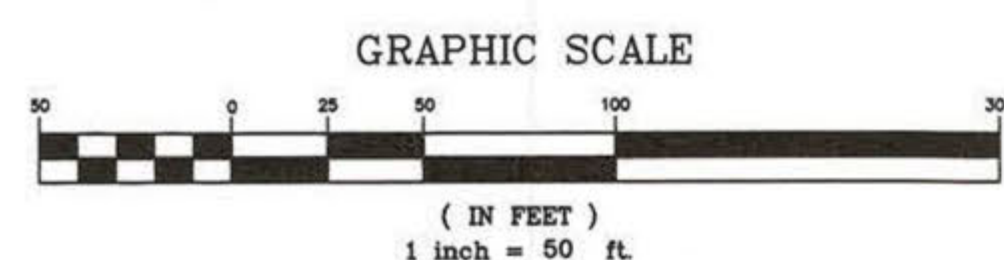
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6. THE EMBANKMENT HAS BEEN DESIGNED TO MINIMIZE THE LOSS OF EXISTING TREES AND LOSS OF SLOPES OVER 20%. A TREE REMOVAL PERMIT WILL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON THE SITE.

ESTIMATED EARTHWORK:
CUT 7 CY
FILL 43,358 CY
AREA OF DISTURBANCE=3.24AC
AREA OF FILL=3.24AC

APN 114-330-004 4977 MT. LAKES BLVD
APN 114-340-037, 5000 CATERPILLAR RD

FOR
S. MANNING CONSTRUCTION
BY
WHITSON ENGINEERING, INC.

1035 EUREKA WAY
REDDING, CALIFORNIA 96001
(530)-243-8181



SITE PLAN AMND-2024-00295

DATA POINT	SPECIES	DBH	HEIGHT	DISEASE	ECOLOGICAL QUALITY	POTENTIAL HAZARDS
1	BO	12	15			
2	BO	8	15			
3	BO	21	15			
4	BO	15	15	bores holes in tree bark		
5	BO	9	20	sign of stress or disease		
6	BO	10	15			
7	BO	11	8			
8	BO	12	10			
9	BO	14	15			
10	BO	15	15			
11	BO	15	20			
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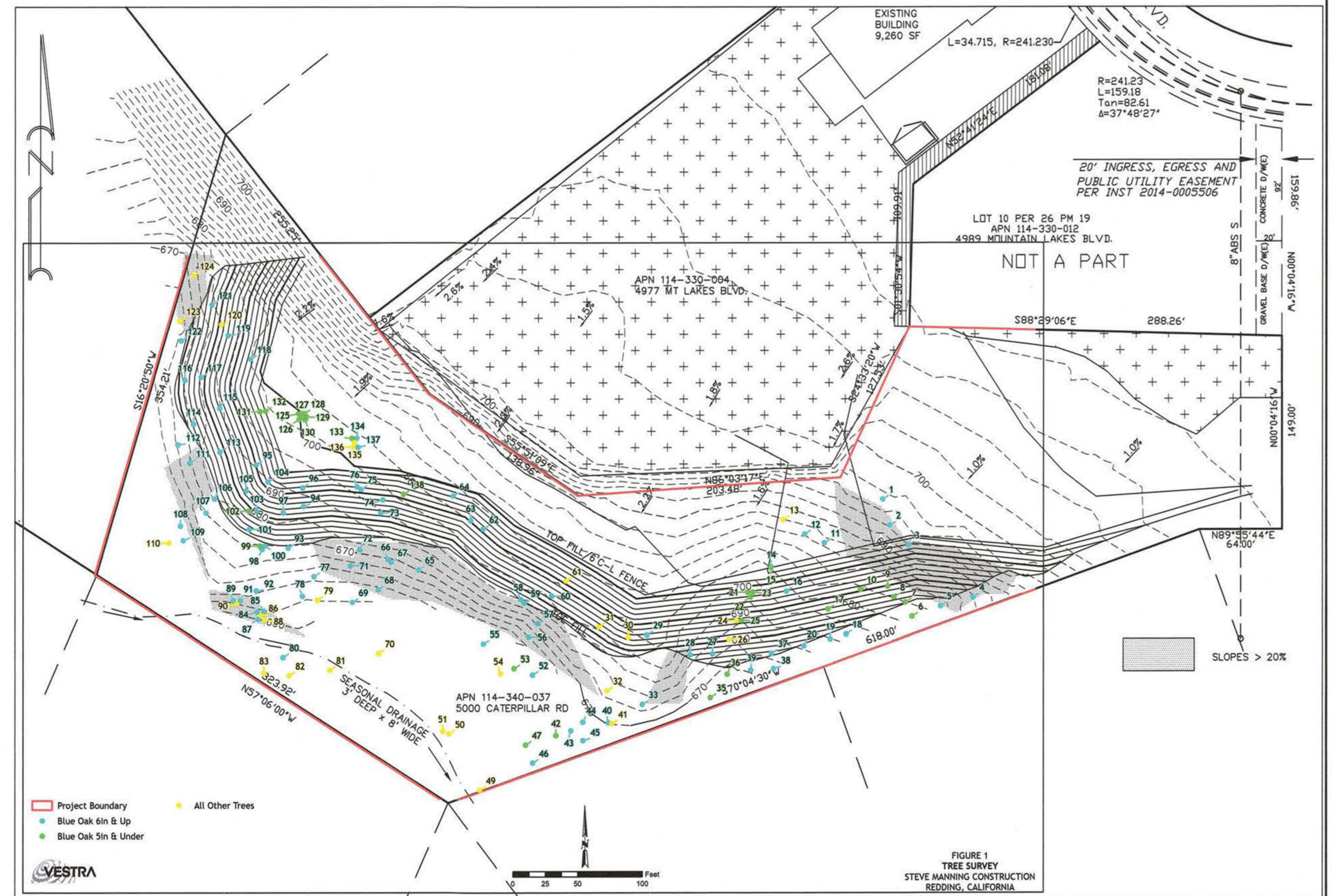


FIGURE 1
TREE SURVEY
STEVE MANNING CONSTRUCTION
REDDING, CALIFORNIA

ESTIMATED EARTHWORK:
CUT 7 CY
FILL 43,358 CY
AREA OF DISTURBANCE=3.24AC
AREA OF FILL=3.24AC

TREE PLAN CITY OF REDDING IMPROVEMENT PLANS -GP-23

APN 114-330-004 4977 MT. LAKES BLVD

APN 114-340-037, 5000 CATERPILLAR RD

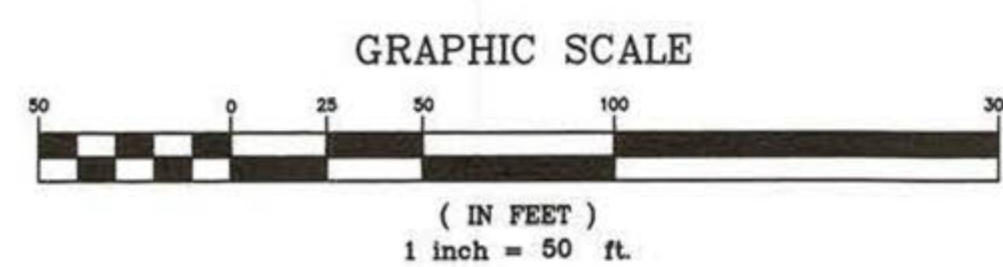
FOR

S. MANNING CONSTRUCTION
BY
WHITSON ENGINEERING, INC.

1035 EUREKA WAY
REDDING, CALIFORNIA 96001
(530)-243-8181

DATE: 5-23-24 SCALES: VERT 1"= HORIZ 1"= 50'

SHEET
3 OF 3



Attachment E

Tree Survey and Protected Trees, agreed upon by the property owner and the City of Redding on August 26, 2025.



- Project Boundary
- Healthy: Canopy Full, No Leaf Damage, No Dead Branches, No Root Shoots
- Diseased: Insect Damage, Leaves Growing from Tree Trunk
- Dead: All or Part of Tree is Dead

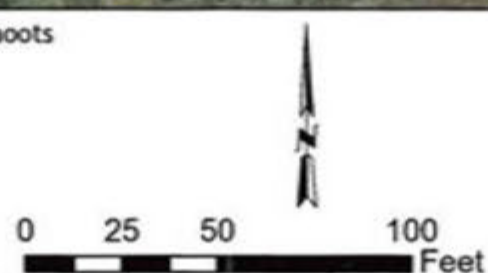


FIGURE 1
TREE SURVEY
STEVE MANNING CONSTRUCTION
REDDING, CALIFORNIA



- Project Boundary
- Healthy: Canopy Full, No Leaf Damage, No Dead Branches, No Root Shoots
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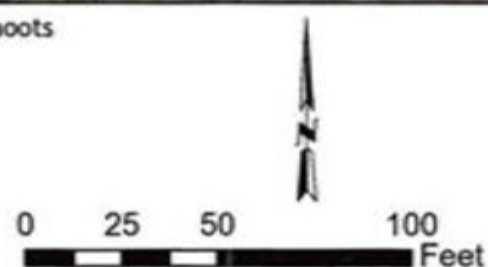


FIGURE 1
TREE SURVEY
STEVE MANNING CONSTRUCTION
REDDING, CALIFORNIA

Attachment F

Storm Drain Calculations, prepared by Edward Whitson, May 30, 2024

AMND-2024-00295

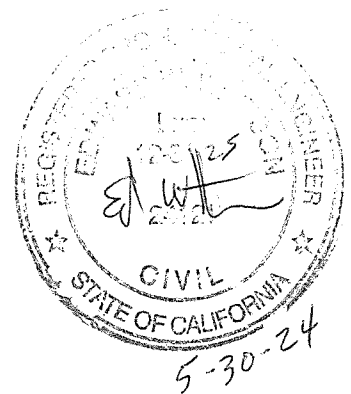
S. MANNING CONSTRUCTION

STORM DRAIN CALCULATIONS

APN 114-330-040. 4977 MT.
LAKES BLVD.

APN 114-340-037, 5000
CATERPILLAR RD.

05-28-2024



AMND-2024-00295

5-28-24

S. Manning Const.

Storm Drain Calculations

APN 114-330-040 4977 Mt. Lakes Blvd

APN 114-340-037 5000 Caterpillar Rd

Pre-development:

Basin A-1

Area = 2.00 AC L = 687'

$\Delta h = 708 - 696 = 12'$

$K = 0.55$

$$T_c = K \left(\frac{L^3}{\Delta h} \right)^{0.2} = 0.55 \left(\frac{687^3}{12} \right)^{0.2} = 17 \text{ min}$$

Landscape = 4771 SF

Hardscape = 6300 SF

Gravel (E) = 51,272 SF

Native = 22,066 SF

Fill slope = 2,836 SF

$$\bar{C} = \frac{4771(0.3) + 6300(0.9) + 51,272(0.1) + 22,066(0.3) + 2,836(0.3)}{87,241}$$

$$\bar{C}_{(E)} = 0.44$$

Basin A-2

Area = 2.94 AC L = 558'

$\Delta h = 708 - 701 = 7'$

$K = 0.55$

$$T_c = K \left(\frac{L^3}{\Delta h} \right)^{0.2} = 0.55 \left(\frac{558^3}{7} \right)^{0.2} = 17 \text{ min}$$

Landscape = 4916 SF

Hard scape = 13,857 SF

Gravel (E) = 49,006 SF

Native = 58,138 SF

$$\bar{C} = \frac{4916(0.3) + 13,857(0.9) + 49,006(0.1) + 58,138(0.3)}{128,066}$$

$$\bar{C}_{(E)} = 0.47$$

AMND-2024-00295

Storm Drain Calculations (cont)

Post Development:

Basin A-1

$$\text{Area} = 2.00 \text{ Ac} \quad L = 687'$$

$$\Delta h = 708 - 696 = 12'$$

$$K = 0.48$$

$$t_c = K \left(\frac{L^3}{\Delta h} \right)^{0.2} = 0.48 \left(\frac{687^3}{12} \right)^{0.2} = 16 \text{ min}$$

$$\text{Landscape} = 4771 \text{ sf}$$

$$\text{Hardscape} = 6,300 \text{ sf} \quad \bar{C} = 6300(0.9) + 4771(0.3) + 73,338(0.6)$$

$$\text{Gravel (T)} = 73,338 \text{ sf} \quad + 2836(0.3) / 87,245$$

$$\text{Fill Slope} = 2,836 \text{ sf} \quad \bar{C} = 0.60$$

Basin A-2

$$\text{Area} = 2.94 \text{ Ac} \quad L = 558'$$

$$\Delta h = 708 - 701 = 7'$$

$$K = 0.48$$

$$t_c = K \left(\frac{L^3}{\Delta h} \right)^{0.2} = 0.48 \left(\frac{558^3}{7} \right)^{0.2} = 14 \text{ min}$$

$$\text{Landscape} = 4916 \text{ sf} \quad \bar{C} = 4916(0.3) + 13857(0.9) + 107140(0.6)$$

$$\text{Hardscape} = 13,857 \text{ sf} \quad / 128,066$$

$$\text{Gravel (T)} = 107,140 \text{ sf} \quad \bar{C} = 0.61$$

AMND-2024-00295

Storm Drain Calculations (Cont)

Basin POND A-1

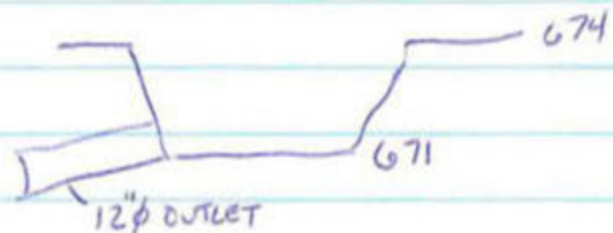
Elev	Area
664	3151 SF
663	2486 SF
662	1854 SF
661	1255 SF



Event	Q_{pre}	Q_{post}^{CSS}	Q_{out}	Max Elev	Volume (CF)
10	2.65	3.84	2.55	662.36	2,328
25	3.32	4.82	3.05	662.74	3,153
100	4.36	6.32	3.62	663.33	4,624

Basin POND A-2

Elev	Area (SF)
674	2883
673	2375
672	1898
671	1452



Event	Q_{pre}	Q_{post}	Q_{out}	Max Elev	Volume (CF)
10	4.16	5.94	4.10	672.67	3,106
25	5.22	7.45	4.86	673.15	4,194
100	6.84	9.77	5.88	673.91	6,196

(3)

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	2.647	1	17	6,749	----	----	----	A-1 PRE
2	Rational	3.841	1	15	8,642	----	----	----	A-1 POST
3	Reservoir	2.553	1	35	8,638	2	662.36	2,328	DPOND A-1
S. MANNING 2024.gpw					Return Period: 10 Year			Wednesday, 05 / 29 / 2024	

Hydrograph Report

2

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 05 / 29 / 2024

Hyd. No. 1

A-1 PRE

Hydrograph type = Rational
Storm frequency = 10 yrs
Time interval = 1 min
Drainage area = 2.000 ac
Intensity = 3.008 in/hr
IDF Curve = 700ELEV.IDF

Peak discharge = 2.647 cfs
Time to peak = 17 min
Hyd. volume = 6,749 cuft
Runoff coeff. = 0.44
Tc by User = 17.00 min
Asc/Rec limb fact = 1/4



Hydrograph Report

3

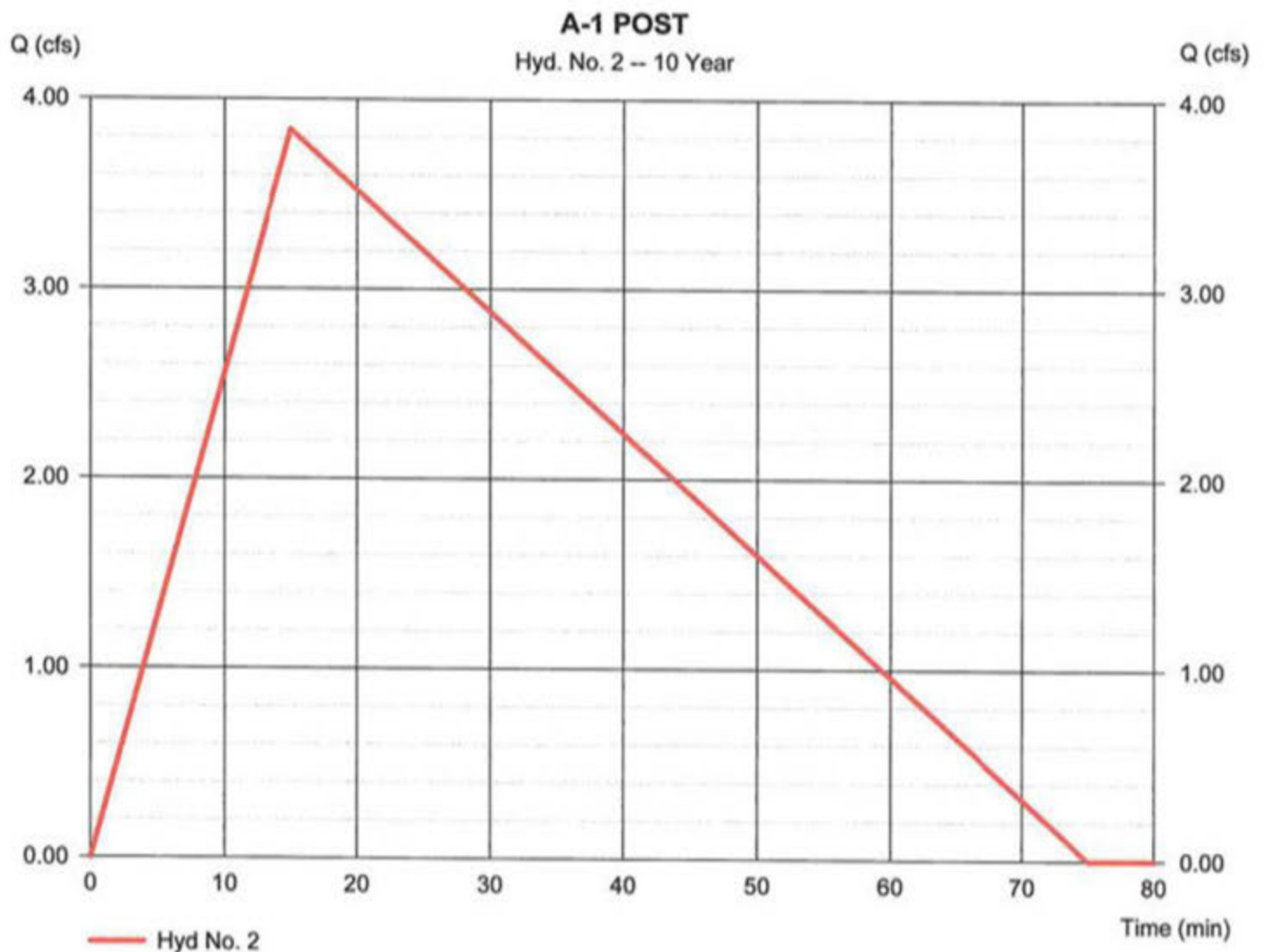
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 05 / 29 / 2024

Hyd. No. 2

A-1 POST

Hydrograph type	= Rational	Peak discharge	= 3.841 cfs
Storm frequency	= 10 yrs	Time to peak	= 15 min
Time interval	= 1 min	Hyd. volume	= 8,642 cuft
Drainage area	= 2.000 ac	Runoff coeff.	= 0.6
Intensity	= 3.201 in/hr	Tc by User	= 15.00 min
IDF Curve	= 700ELEV.IDF	Asc/Rec limb fact	= 1/4



Hydrograph Report

4

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

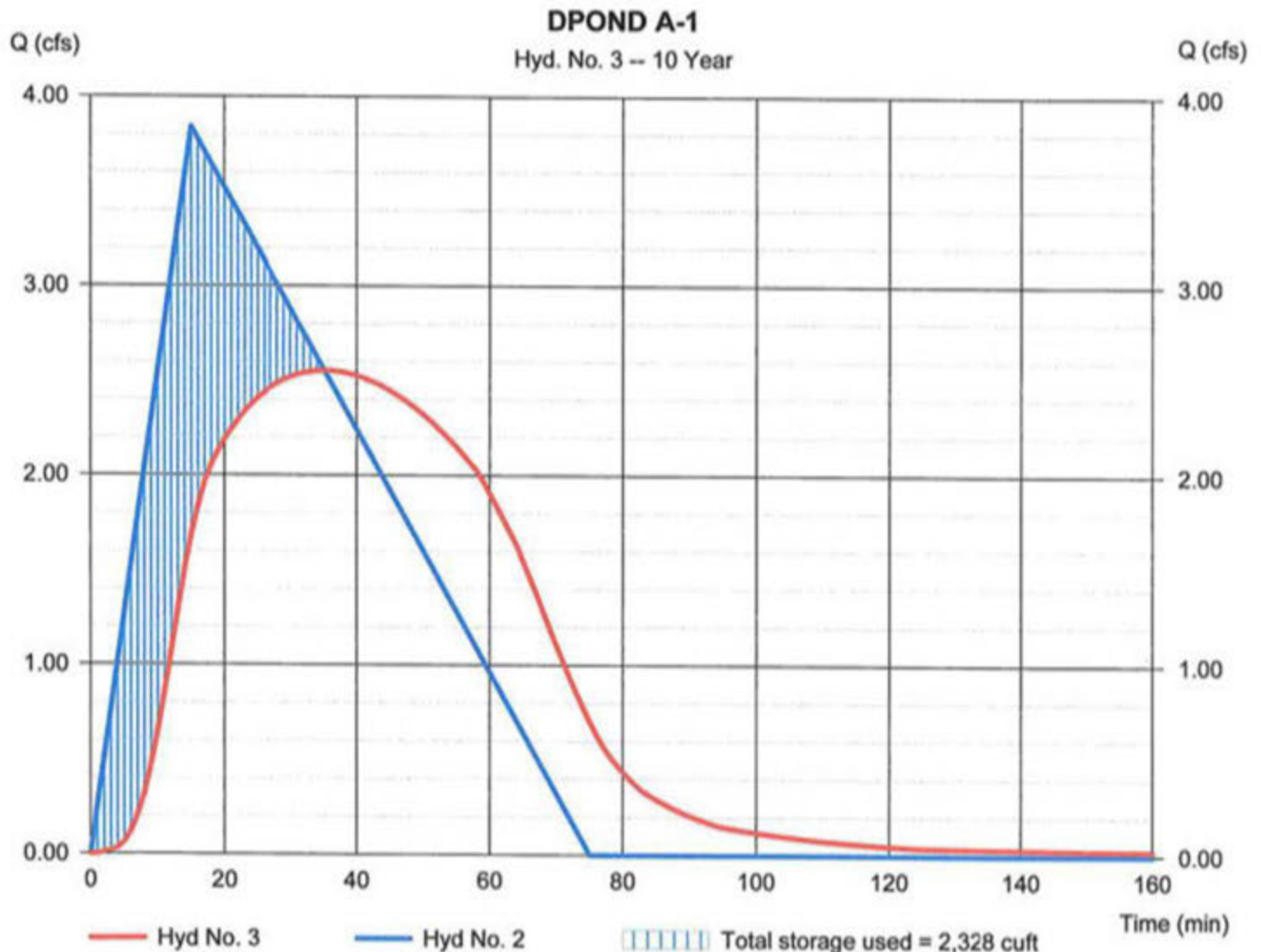
Wednesday, 05 / 29 / 2024

Hyd. No. 3

DPOND A-1

Hydrograph type	= Reservoir	Peak discharge	= 2.553 cfs
Storm frequency	= 10 yrs	Time to peak	= 35 min
Time interval	= 1 min	Hyd. volume	= 8,638 cuft
Inflow hyd. No.	= 2 - A-1 POST	Max. Elevation	= 662.36 ft
Reservoir name	= POND A-1	Max. Storage	= 2,328 cuft

Storage Indication method used.



Pond Report

Pond No. 1 - POND A-1

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 661.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	661.00	1,255	0	0
1.00	662.00	1,854	1,545	1,545
2.00	663.00	2,486	2,162	3,707
3.00	664.00	3,151	2,812	6,518

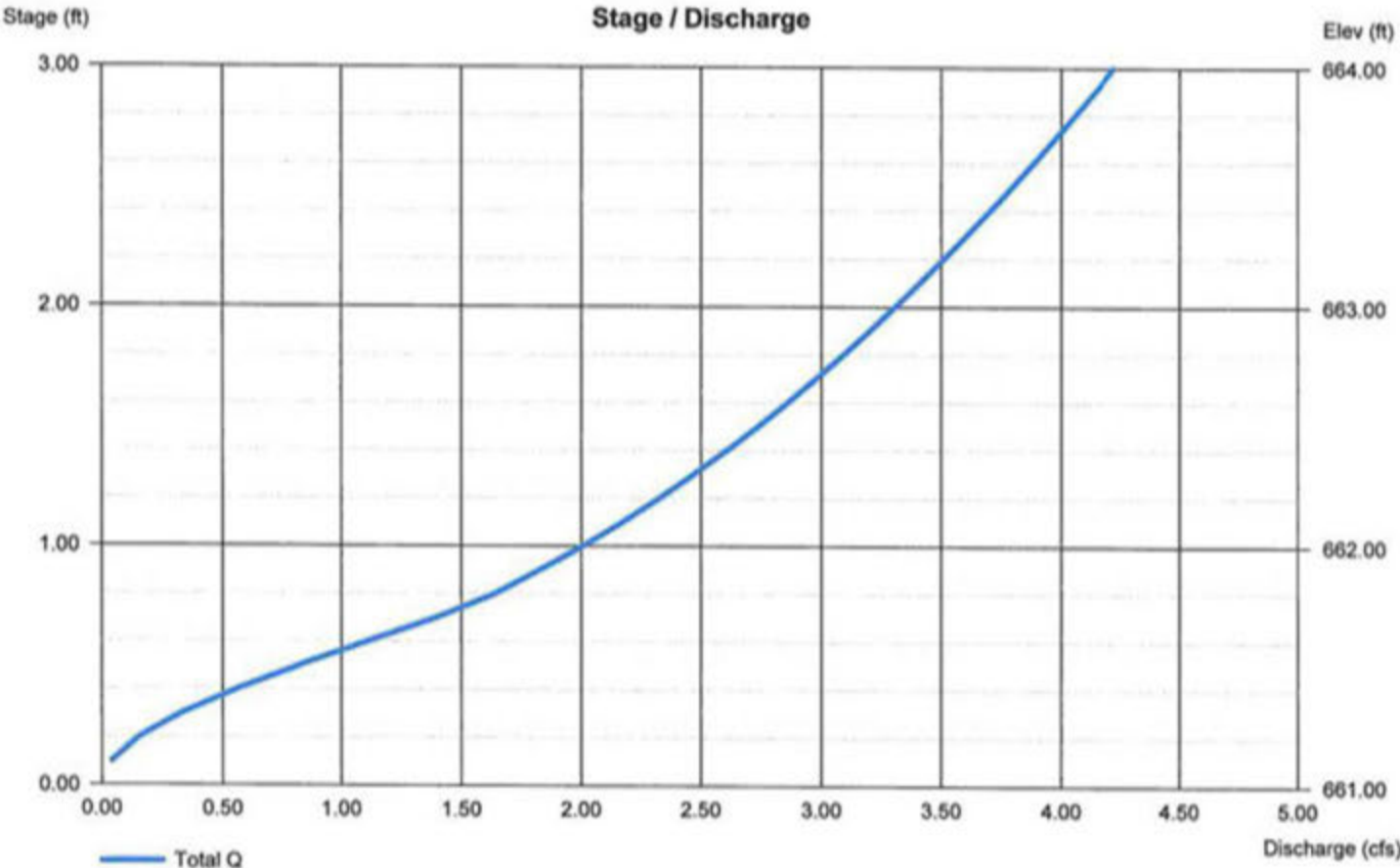
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 10.00	0.00	0.00	0.00
Span (in)	= 10.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 661.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	3.320	1	17	8,467	----	----	----	A-1 PRE
2	Rational	4.816	1	15	10,836	----	----	----	A-1 POST
3	Reservoir	3.024	1	37	10,832	2	662.74	3,153	DPOND A-1
S. MANNING 2024.gpw					Return Period: 25 Year			Wednesday, 05 / 29 / 2024	

Hydrograph Report

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Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

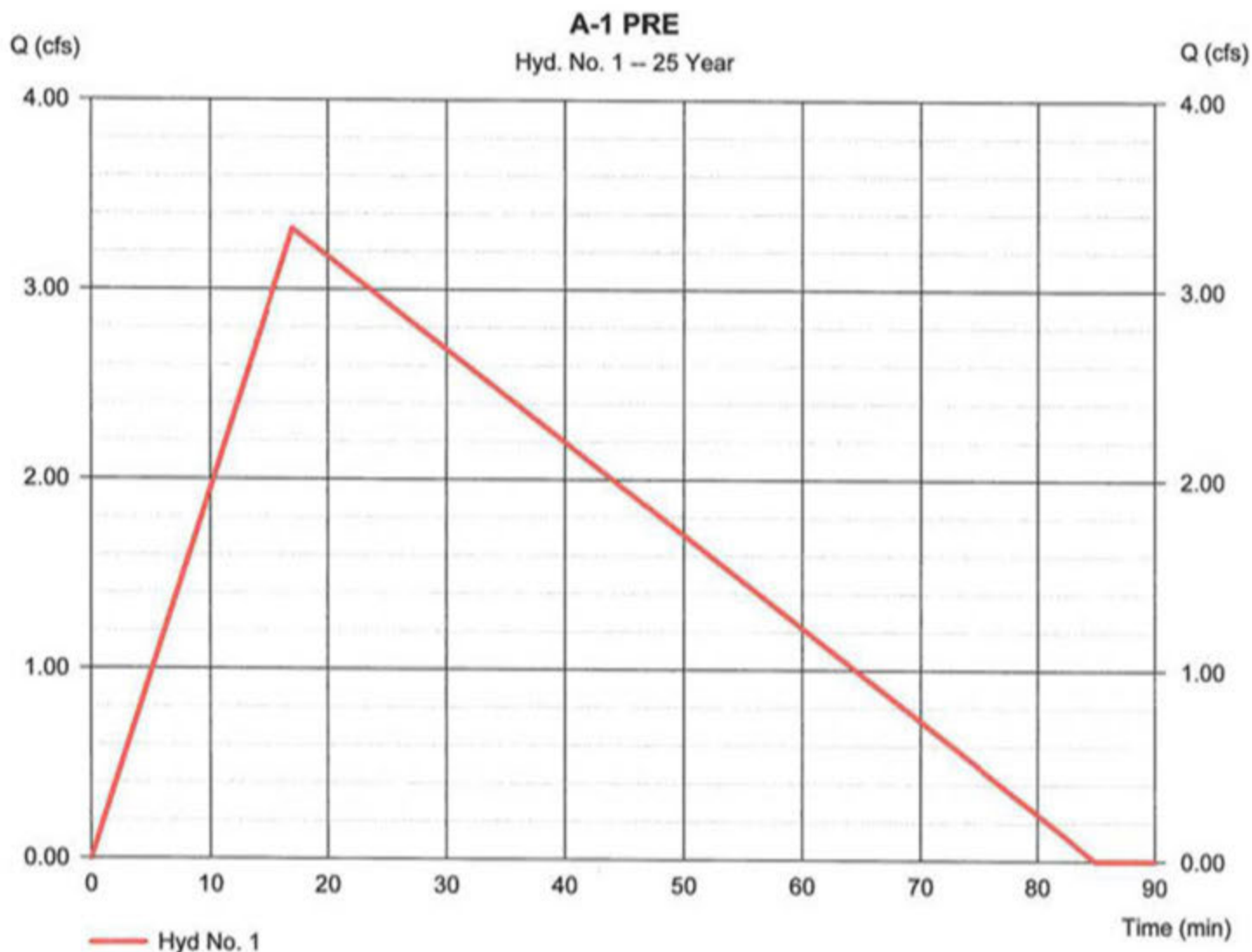
Wednesday, 05 / 29 / 2024

Hyd. No. 1

A-1 PRE

Hydrograph type = Rational
Storm frequency = 25 yrs
Time interval = 1 min
Drainage area = 2.000 ac
Intensity = 3.773 in/hr
IDF Curve = 700ELEV.IDF

Peak discharge = 3.320 cfs
Time to peak = 17 min
Hyd. volume = 8,467 cuft
Runoff coeff. = 0.44
Tc by User = 17.00 min
Asc/Rec limb fact = 1/4



Hydrograph Report

8

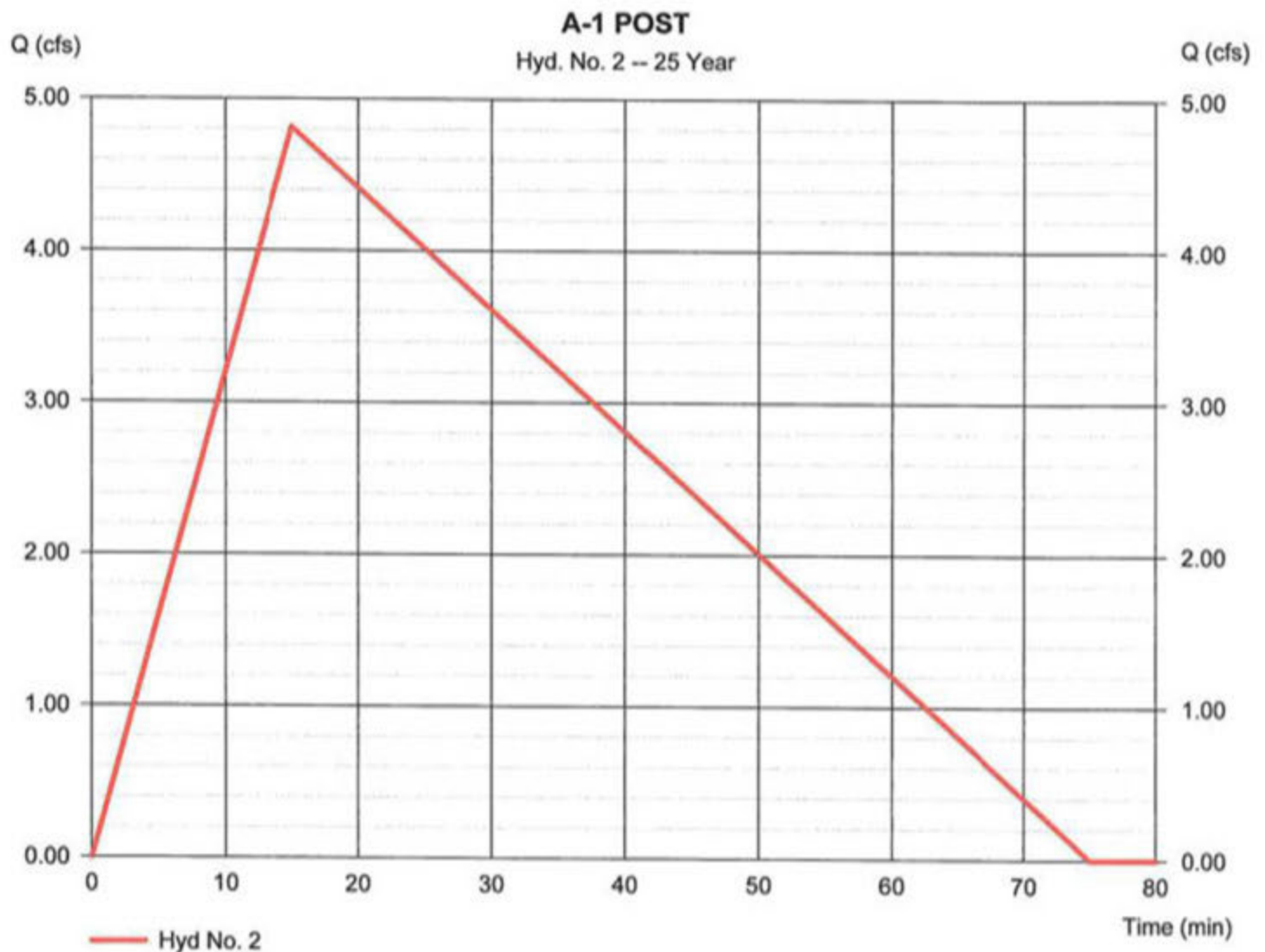
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 05 / 29 / 2024

Hyd. No. 2

A-1 POST

Hydrograph type	= Rational	Peak discharge	= 4.816 cfs
Storm frequency	= 25 yrs	Time to peak	= 15 min
Time interval	= 1 min	Hyd. volume	= 10,836 cuft
Drainage area	= 2.000 ac	Runoff coeff.	= 0.6
Intensity	= 4.013 in/hr	Tc by User	= 15.00 min
IDF Curve	= 700ELEV.IDF	Asc/Rec limb fact	= 1/4



Hydrograph Report

9

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

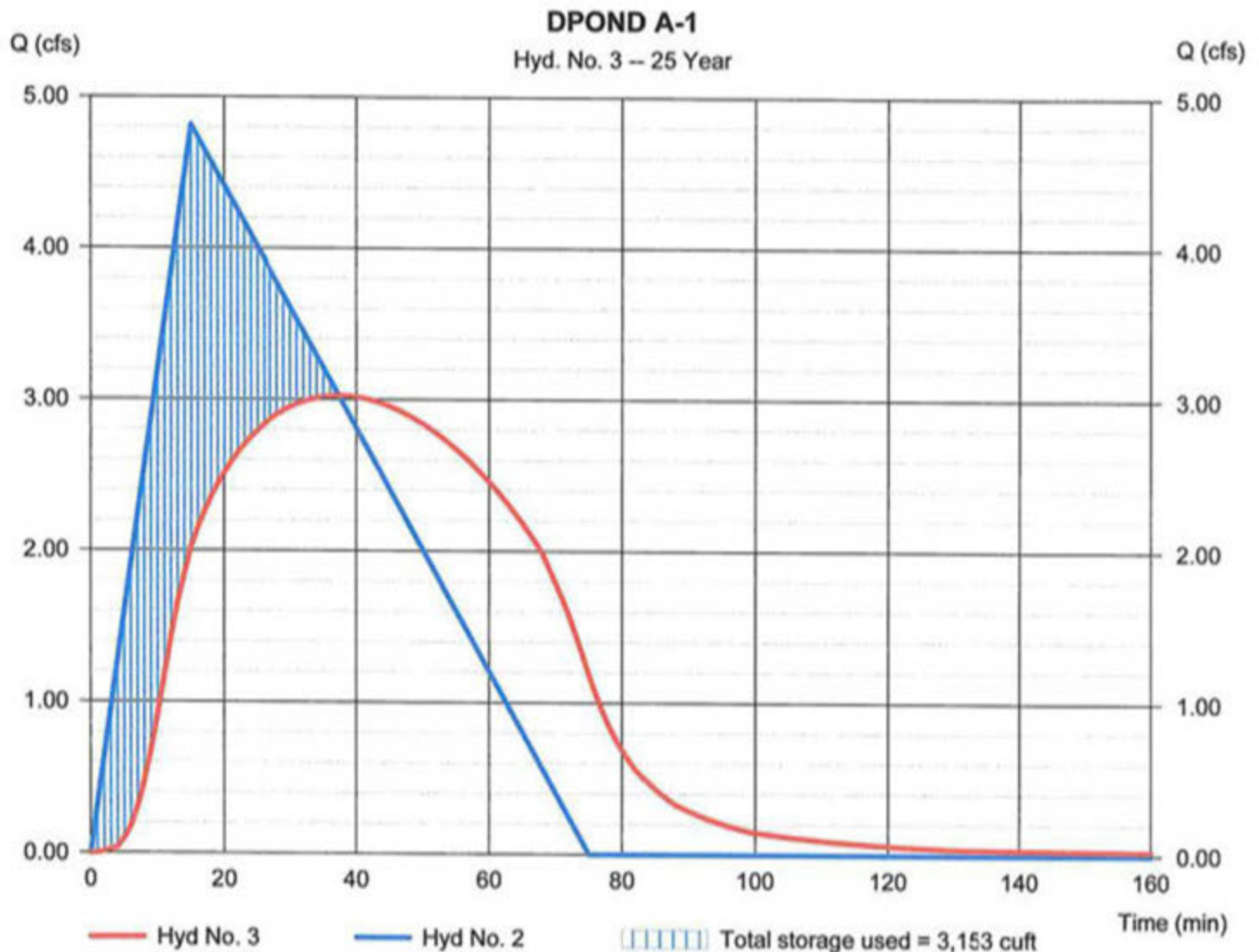
Wednesday, 05 / 29 / 2024

Hyd. No. 3

DPOND A-1

Hydrograph type	= Reservoir	Peak discharge	= 3.024 cfs
Storm frequency	= 25 yrs	Time to peak	= 37 min
Time interval	= 1 min	Hyd. volume	= 10,832 cuft
Inflow hyd. No.	= 2 - A-1 POST	Max. Elevation	= 662.74 ft
Reservoir name	= POND A-1	Max. Storage	= 3,153 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	4.356	1	17	11,108	----	----	----	A-1 PRE
2	Rational	6.320	1	15	14,219	----	----	----	A-1 POST
3	Reservoir	3.628	1	41	14,215	2	663.33	4,624	DPOND A-1
S. MANNING 2024.gpw					Return Period: 100 Year			Wednesday, 05 / 29 / 2024	

Hydrograph Report

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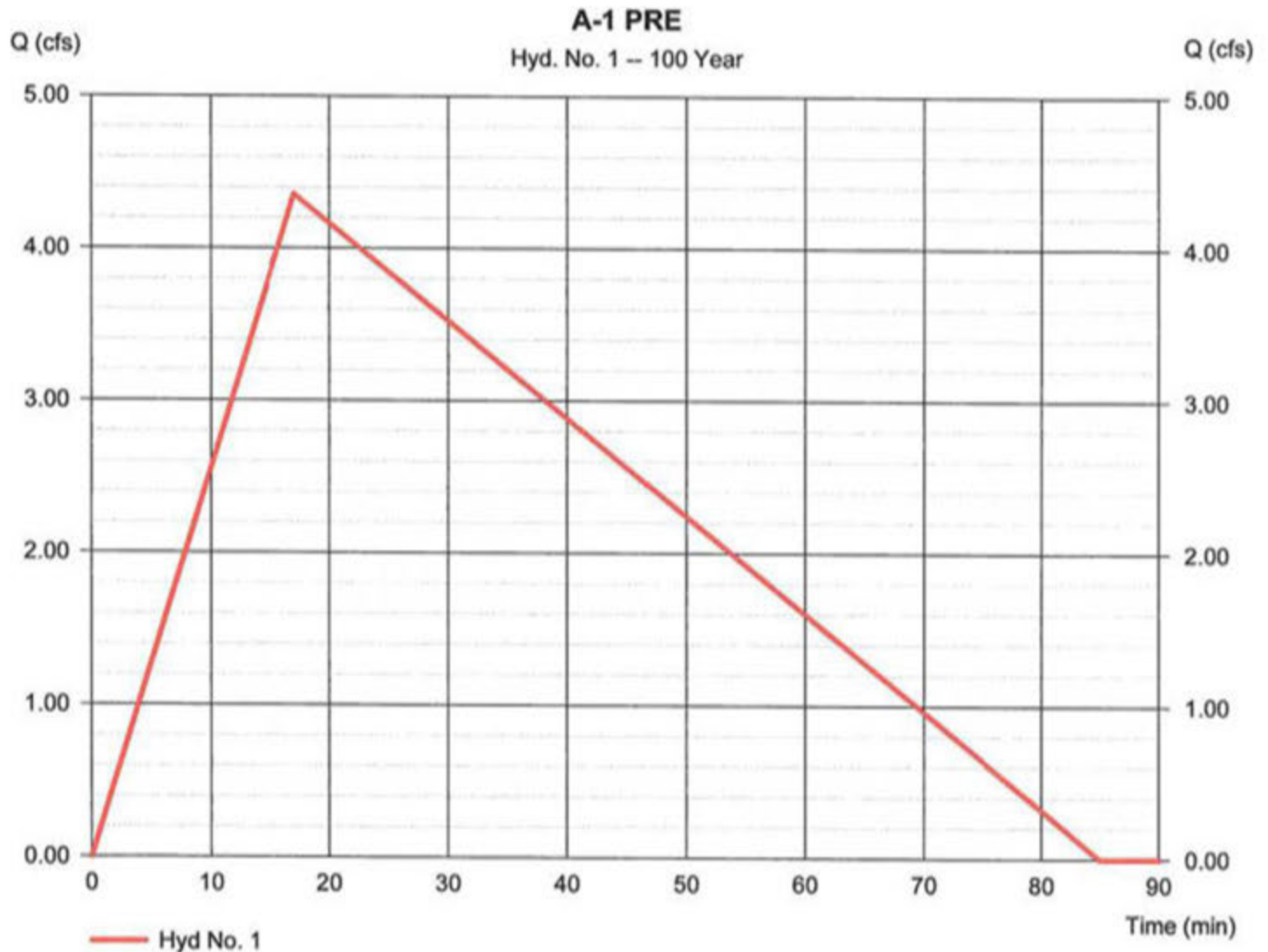
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 05 / 29 / 2024

Hyd. No. 1

A-1 PRE

Hydrograph type	= Rational	Peak discharge	= 4.356 cfs
Storm frequency	= 100 yrs	Time to peak	= 17 min
Time interval	= 1 min	Hyd. volume	= 11,108 cuft
Drainage area	= 2.000 ac	Runoff coeff.	= 0.44
Intensity	= 4.950 in/hr	Tc by User	= 17.00 min
IDF Curve	= 700ELEV.IDF	Asc/Rec limb fact	= 1/4



Hydrograph Report

12

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

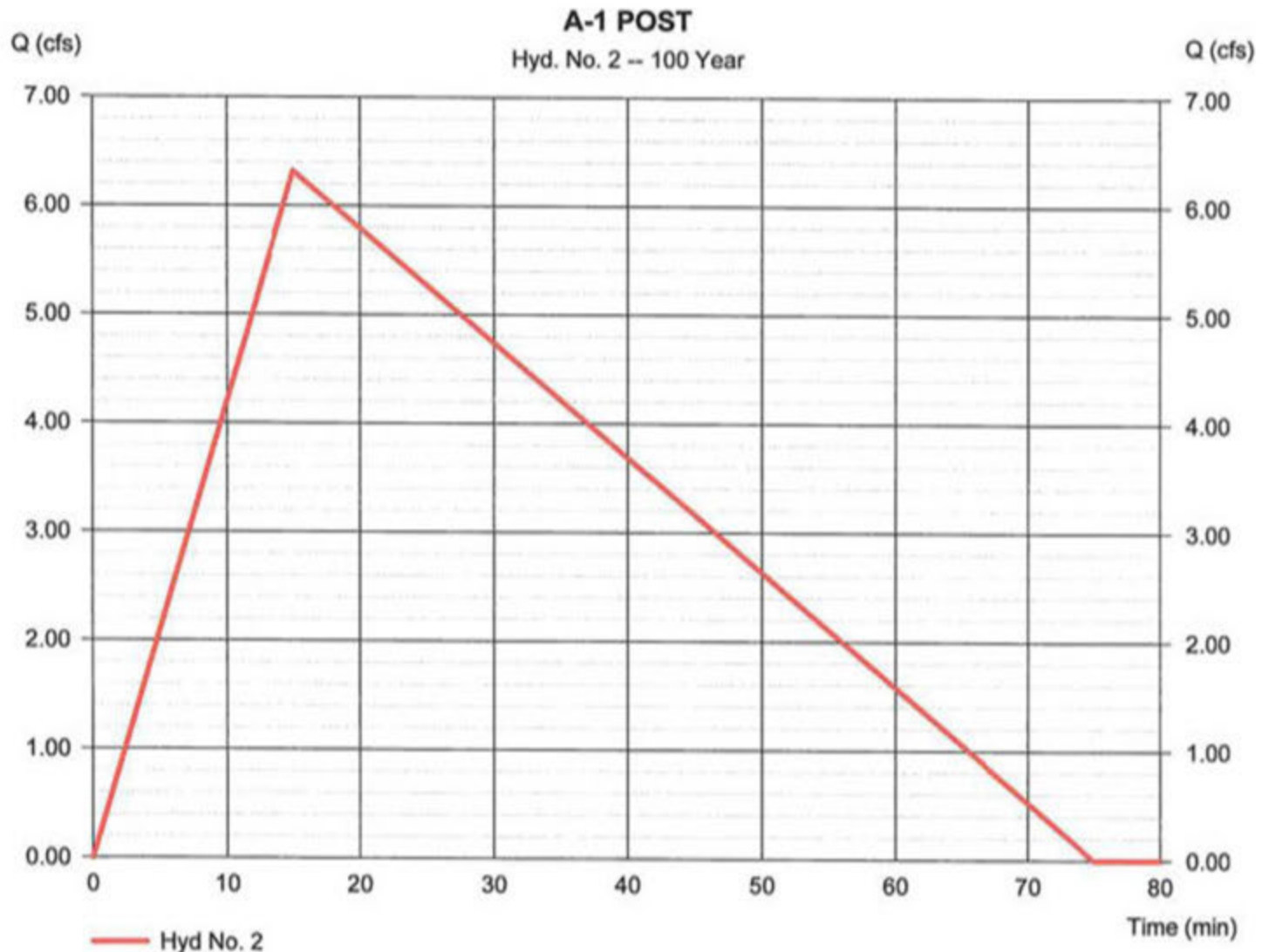
Wednesday, 05 / 29 / 2024

Hyd. No. 2

A-1 POST

Hydrograph type = Rational
Storm frequency = 100 yrs
Time interval = 1 min
Drainage area = 2.000 ac
Intensity = 5.266 in/hr
IDF Curve = 700ELEV.IDF

Peak discharge = 6.320 cfs
Time to peak = 15 min
Hyd. volume = 14,219 cuft
Runoff coeff. = 0.6
Tc by User = 15.00 min
Asc/Rec limb fact = 1/4



Hydrograph Report

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Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

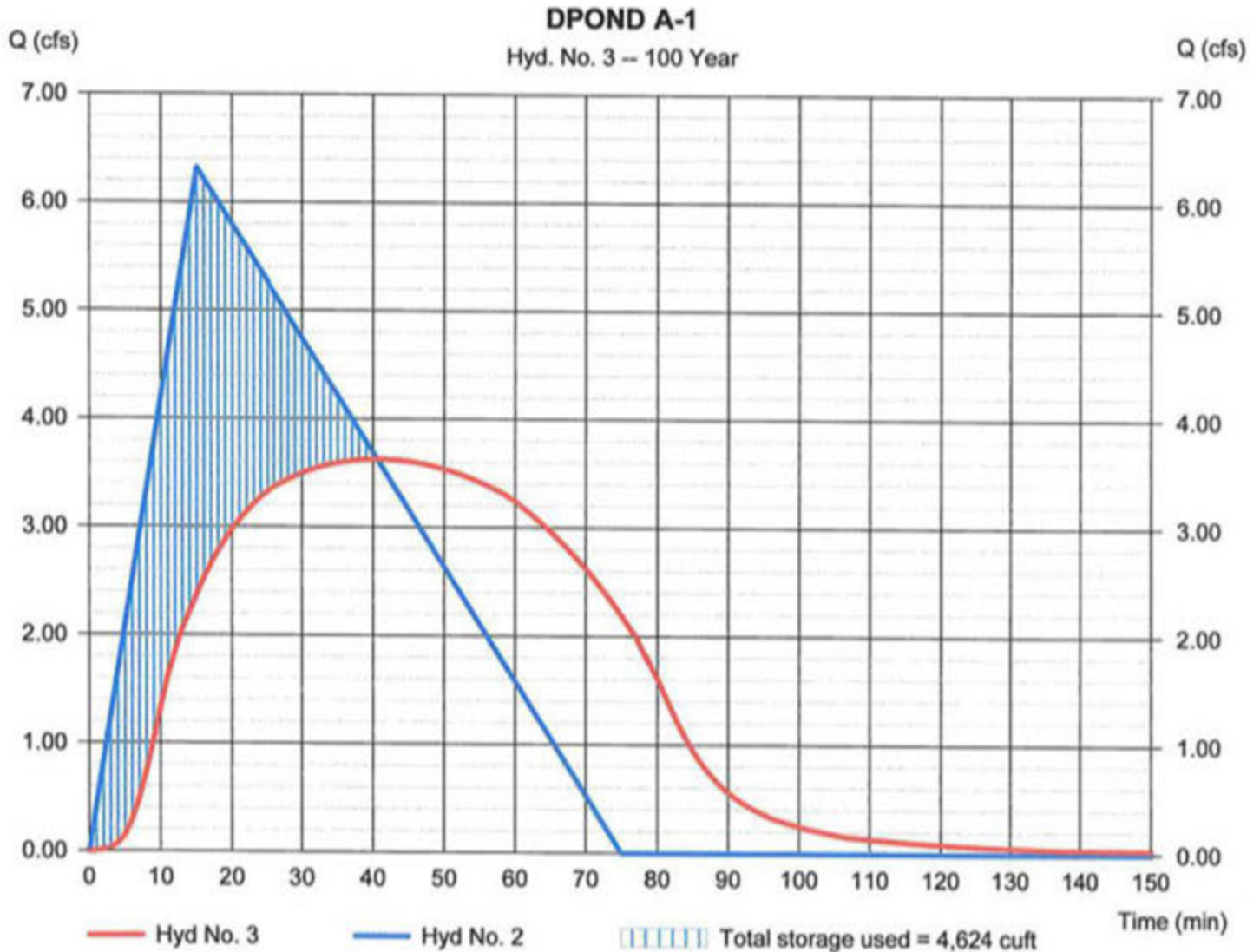
Wednesday, 05 / 29 / 2024

Hyd. No. 3

DPOND A-1

Hydrograph type	= Reservoir	Peak discharge	= 3.628 cfs
Storm frequency	= 100 yrs	Time to peak	= 41 min
Time interval	= 1 min	Hyd. volume	= 14,215 cuft
Inflow hyd. No.	= 2 - A-1 POST	Max. Elevation	= 663.33 ft
Reservoir name	= POND A-1	Max. Storage	= 4,624 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	4.156	1	17	10,598	----	----	----	A-2 PRE
2	Rational	5.939	1	14	12,471	----	----	----	A-2 POST
3	Reservoir	4.096	1	31	12,467	2	672.67	3,106	POND A-2
\\Server\Work Folder\HYDROFLOWS.MAN\10 year							Wednesday, 05 / 29 / 2024		

Hydrograph Report

2

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

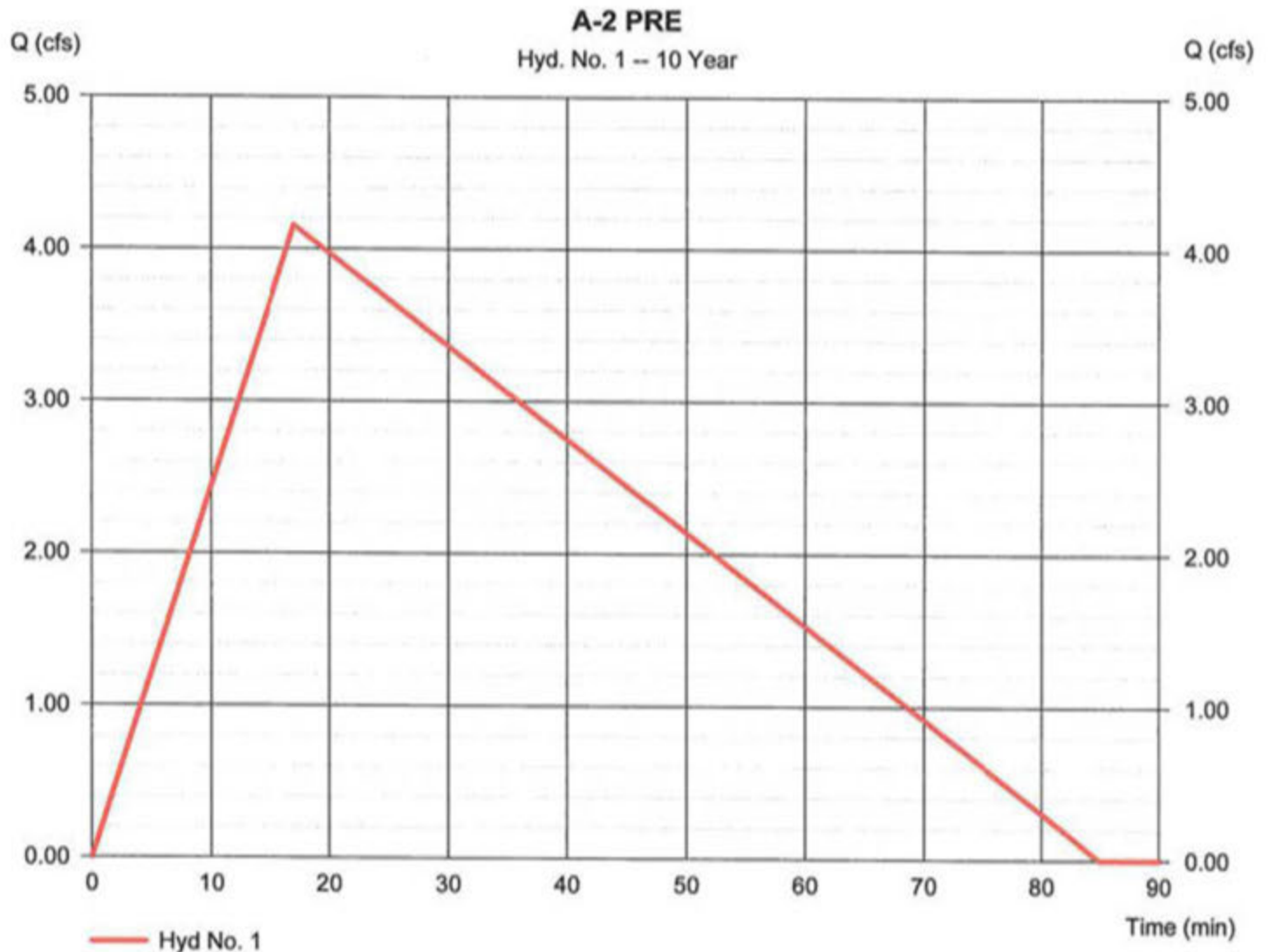
Wednesday, 05 / 29 / 2024

Hyd. No. 1

A-2 PRE

Hydrograph type = Rational
Storm frequency = 10 yrs
Time interval = 1 min
Drainage area = 2.940 ac
Intensity = 3.008 in/hr
IDF Curve = 700ELEV.IDF

Peak discharge = 4.156 cfs
Time to peak = 17 min
Hyd. volume = 10,598 cuft
Runoff coeff. = 0.47
Tc by User = 17.00 min
Asc/Rec limb fact = 1/4



Hydrograph Report

3

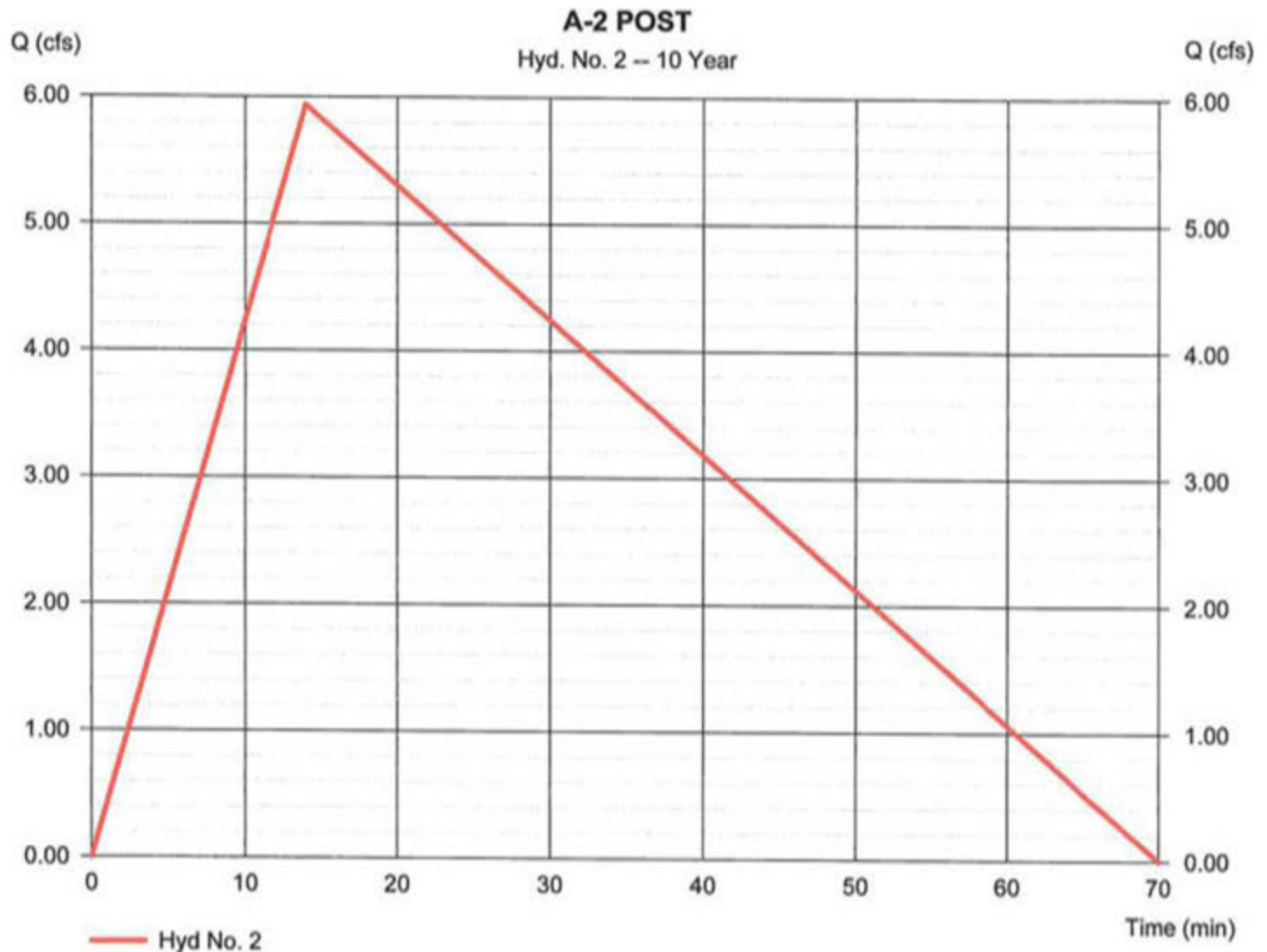
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 05 / 29 / 2024

Hyd. No. 2

A-2 POST

Hydrograph type	= Rational	Peak discharge	= 5.939 cfs
Storm frequency	= 10 yrs	Time to peak	= 14 min
Time interval	= 1 min	Hyd. volume	= 12,471 cuft
Drainage area	= 2.940 ac	Runoff coeff.	= 0.61
Intensity	= 3.311 in/hr	Tc by User	= 14.00 min
IDF Curve	= 700ELEV.IDF	Asc/Rec limb fact	= 1/4



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

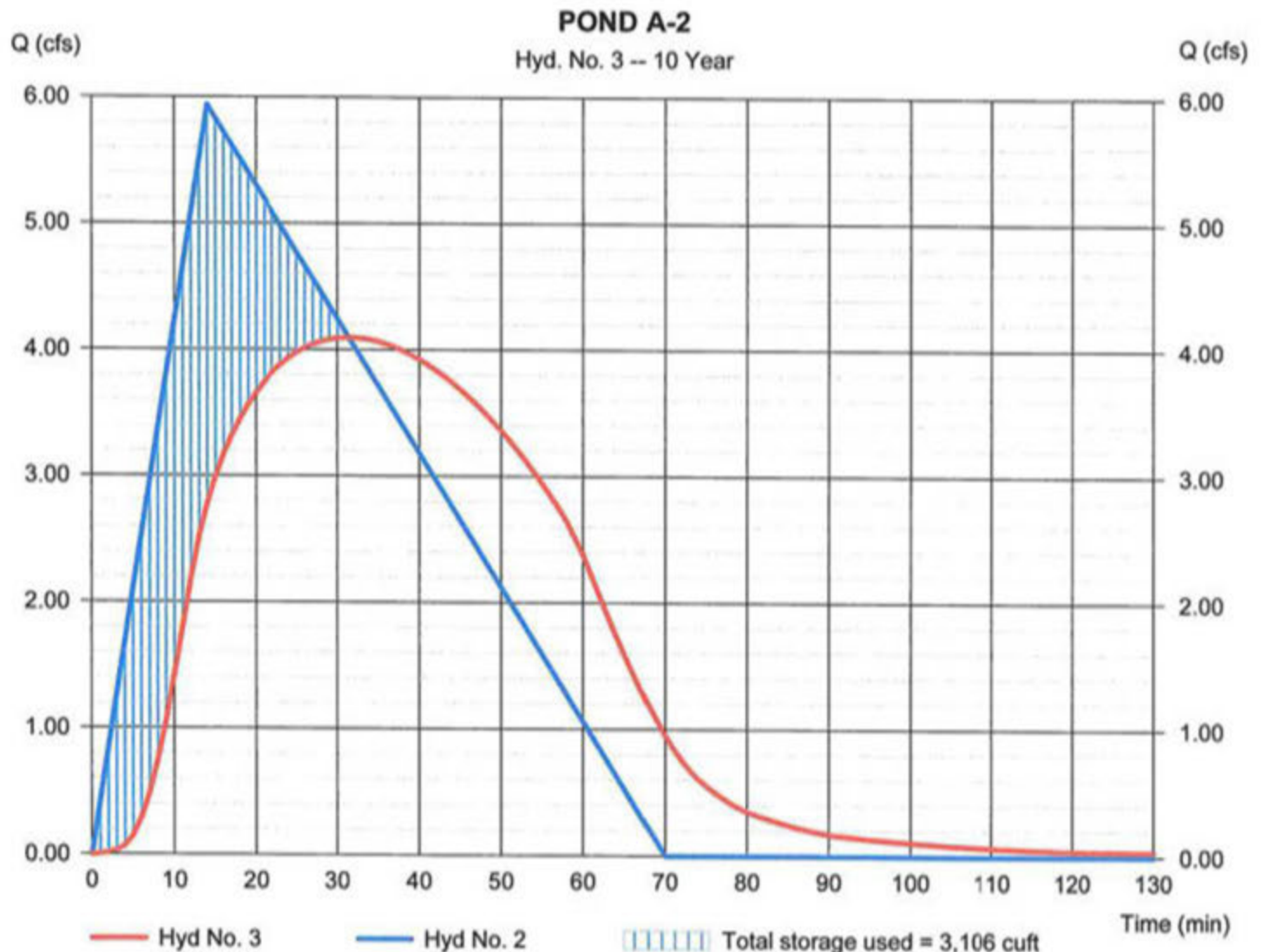
Wednesday, 05 / 29 / 2024

Hyd. No. 3

POND A-2

Hydrograph type	= Reservoir	Peak discharge	= 4.096 cfs
Storm frequency	= 10 yrs	Time to peak	= 31 min
Time interval	= 1 min	Hyd. volume	= 12,467 cuft
Inflow hyd. No.	= 2 - A-2 POST	Max. Elevation	= 672.67 ft
Reservoir name	= POND A-2	Max. Storage	= 3,106 cuft

Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 05 / 29 / 2024

Pond No. 1 - POND A-2

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 671.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	671.00	1,452	0	0
1.00	672.00	1,898	1,670	1,670
2.00	673.00	2,375	2,132	3,802
3.00	674.00	2,883	2,625	6,426

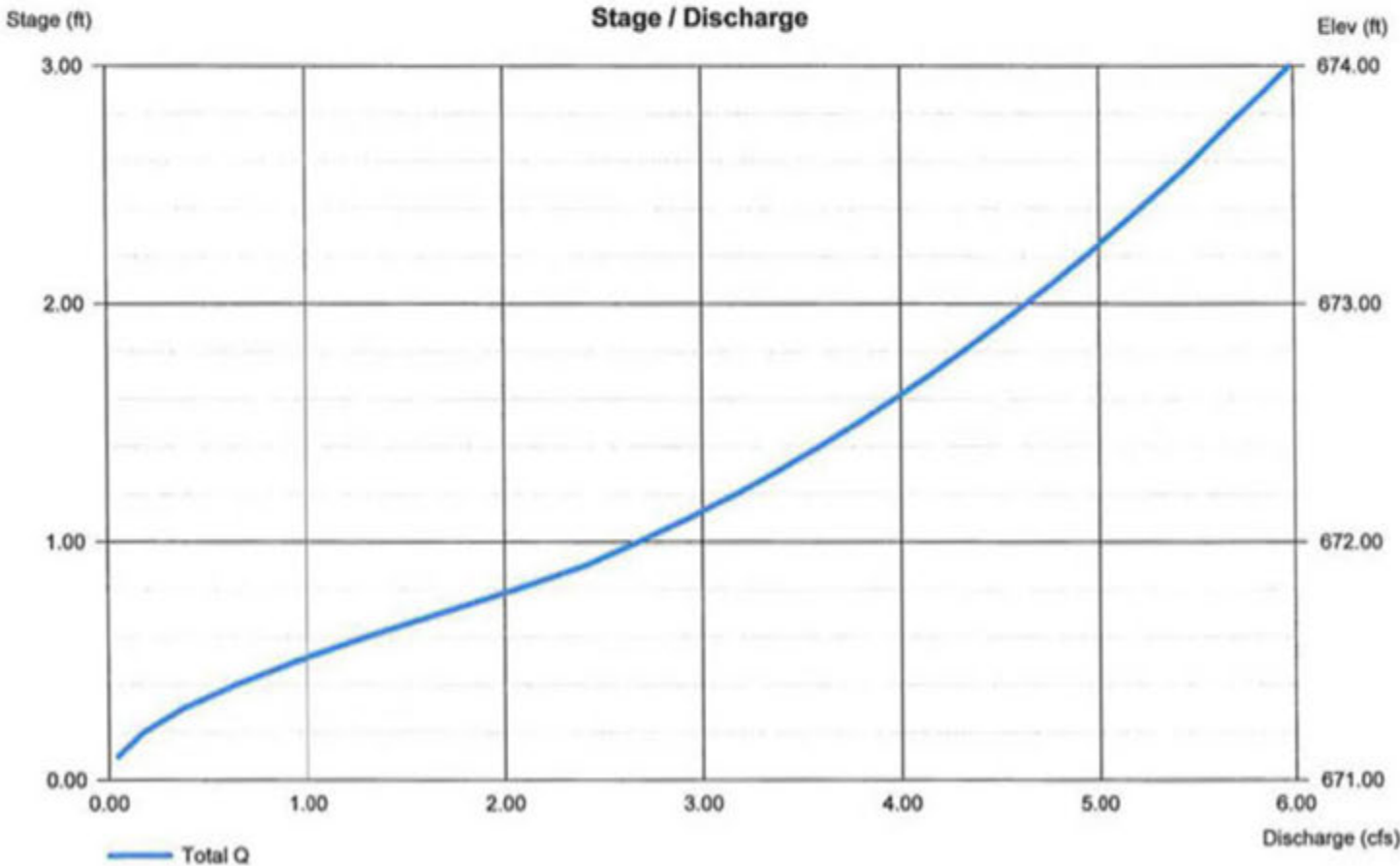
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	0.00	0.00	0.00
Span (in)	= 12.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 671.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	5.214	1	17	13,295	----	----	----	A-2 PRE
2	Rational	7.444	1	14	15,633	----	----	----	A-2 POST
3	Reservoir	4.856	1	33	15,629	2	673.15	4,194	POND A-2
\\Server\Work Folder\HYDROFLOWS.MAN\HMA 2022\25 year HMA 2022 25 year 25 year									Wednesday, 05 / 29 / 2024

Hydrograph Report

7

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

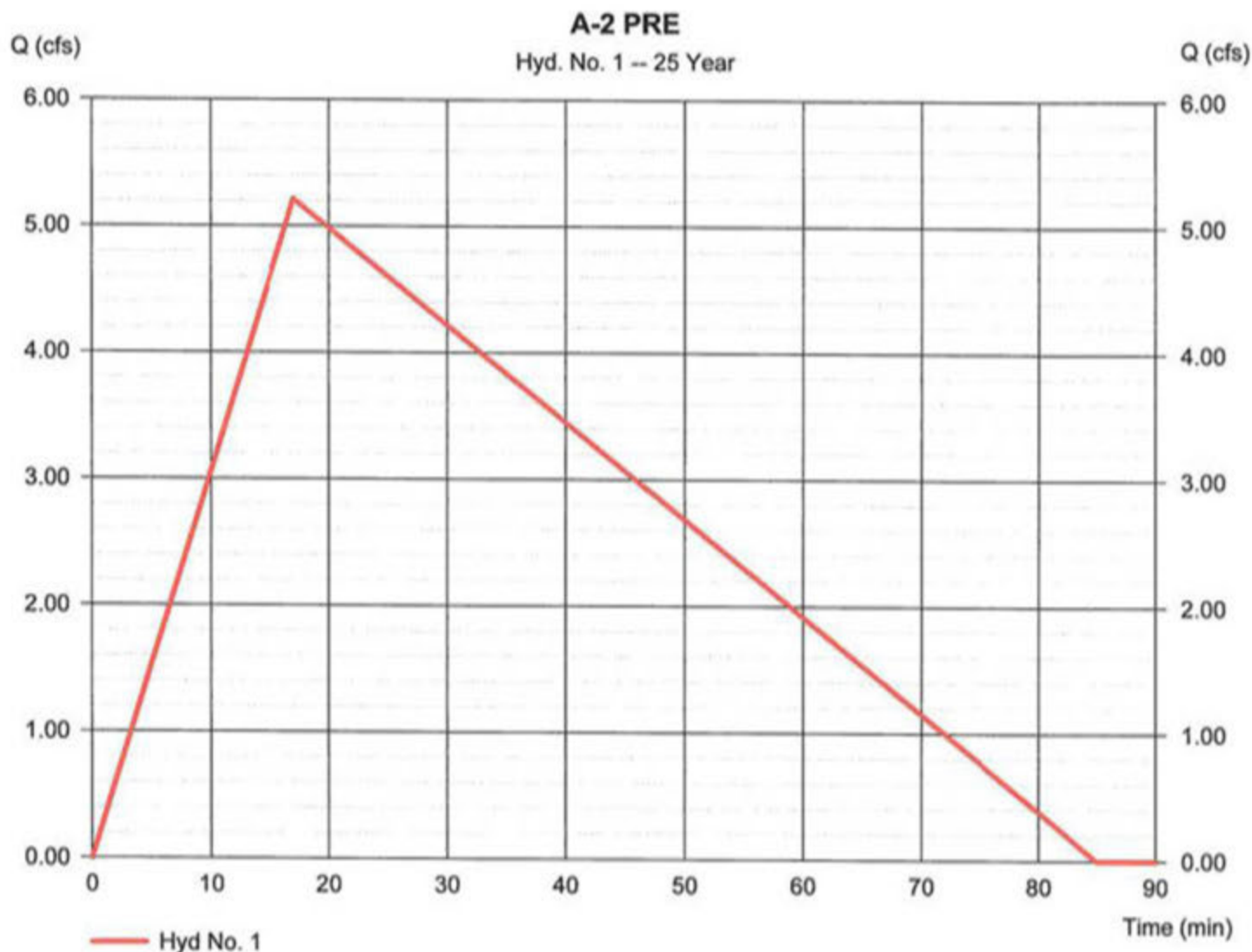
Wednesday, 05 / 29 / 2024

Hyd. No. 1

A-2 PRE

Hydrograph type = Rational
Storm frequency = 25 yrs
Time interval = 1 min
Drainage area = 2.940 ac
Intensity = 3.773 in/hr
IDF Curve = 700ELEV.IDF

Peak discharge = 5.214 cfs
Time to peak = 17 min
Hyd. volume = 13,295 cuft
Runoff coeff. = 0.47
Tc by User = 17.00 min
Asc/Rec limb fact = 1/4



Hydrograph Report

8

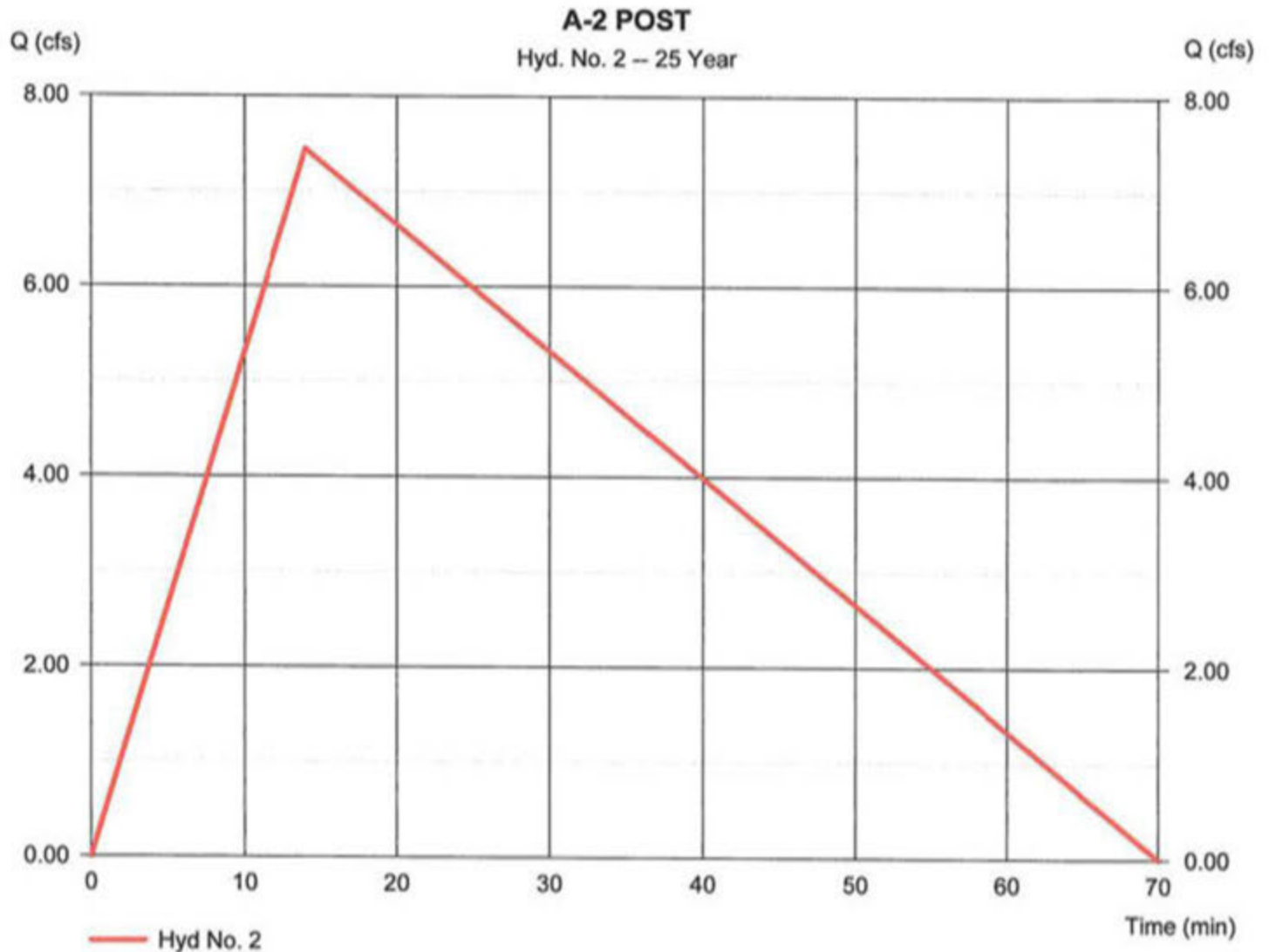
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 05 / 29 / 2024

Hyd. No. 2

A-2 POST

Hydrograph type	= Rational	Peak discharge	= 7.444 cfs
Storm frequency	= 25 yrs	Time to peak	= 14 min
Time interval	= 1 min	Hyd. volume	= 15,633 cuft
Drainage area	= 2.940 ac	Runoff coeff.	= 0.61
Intensity	= 4.151 in/hr	Tc by User	= 14.00 min
IDF Curve	= 700ELEV.IDF	Asc/Rec limb fact	= 1/4



Hydrograph Report

9

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

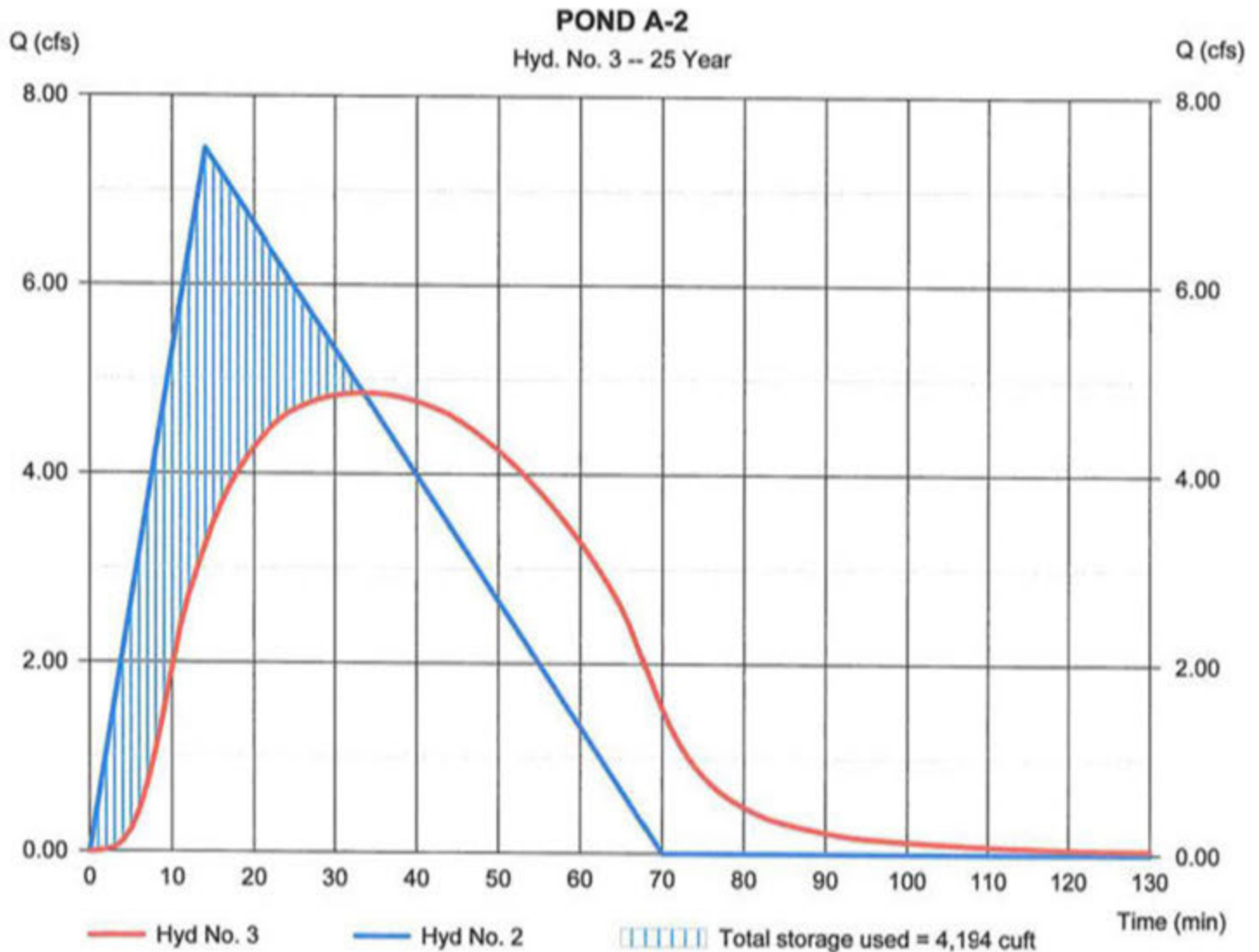
Wednesday, 05 / 29 / 2024

Hyd. No. 3

POND A-2

Hydrograph type	= Reservoir	Peak discharge	= 4.856 cfs
Storm frequency	= 25 yrs	Time to peak	= 33 min
Time interval	= 1 min	Hyd. volume	= 15,629 cuft
Inflow hyd. No.	= 2 - A-2 POST	Max. Elevation	= 673.15 ft
Reservoir name	= POND A-2	Max. Storage	= 4,194 cuft

Storage Indication method used.



Hydrograph Report

11

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

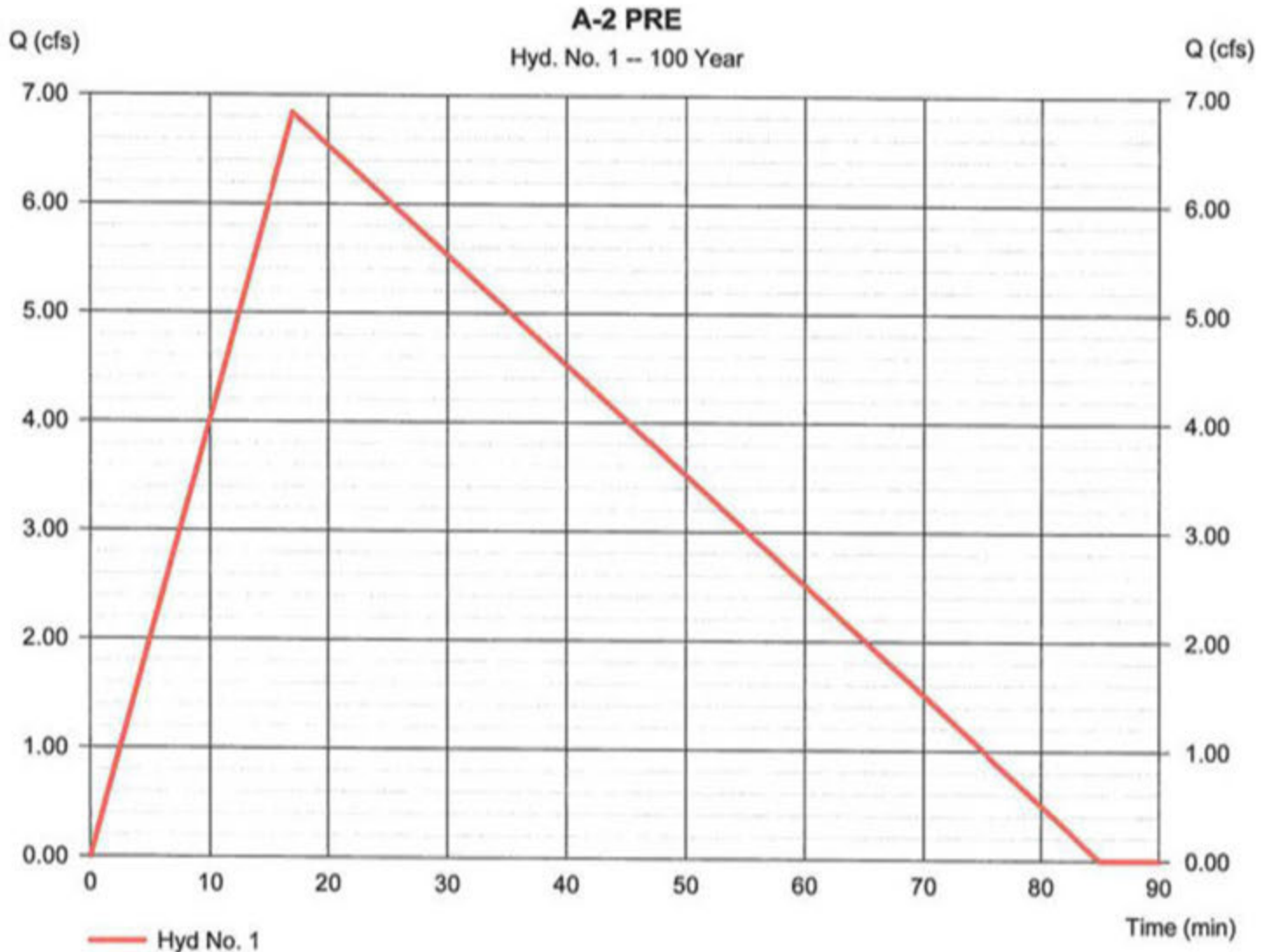
Wednesday, 05 / 29 / 2024

Hyd. No. 1

A-2 PRE

Hydrograph type = Rational
Storm frequency = 100 yrs
Time interval = 1 min
Drainage area = 2.940 ac
Intensity = 4.950 in/hr
IDF Curve = 700ELEV.IDF

Peak discharge = 6.840 cfs
Time to peak = 17 min
Hyd. volume = 17,443 cuft
Runoff coeff. = 0.47
Tc by User = 17.00 min
Asc/Rec limb fact = 1/4



Hydrograph Report

12

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

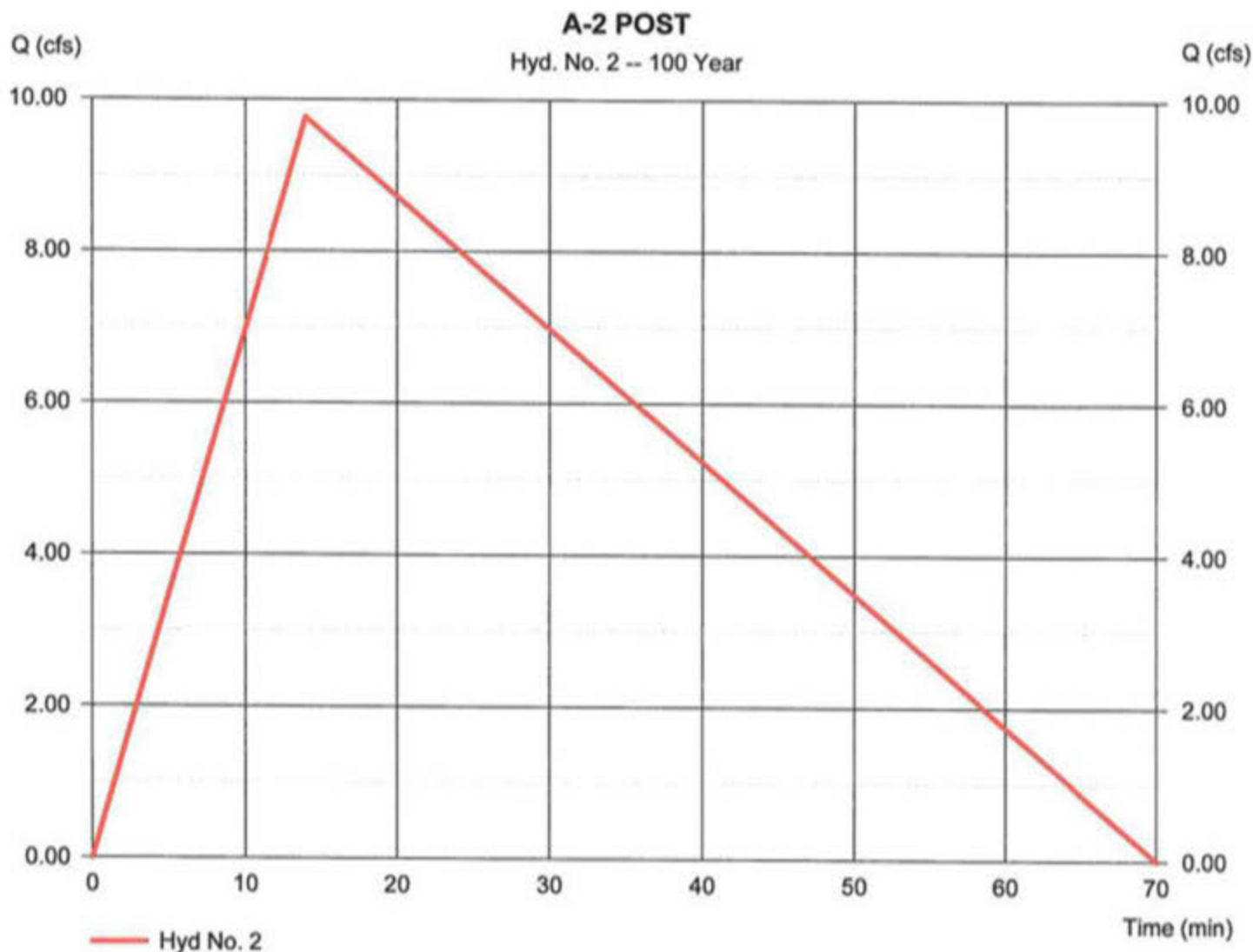
Wednesday, 05 / 29 / 2024

Hyd. No. 2

A-2 POST

Hydrograph type = Rational
Storm frequency = 100 yrs
Time interval = 1 min
Drainage area = 2.940 ac
Intensity = 5.448 in/hr
IDF Curve = 700ELEV.IDF

Peak discharge = 9.770 cfs
Time to peak = 14 min
Hyd. volume = 20,516 cuft
Runoff coeff. = 0.61
Tc by User = 14.00 min
Asc/Rec limb fact = 1/4



Hydrograph Report

13

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

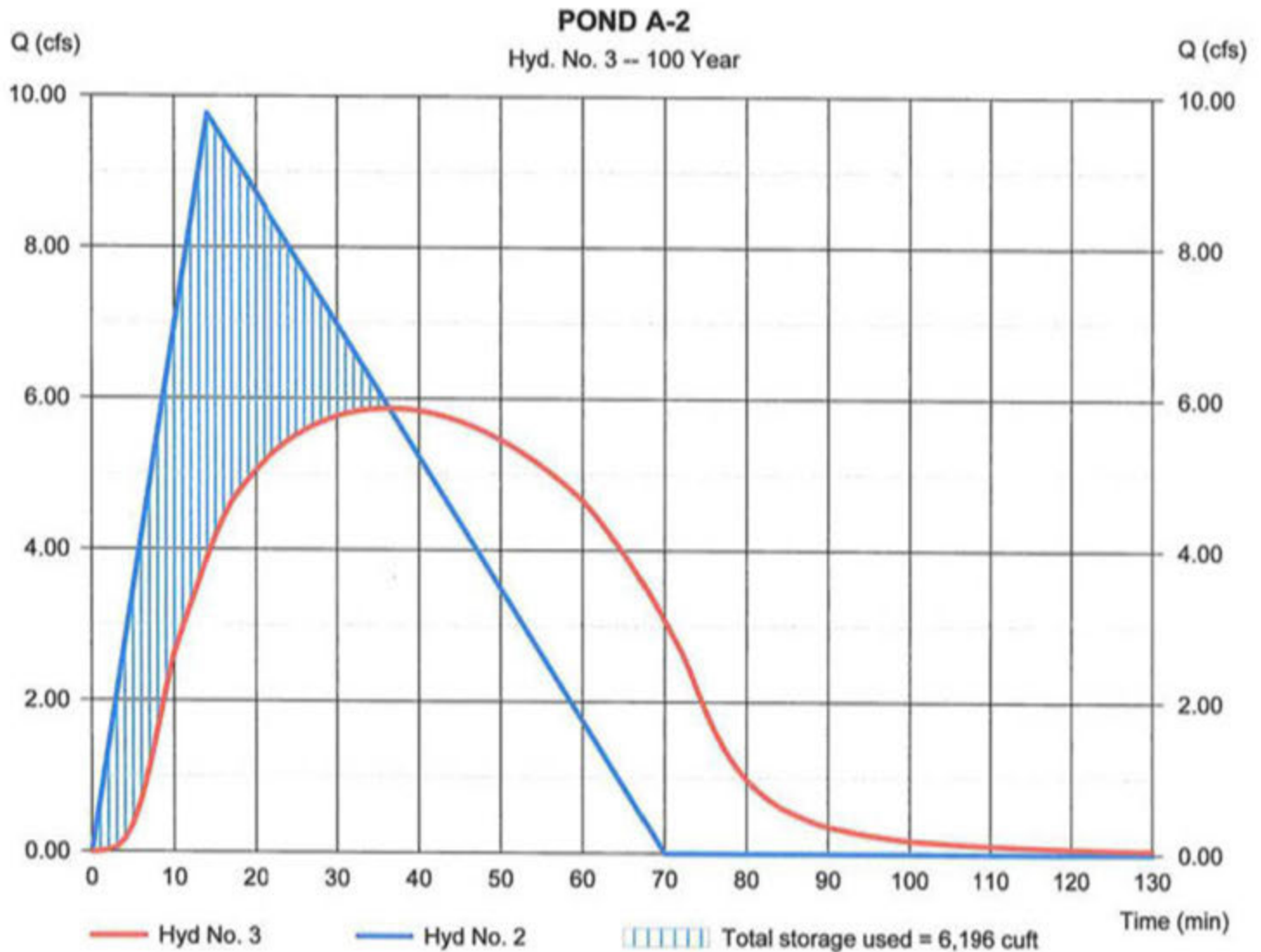
Wednesday, 05 / 29 / 2024

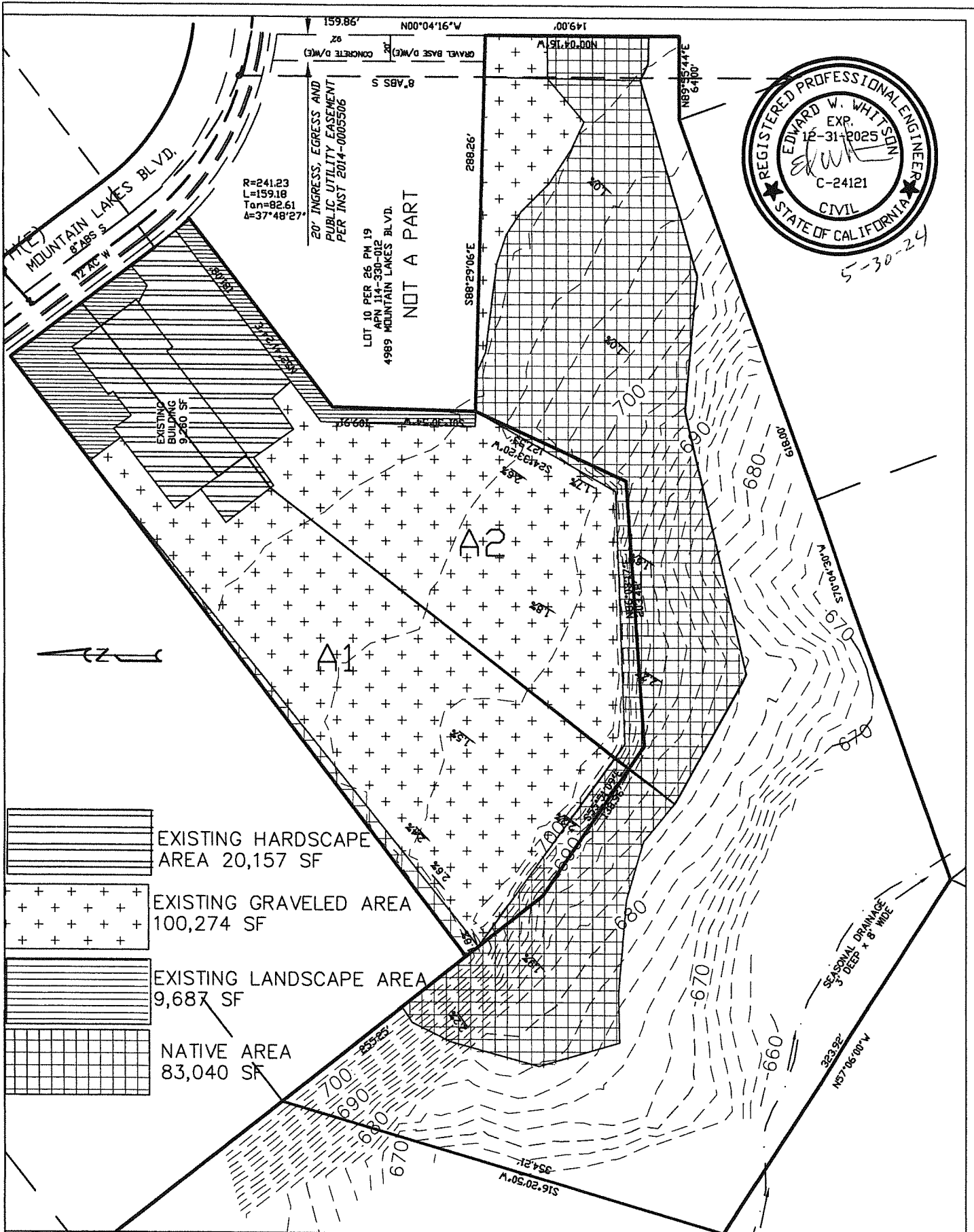
Hyd. No. 3

POND A-2

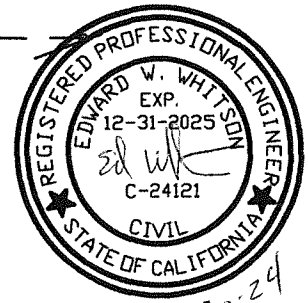
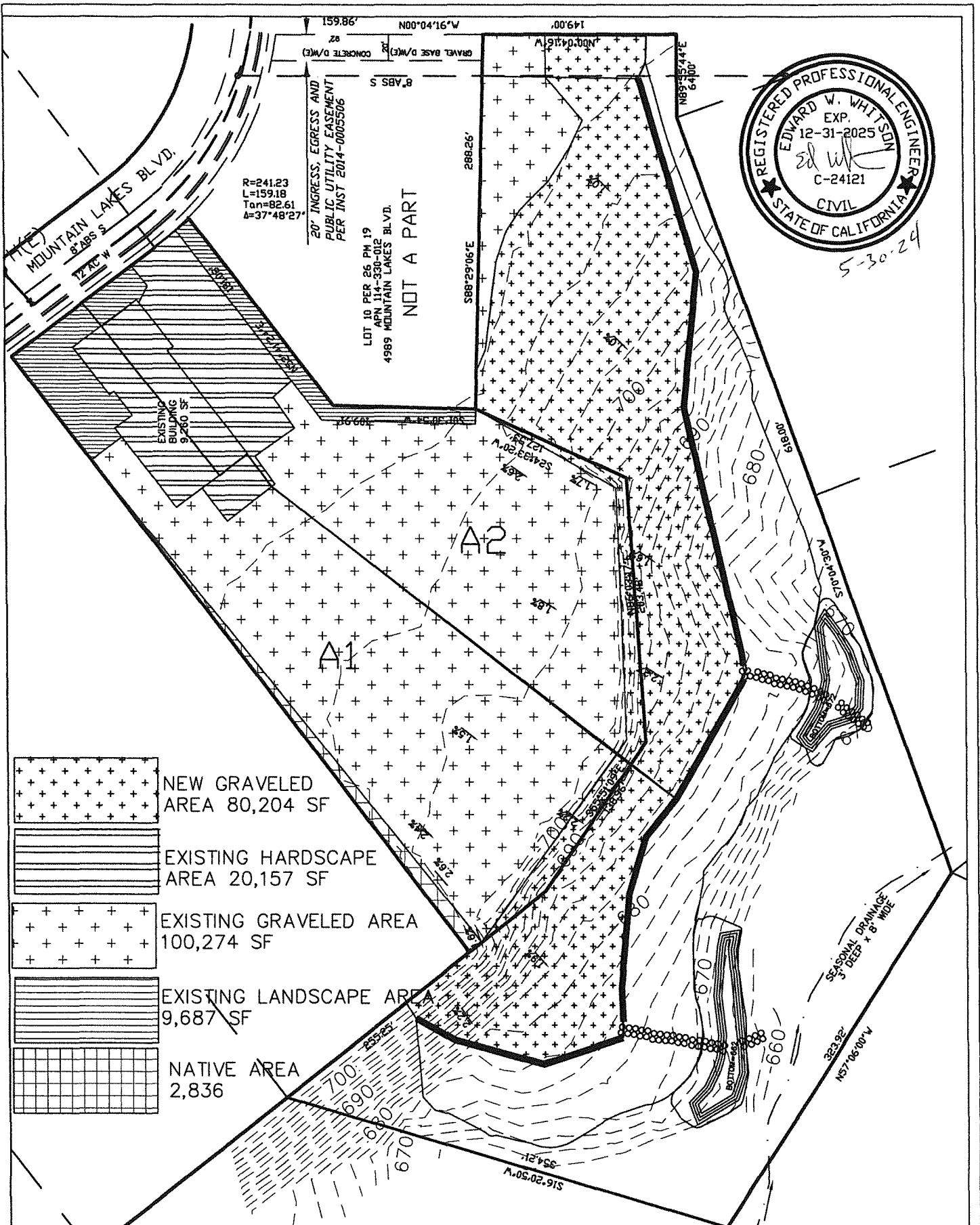
Hydrograph type	= Reservoir	Peak discharge	= 5.873 cfs
Storm frequency	= 100 yrs	Time to peak	= 36 min
Time interval	= 1 min	Hyd. volume	= 20,512 cuft
Inflow hyd. No.	= 2 - A-2 POST	Max. Elevation	= 673.91 ft
Reservoir name	= POND A-2	Max. Storage	= 6,196 cuft

Storage Indication method used.





5-30-24



5-30-24

AMND-2024-00295
POST DEVELOPMENT
MANNING CONSTRUCTION

SCALE: 1"=100'

DATE: 5-28-24

Attachment G

Cultural Resources Inventory Survey

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

Attachment H

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

May 7, 2025

Paskenta Band of Nomlaki Indians
Tribal Historic Preservation Officer
22580 Olivewood Avenue
Corning, CA 96021

Subject: Tribal Cultural Resources Under the California Environmental Quality Act, AB 52.
Formal Notification of Determination That a Decision to Undertake a Project, and
Notice of Consultation Opportunity, Pursuant to Public Resources Code § 21080.3.1.

Dear Tribal Historic Preservation Officer:

This letter includes information and details for a proposed project located in Redding, California, for which the City of Redding (City) is the California Environmental Quality Act (CEQA) Lead Agency. As the CEQA Lead Agency, the City has determined that the CEQA documentation is in the form of an Initial Study and Negative Declaration. Pursuant to § 21080.3.1 (d), and the City respectfully requests that the Paskenta Band of Nomlaki Indians respond with a written request for consultation within 30 days of receipt of this letter.

Below, please find a description of the proposed project and the point of contact. Attached is a project location map, pursuant to Public Resources Code § 21080.3.1 (d).

PROJECT

Project Proponent: Steve Manning Construction, Incorporated

Project Location: 4977 Mountain Lakes Boulevard and 5000 Caterpillar Road

Project Description: Amendment Application AMND-2024-00295, to Site Plan Review SPR-19-90 by Steve Manning Construction Incorporated, proposes to expand the existing contractor storage yard located at 4977 Mountain Lakes Boulevard in a "GI" General Industry Zoning District.

Project Planner: Drew Morgan, Assistant Planner
777 Cypress Avenue, Redding, CA 96001
(530) 225-4407

Sincerely,

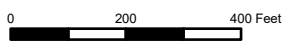


Drew Morgan
Assistant Planner
Development Services



DM:es
Attachment: Location Map



	GIS DIVISION INFORMATION TECHNOLOGY DEPARTMENT	LOCATION MAP		MTG. DATE:
	DATE PRODUCED: MARCH 4, 2024	AMND-2024-00295 STEVE MANNING CONSTRUCTION 5000 CATERPILLAR RD AP# 114-340-037		ITEM:
				ATTACHMENT:

P:\Planning\ProProjects\AMND\AMND-2024-00005.aprx



CITY OF REDDING
Development Services Planning Division
777 Cypress Avenue, Redding, CA 96001
P.O. Box 496071, Redding, CA 96049-6071
Phone: 530-225-4022
cityofredding.gov

May 7, 2025

Redding Rancheria
James Hayward, Sr. – Cultural Resource Project Manager
2000 Redding Rancheria Road
Redding, CA 96001

Subject: Tribal Cultural Resources Under the California Environmental Quality Act, AB 52.
Formal Notification of Determination That a Decision to Undertake a Project, and
Notice of Consultation Opportunity, Pursuant to Public Resources Code § 21080.3.1.

Dear Tribal Historic Preservation Officer:

This letter includes information and details for a proposed project located in Redding, California, for which the City of Redding (City) is the California Environmental Quality Act (CEQA) Lead Agency. As the CEQA Lead Agency, the City has determined that the CEQA documentation is in the form of an Initial Study and Negative Declaration. Pursuant to § 21080.3.1 (d), and the City respectfully requests that the Paskenta Band of Nomlaki Indians respond with a written request for consultation within 30 days of receipt of this letter.

Below, please find a description of the proposed project and the point of contact. Attached is a project location map, pursuant to Public Resources Code § 21080.3.1 (d).

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(530) 225-4407

Sincerely,

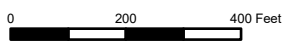
A handwritten signature in blue ink, appearing to read "Drew Morgan".

Drew Morgan
Assistant Planner
Development Services



DM:es
Attachment: Location Map



	GIS DIVISION INFORMATION TECHNOLOGY DEPARTMENT	LOCATION MAP		MTG. DATE:
	DATE PRODUCED: MARCH 4, 2024	AMND-2024-00295 STEVE MANNING CONSTRUCTION 5000 CATERPILLAR RD AP# 114-340-037		ITEM:
				ATTACHMENT:

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CITY OF REDDING
Development Services Planning Division
777 Cypress Avenue, Redding, CA 96001
P.O. Box 496071, Redding, CA 96049-6071
Phone: 530-225-4022
cityofredding.gov

May 28, 2025

Kelli Hayward
Wintu Tribe of Northern California
PO Box 995
Shasta Lake, CA 96019

Subject: Tribal Cultural Resources under the California Environmental Quality Act, AB 52.
Correction to Formal Notification of Determination of Decision to Undertake a
Project, and Notice of Consultation Opportunity, Pursuant to Public Resources Code
§ 21080.3.1.

Dear Ms. Hayward:

On May 7, 2025, a Tribal Consultation Opportunity letter was mailed to the above address pursuant to Public Resources Code 21080.3.1 (d). It was brought to our attention that an error was discovered in relation to the name of your tribe within the text of the letter. A revised letter correcting this information has been recreated and enclosed for your reference. The project information, comment request period, and all other information is accurate.

This enclosed letter includes information and details for proposed projects located in Redding, California, for which the City of Redding (City) is the California Environmental Quality Act (CEQA) Lead Agency. As the CEQA Lead Agency, the City has determined that the CEQA documentation is in the form of an Initial Study that may result in a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report for a project. Pursuant to § 21080.3.1(d), the City respectfully requests that the Wintu Tribe of Northern California respond with a written request for consultation within 30 days of receipt of the original letter dated May 7, 2025.

We apologize for any inconvenience this may have caused. If you have any questions, please contact Assistant Planner Drew Morgan at dmorgan@cityofredding.org; or by telephone at (530) 225-4407.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. Gannon".

Jennifer Gannon, Executive Assistant
Development Services

May 28, 2025

Kelli Hayward
Wintu Tribe of Northern California
PO Box 995
Shasta Lake, CA 96019

Subject: Tribal Cultural Resources Under the California Environmental Quality Act, AB 52.
Formal Notification of Determination That a Decision to Undertake a Project, and
Notice of Consultation Opportunity, Pursuant to Public Resources Code § 21080.3.1.

Dear Tribal Historic Preservation Officer:

This letter includes information and details for a proposed project located in Redding, California, for which the City of Redding (City) is the California Environmental Quality Act (CEQA) Lead Agency. As the CEQA Lead Agency, the City has determined that the CEQA documentation is in the form of an Initial Study and Negative Declaration. Pursuant to § 21080.3.1 (d), and the City respectfully requests that the Wintu Tribe of Northern California respond with a written request for consultation within 30 days of receipt of this letter.

Below, please find a description of the proposed project and the point of contact. Attached is a project location map, pursuant to Public Resources Code § 21080.3.1 (d).

PROJECT

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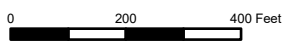


Drew Morgan
Assistant Planner
Development Services



DM:jg
Attachment: Location Map



	GIS DIVISION INFORMATION TECHNOLOGY DEPARTMENT	LOCATION MAP		MTG. DATE:
	DATE PRODUCED: MARCH 4, 2024	AMND-2024-00295 STEVE MANNING CONSTRUCTION 5000 CATERPILLAR RD AP# 114-340-037		ITEM:
				ATTACHMENT:

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MITIGATION MONITORING PROGRAM

Steve Manning Construction, Inc. Amendment Application AMND-2024-00295 to Site Plan Review SPR-19-90

MITIGATION MONITORING PROGRAM CONTENTS

This document is the Mitigation Monitoring Program (MMP) for Steve Manning Construction, Inc., Contractor Storage Yard. The MMP includes a brief discussion of the legal basis for and the purpose of the program, discussion, and direction regarding complaints about noncompliance, a key to understanding the monitoring matrix, and the monitoring matrix itself.

LEGAL BASIS OF AND PURPOSE FOR THE MITIGATION MONITORING PROGRAM

California Public Resources Code Section 21081.6 requires public agencies to adopt mitigation monitoring or reporting programs whenever certifying an environmental impact report (EIR) or a mitigated negative declaration. This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process.

The MMP contained herein is intended to satisfy the requirements of CEQA as they relate to the Initial Study/Mitigated Negative Declaration prepared for Steve Manning Construction, Inc., Contractor Storage Yard. It is intended to be used by City of Redding (City) staff, participating agencies, project contractors, and mitigation monitoring personnel during implementation of the project.

Mitigation is defined by CEQA Guidelines Section 15370 as a measure that does any of the following:

- Avoids impacts altogether by not taking a certain action or parts of an action.
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifies impacts by repairing, rehabilitating or restoring the impacted environment.
- Reduces or eliminates impacts over time by preservation and maintenance operations during the life of the project.
- Compensates for impacts by replacing or providing substitute resources or environments.

The intent of the MMP is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions. The MMP will provide for monitoring of construction activities as necessary, on-site identification and resolution of environmental problems, and proper reporting to City staff.

MITIGATION MONITORING TABLE

The Mitigation Monitoring Table identifies the mitigation measures proposed for the Steve Manning Construction Inc., Contractor Storage Yard. These mitigation measures are reproduced from the Initial Study and conditions of approval for the project. The tables have the following columns:

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

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

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

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

NONCOMPLIANCE COMPLAINTS

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

**MITIGATION MONITORING TABLE
FOR STEVE MANNING CONSTRUCTION INC. MMP**

Mitigation Measure	Timing/Implementation	Enforcement/ Monitoring	Verification (Date and Initials)
Biological Resources			
MM-Bio-1 If any ground disturbance occurs within 25 feet of an ephemeral stream or 50 feet of an intermittent stream, then surveys for the potentially occurring plant species shall be completed prior to disturbance of any vegetation in this area. Surveys should comply with CDFW <i>Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (2018)</i> . If no special-status plants are found, no further measures pertaining to special-status plants are necessary. If special status plants are observed, then plants should be avoided with implementation of a 10-foot non-disturbance buffer. If avoidance is not possible, then consultation with CDFW shall occur to determine the appropriate mitigation measures.	At time of development	Public Works, Planning	
MM-Bio-2 If vegetation removal and/or construction activities are to occur during the bat roosting season (March 1 through August 31), a Qualified Biologist shall conduct a preconstruction survey no more than seven days before vegetation removal or construction activities begin. If an active roost is found, a non-disturbance buffer shall be established for a distance of 500 feet around the nest unless a smaller buffer is approved by CDFW. Construction may resume once the young have left the nest or as approved by the Qualified Biologist. The survey shall be provided to the CDFW. If a lapse in construction activities of 14 days or more occurs during the roosting season, an additional roost survey is required to ensure no roosts were established in the area while construction was on hold. Minimum qualifications for a Qualified Biologist include a bachelor's degree in biological or environmental science, natural resources management, or related discipline; field experience in the habitat types that may occur at the Project site; familiarity with the Covered Species (or closely related species) that may occur at the Project site; and prior preconstruction survey, construction monitoring, or construction oversight experience (if and as relevant to the activity to be conducted).	At time of development	Public Works, Planning	

Mitigation Measure	Timing/Implementation	Enforcement/ Monitoring	Verification (Date and Initials)
Biological Resources			
MM-Bio-3 To avoid impacts to nesting birds and raptors, vegetation removal and/or construction shall be conducted between September 1 and January 31. If vegetation removal or construction activities are to occur during the nesting season (February 1 through August 31), a qualified biologist shall conduct a preconstruction survey no more than seven (7) days before vegetation removal or construction activities begin. If an active nest is found, a non-disturbance buffer shall be established by a qualified biologist in coordination with CDFW. Construction may resume once the young have left the nest or as approved by the qualified biologist. The survey shall be provided to the CDFW. If construction activities cease for a period greater than (7) days, additional preconstruction surveys will be required.	At time of development	Public Works, Planning	