

## **MITIGATED NEGATIVE DECLARATION**

### **Tentative Subdivision Map S-17-04, The Reserve at Gold Hills Planned Development Plan PD-2-05 and Rezoning RZ-2-05 State Clearinghouse No. \_\_\_\_\_**

#### ***SUBJECT***

Tentative Subdivision Map Application S-17-04, The Reserve at Gold Hills; Planned Development Plan PD-2-05, and Rezoning RZ-2-05, by Brian Burk.

#### ***PROJECT DESCRIPTION***

The project sponsor is requesting approval to subdivide 59.3 acres into 219 single-family residential lots and 5 parcels for conservation, a public and a private park, and recreation/open-space purposes (Tentative Subdivision Map Application S-17-04, The Reserve at Gold Hills, a.k.a. Gold Hills Park). The property is located southeast of the intersection of Gold Hills Drive and Oasis Road, approximately 500 feet south and east of the existing Country Homes development in an "RM-6" Residential Multiple Family District, "RM-6-PD" Residential Multiple Family District with Planned Development Overlay District, and "RS-3" Residential Single Family District. A rezoning is also requested (Rezoning Application RZ-2-05) to apply the "PD" Planned Development Overlay District to the entirety of the "RM-6" District. This will allow greater design flexibility for that portion of the project requesting approval as a Planned Development (Planned Development Application PD-2-05). The project is proposed to be developed in four phases and will consist of three distinct residential neighborhoods. The project would include construction of on-site streets and utility and storm-drainage improvements necessary to serve the lots. Peak storm-water drainage from the project will be managed in detention facilities to ensure that peak storm-water runoff does not exceed predevelopment levels. The project would also include a sewer-line corridor extending from the northern border of the Gold Hills Golf Course to Oasis Road.

#### ***ENVIRONMENTAL SETTING***

The property is undeveloped rolling terrain, consisting of oak woodland vegetation on slopes averaging 10 percent. Several small pockets of slope greater than 20 percent can be found throughout the site but is concentrated along the eastern side of Dry Gulch Creek, which bisects the southern end of the property. Reaches of the creek extend outside the project boundary to the north and south. The land ranges in elevation between 640 and 700 MSL (mean sea level), with all but Phase 1 draining to Dry Gulch Creek. Phase 1 drains to Salt Creek.

## ***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 of Air Quality, Transportation/Circulation, and Biological Resources.

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***

The following measures will be made a condition of the project:

### ***Air Quality***

1. The following Best Available Mitigation Measures shall be applied with development of the project:
  - a. **Traffic Flow Improvements.** Construction of left-turn lanes and acceleration and deceleration lanes and any necessary appurtenant improvements as determined by the City Engineer at the project entrances will improve traffic flow and safety conditions.

- b. **Pedestrian Access to Public Transit.** The project will provide for pedestrian access to major points within the development (e.g., clubhouse, private and public park, adjacent subdivisions, and open-space areas, etc.).
- c. **Neighborhood Telecommunication.** The project will include a DSL neighborhood telecommunications network to facilitate residents working from home.
- d. **Complementary Use Mix.** The project site will be located within ¼ mile of the proposed Redding Oasis Center.
- e. **Park and Recreational Facilities.** A private park and clubhouse is proposed with the planned development. Additionally, a dedication of four usable acres of land is proposed at the southeast corner of the development for park purposes. This is anticipated to be part of a ten-acre neighborhood park that would serve the area. Dedication of the steep-slope and floodplain areas for open-space purposes is also proposed. The need to travel a much greater distance to access such park and recreation facilities will be eliminated and impacts to air quality reduced.

The following Standard Mitigation Measures shall be applied during grading and construction activities to control dust and PM<sub>10</sub> emissions:

- f. Apply nontoxic soil stabilizers according to manufacturer's specifications to all inactive construction areas (previously graded areas inactive for ten days or more).
- g. Re-establish ground cover on the construction site through seeding and watering before final occupancy.
- h. Suspend all grading operations when winds (as instantaneous gusts) exceed 20 miles per hour as directed by the Shasta County AQMD.
- i. Provide temporary traffic control (e.g., flag person) as appropriate during all phases of construction to improve traffic flow.
- j. Schedule construction activities that affect traffic flow to off-peak hours.
- k. Water active construction sites at least twice daily as directed by the Engineering Division.
- l. Cover all trucks hauling dirt, sand, soil, or other loose materials or maintain at least two feet of freeboard (minimum vertical distance between top of the load and the trailer) in accordance with the requirements of CVC Section 23114. This provision is enforced by local law enforcement agencies.
- m. Sweep streets at the end of the day if visible soil materials are carried onto adjacent public paved roads.

- n. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site on each trip.

### ***Transportation/Circulation***

2. Construction of left-turn lanes and acceleration and deceleration lanes and any necessary appurtenant improvements as determined by the City Engineer at the project entrances are required to improve traffic flow and safety conditions.
3. Prior to recording a final map, the applicant, owner, or successor in interest shall enter into a development agreement with the City to participate in a funding mechanism for the project's cumulative impacts that ensures construction of the improvements to the Oasis Road/I-5 interchange as well as the supporting State/local road network and any necessary ancillary improvements. Improvements would include those recommended in EIR-2-02 for the Redding Oasis Center and any supplemental improvements which may be identified in the Oasis Road Specific Plan MEIR.
4. Notwithstanding No. 3 above, up to a maximum of 49 lots may be recorded prior to final establishment of a funding mechanism for the improvements referred to in No. 3 above. Payment of a project-specific facility fee established by the City Council or its designee equal to the project's pro rata share of the circulation improvements shall be paid prior to recording of the final map. In the alternative, a \$5,000 per lot fee shall be deposited with the City prior to recording the final map.

### ***Biological Resources***

5. The developer shall secure any necessary Section 404 permit from the U.S. Army Corps of Engineers (ACOE) prior to issuance of a City grading permit that would result in the placement of fill or other loss of jurisdictional waters as identified by an ACOE-verified delineation. Mitigation for the loss of jurisdictional waters shall be satisfied in a manner and schedule established by the ACOE permit.
6. The developer shall secure any necessary "1600 permit" from the California Department of Fish and Game (CDFG) prior to issuance of a City grading permit that would impact a stream channel under CDFG jurisdiction.
7. In compliance with the Migratory Bird Treaty Act, any vegetation removal from the site is to occur before April 1 or after July 31. If this is not possible, a nesting survey should be conducted prior to vegetation removal. If active nests are found, vegetation clearing is to be postponed until after the young birds have fledged.

### ***PUBLIC REVIEW DISTRIBUTION***

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

- State Clearinghouse
- County Clerk of the Board
- All property owners within 300 feet of the property boundary
- California Department of Fish and Game
- Regional Water Quality Control Board
- Caltrans
- U.S. Army Corps of Engineers
- Defenders of Wildlife
- Butte Environmental Council
- California Native Plant Society

***PUBLIC REVIEW***

- Draft document referred for comments April 5, 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 Associate Planner Jim Wildauer at 530.225.4020.**

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Date of Draft Report

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Douglas DeMallie, Planning Manager

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Date of Final Report

DD:amf

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Attachments:

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