

## **MITIGATED NEGATIVE DECLARATION**

**Paradise View Mobile Home Park Expansion  
Use Permit UP-13-05  
State Clearinghouse No. \_\_\_\_\_**

### ***SUBJECT***

Use Permit Application UP-13-05, by Gary Bauer, for the Paradise View Mobile Home Park Expansion (HCD Park #45-0060-MP), located at 11037 Erickson Way, Assessor's Parcel No. 116-160-004.

### ***PROJECT DESCRIPTION***

Gary Bauer is requesting approval to expand the Paradise View Mobile Home Park (Park), from an existing permitted count of 47 units to a maximum of 86 units—a 39-unit expansion. The site is zoned "RM-9" Residential Multiple Family District.

Most of the proposed unit spaces are situated on gentle sloping ground in the undeveloped area of the Park adjacent to existing roadways and units. Approximately nine spaces are planned in areas with existing sloping terrain at the edge of a natural creek greenway, which will require use of earthen fill and short retaining walls. A second public-street access to the Park is proposed by way of a new driveway connection to the end of Black Marble Way.

Off-site improvements proposed to support the project include modifications to the dam and spillway structure on the Erickson Pond located on the adjacent easterly parcel for the purpose of providing stormwater detention. Additional project details are provided in the attached Initial Study.

### ***ENVIRONMENTAL SETTING***

The project site is located in north-central Redding at the end of Erickson Way, approximately 1,000 feet southeast of the intersection of Hilltop Drive and Lake Boulevard (SR 299). The existing Park, and most of the area proposed for expansion, has been disturbed by past development and is lacking native vegetation, with the exception of sporadic blue oak and live oak. Vegetation in the greenway area is categorized mainly as a natural oak woodland, with a sparse to moderate canopy. The creek on-site is an intermittent tributary to Boulder Creek that also feeds the adjacent Erickson Pond.

Surrounding land uses consist of developed and undeveloped commercial properties to the north along Lake Boulevard and Black Marble Way; undeveloped residential land to the east approved for

construction of the 79-unit planned development single-family subdivision; undeveloped residential land to the west approved for construction of a 229-unit senior residential facility; and an established single-family subdivision (Woodcliff Estates Subdivision, Unit 1) to the south. Additional information on the project environmental setting is provided in the attached Initial Study.

### ***DETERMINATION***

The City of Redding has conducted an Initial Study (attached), which determined that the proposed project could have significant environmental effects. Subsequent revisions in the project 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 as identified in the Initial Study under the subjects of *Hydrology and Water Quality* 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.

### ***FINDINGS***

- 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 have been incorporated into the project or will be made a condition of the project:

## ***Hydrology and Water Quality***

**Mitigation Measure HWQ-1.** The final modifications to the Erickson Pond spillway and dam to facilitate stormwater detention for the project shall include the following improvements: (a) all existing brush, trees, and burrows present on the dam structure shall be carefully removed and an appropriate permanent erosion control planting applied; and (b) the overall spillway structure shall be improved to comply with hydrologic design standards of the Division of Safety of Dams or an equivalent standard as approved by the City Engineer.

## ***Biological Resources***

**Mitigation Measure BR-1.** Prior to issuance of a grading permit, the developer shall satisfy the requirements of the U.S. Army Corps of Engineers (ACOE) for project impacts to jurisdictional waters. This shall include securing all ACOE-required permits and fully completing all required preconstruction wetland-impact mitigations, such as the purchase of mitigation credits from a valid wetland mitigation bank.

## ***PUBLIC REVIEW DISTRIBUTION***

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

- All property owners within 300 feet of the project, plus expanded list
- Shasta County Clerk
- State Clearinghouse
- Regional Water Quality Control Board
- Department of Fish and Game
- Caltrans District 2
- Department of Housing and Community Development
- Butte Environmental Council
- Defenders of Wildlife
- California Native Plant Society

## ***PUBLIC REVIEW***

- Draft document referred for comments September 16, 2009.
- 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 Ron Adams at 530.245.7112.**

September 14, 2009

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Date of Draft Report

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Douglas DeMallie, Planning Manager  
Development Services Department

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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)