

## ***ADDENDUM TO A MITIGATED NEGATIVE DECLARATION***

### ***Addendum to A Mitigated Negative Declaration for Tentative Subdivision Map S-2-97 Avalon Subdivision (a.k.a. North View Estates Subdivision)***

#### **SUBJECT**

Amendment and extension of the Avalon Park Development Agreement (Agreement) and Tentative Subdivision Map S-2-97.

#### **PROJECT DESCRIPTION**

The Avalon Park tentative subdivision map consists of 55 single-family residential lots generally located east of Twin Towers Drive and north of Hollow Lane. The subdivision design meets all density, lot configuration, and public-service policies and standards of the City's General Plan and Zoning Ordinance.

The applicant has requested an amendment to, and five-year extension of, a development agreement with the City of Redding that accompanies the subdivision project. In summary, the Agreement extends the life of the tentative map in exchange for certain right-of-way dedications for the construction of Shasta View Drive within the project site.

The amendment to the Agreement would revise and increase the area of right-of-way dedication based upon an alignment study adopted by the Redding City Council on August 18, 2009. The Council also adopted a Mitigated Negative Declaration prepared for the alignment. The amendment would also extend the approval of the Avalon Park tentative subdivision map to August 2014.

#### **DETERMINATION**

On July 28, 1998, the City of Redding adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Avalon Park Subdivision (a.k.a. North View Estates Subdivision). A copy of the document is contained in the project file on record with the City of Redding Development Services Department. On August 18, 2009, the City Council further adopted a Mitigated Negative Declaration and Mitigation Monitoring Program for the North Shasta View Drive Extension Project, State Clearinghouse No. 2006092021. The Agreement amendment and extension and the accompanying extension of approval of the Avalon Park tentative subdivision map are within the scope of the projects evaluated by these environmental documents.

Based upon a review of the current amendments to the project, it has been determined that an addendum is appropriate because the additions are minor, and *none* of the following conditions (pursuant to CEQA Section 15162) have occurred:

1. Substantial changes are proposed for the project that will require major revision of the previous Mitigated Negative Declaration due to new, significant environmental effects or a substantial increase in the severity of previously identified effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken that involve new, significant environmental effects or a substantial increase in the severity of previously identified effects.
3. New information of substantial importance indicates that:
  - a. The project will have one or more significant effects not discussed in the previous Mitigated Negative Declaration.
  - b. Significant effects previously examined will be substantially more severe than shown in the previous Mitigated Negative Declaration.
  - c. Mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt them.
  - d. Mitigation measures that are considerably different from those analyzed in the previous Mitigated Negative Declaration would substantially reduce one or more significant effects, but the project proponents decline to adopt them.

**FINDINGS**

1. ***The City of Redding has determined that an addendum is warranted, finding that none of the above conditions are in evidence and that there is no substantial evidence, in light of the whole record before the City, that the amendment proposal will have a significant effect on the environment.***
2. ***The Addendum to the Mitigated Negative Declaration, with its supporting documentation, reflects the independent judgment and analysis of the City of Redding.***

**PUBLIC REVIEW DISTRIBUTION**

Pursuant to Section 15164© of CEQA, an addendum does not require circulation for public review.

***Copies of the Addendum, the Mitigated Negative Declaration, the original Initial Study, and the Mitigated Negative Declaration for the North Shasta View Drive Extension Project may be obtained at the Planning Division of the Development Services Department, City of Redding, 777 Cypress Avenue, Redding, CA 96001. Contact: Douglas DeMallie at 530-225-4028.***

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Date

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Attachments: Location map