

MITIGATED NEGATIVE DECLARATION

Tentative Subdivision Map Application S-10-01 Summerfield Meadows Subdivision, Unit 2

SUBJECT

Tentative Subdivision Map Application S-10-01, Summerfield Meadows Subdivision, Unit 2, by Greg Snow, requesting approval to subdivide 24 acres into 57 single-family residential lots. The site is located at the eastern terminus of Seedling Drive and the northern terminus of Reflection Street, south and west of Sacramento Drive. The property is zoned "RS-2" Residential Single Family District with a General Plan designation of "Residential, 2 to 3.5 units per acre."

PROJECT DESCRIPTION

The project sponsor is requesting approval of a tentative subdivision map to subdivide 24 acres to create 57 lots for the development of single-family residences as part of Summerfield Meadows, Unit 2. Summerfield Meadows, Unit 1, was developed in the 1990s with 32 single-family residential lots along Seedling Drive and Creekside Street. The total number of single-family residential lots in the Summerfield Meadows Subdivision, including both units, would be 89.

The density for Unit 2 would be 2.37 units per acre, consistent with the General Plan designation. The typical lot sizes range between 10,956 and 32,415 square feet, with the majority of the lots in the 14,000- to 15,000-square-foot range.

The project would include the extension of Seedling Drive, easterly to its intersection with Sacramento Drive, and the looping of Reflection Street within the subdivision. Street-frontage improvements would occur within the subdivision and along the west side of Sacramento Drive to Corto Street. Street-frontage improvements will consist of dedication of right-of-way, pavement widening, curb, gutter, sidewalk, and streetlights. Off-site, the developer will be responsible for the construction of a dedicated left-turn lane on southbound Eastside Road at its intersection with Star Drive. In order to reduce speeds and promote pedestrian safety on Star/Sacramento Drive, the main access into the subdivision, the tentative map will have conditions for the provision of "traffic-calming" measures, as detailed under Mitigation Measures below.

The project also involves the construction of utility and storm-drainage improvements necessary to serve the lots and accommodate storm-drain runoff. The applicant is proposing to install a 24-inch-diameter storm-drain pipe from the southeast corner of the property, down Sacramento Drive and across a property south of Corto Street, to the lagoon contiguous with the Sacramento River. Detention is not required with this subdivision because of the proximity to the Sacramento River.

ENVIRONMENTAL SETTING

The property is located on level topography in the Sacramento River drainage, with elevations ranging from 440 to 446 feet above mean sea level. The Sacramento River is located over 550 feet east of the site. There is no 100-year floodplain crossing the property. A low terrace courses through the property in a northeast to southwest direction. The property is bounded on the north by single-family residences fronting on Sacramento Drive; on the west by Summerfield Meadows, Unit 1, single-family residences fronting on Creekside Drive; on the east by Sacramento Drive and single-family residences; and on the south by single-family residences on Seedling Drive and Corto Street. The project site is currently vacant and has been disturbed in the past by agricultural use and off-road vehicle use.

The project site is characterized by level ground, with a primary vegetation cover of grasses and weedy species, such as star thistle, ripgut brome, and Johnson grass. The site was used for agricultural production through the late 1970s, and most of the natural vegetation has been removed. The northerly portion of the property, the property perimeters, and a central low terrace support large valley oaks, ash, grey pines, willow, cottonwoods, and elderberry and some nonnative trees, such as mulberry and black locust. There are no areas of 20 percent or steeper slopes on the property.

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 and conditions on 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 and conditioned 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 of land use (neighborhood livability) and traffic circulation.

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 there is no substantial evidence that the project will have a significant effect on the environment.**
- 2. The Mitigated Negative Declaration, with its supporting documentation, reflects the independent judgment and analysis of the lead agency, which is the City of Redding.**

DOCUMENTATION

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

MITIGATION MEASURES

Land Use

1. In order to reduce potential impacts associated with land use/neighborhood livability on Star/Sacramento Drive, some or all of the following traffic-calming and safety measures will be incorporated into the conditions of approval for the tentative map, subject to determination of appropriateness by the affected residents for each section of Sacramento/Star Drive:
 - a. Construction of four speed cushions to reduce speeds.
 - b. Construction of four mid-block chokers (raised , landscaped, or hardscaped islands in the parking zone) to reduce speeds.
 - c. Revised striping to narrow the traffic lanes and to reduce speeds.
 - d. Reset and raise the existing "chevron" warning signs at the horizontal curve on Sacramento Drive just east of Balaton Road to improve safety.
 - e. Trim existing vegetation at the horizontal curve on the north side of Wortley Lane just west of Riverside Drive to improve visibility.
 - f. Installation of new bridge railing warning object markers and golf-cart warning signs at each end of the Olney Creek bridge on Sacramento Drive to improve safety.

Traffic Circulation

2. The applicant will be conditioned to improve the Eastside Road/Star Drive intersection with a dedicated southbound left-turn lane from Eastside Road onto Star Drive. The improvement will include the widening of pavement on Eastside Road by approximately 10 feet; left-turn pocket channelization and striping, transitions and tapers to existing pavement; utility box and pole location on the west side of Eastside Road; gravel shoulders; and relocation of the Star Drive stop bar and stop sign.
2. The project developer will pay the Redding Citywide Traffic Impact Fee (TIF) as required by the Redding Municipal Code.

PUBLIC REVIEW DISTRIBUTION

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

- County Clerk of the Board
- All property owners within 300 feet of the project, plus expanded boundary (866 properties)
- Butte Environmental Council
- Defenders of Wildlife
- California Native Plant Society
- Regional Water Quality Control Board
- Shasta County Planning Division
- Shasta County Air Quality Management District
- Jim Hamilton, Development Services Director
- Douglas DeMallie, Planning Manager

- Greg Snow
- Jim Elkins, PACE Civil
- Russ Wenham, Omni-Means

PUBLIC REVIEW

- Draft document referred for comments April 20, 2006.
- 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. Contact Senior Planner Terri Thesken at (530) 225-4392.

April 20, 2006
Date of Draft Report

Douglas DeMallie, Planning Manager
Development Services Department

Date of Final Report

DD:TT:amf
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Attachments:

- A. Initial Study
- B. Location maps
- C. Mitigation Monitoring Program
- D. Comments and Response to Comments (if any)