

NEGATIVE DECLARATION

Tentative Subdivision Map Application S-1-09 Luke Estates Subdivision

SUBJECT

Tentative Subdivision Map Application S-1-09, Luke Estates Subdivision, by Coughlin Development Corporation. Proposed nine-lot single-family subdivision located at 2277 Old Alturas Road, on the south side of Old Alturas Road at the existing terminus of Kathleen Way. The project site is zoned "RS-3" 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 2.95 acres to create nine lots for development of single-family residential homes. The typical lot sizes range between 8,934 and 18,682 square feet. The project would include construction of on-site streets and utility and storm-drainage/detention improvements necessary to serve the lots. The property frontage along Old Alturas Road would be improved with pavement widening, curb, gutter, sidewalk, a wall, and landscape.

ENVIRONMENTAL SETTING

The property site is located on a fairly level site, with elevations ranging from 576 to 588 feet above mean sea level. The property is bounded on the north by an improved two-lane arterial street (Old Alturas Road), on the west by developed single-family residential land, on the east by developed single-family residential land, and on the south by developed single-family residential land.

The project site had been previously developed as a single-family-home site, which since has been removed. Scattered vegetation remains, including live oak, blue oak, grey pine, and ceanothus. There are no areas of 20 percent or steeper slopes. There is no floodplain crossing the property. The property contains an open-drainage channel that flows onto the property to the east.

FINDINGS AND DETERMINATION

The City of Redding conducted an Initial Study (attached), which determined that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment. The preparation of an environmental impact report will not be required. If there are substantial changes that alter the character or impacts of the proposed project, another environmental impact determination will be necessary.

1. **Based on the whole record (including the Initial Study and any supporting documentation), 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 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.

PUBLIC REVIEW DISTRIBUTION

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

- Shasta County Clerk
- State Clearinghouse
- All property owners within 300 feet of the project
- California Department of Fish and Game, Redding
- Central Valley Regional Water Quality Control Board, Redding
- Shasta County Air Quality Management District
- California Native Plant Society
- Defenders of Wildlife
- Butte Environmental Council

PUBLIC REVIEW

- Draft document referred for comments October 5, 2009.
- No comments were received during the public review period.
- Comments were received but did not address the draft 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 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 Negative Declaration, the Initial Study, and documentation materials may be obtained at the Planning Division of the Development Services Department, City of Redding, 777 Cypress Avenue, Redding, CA 96001. Contact Associate Planner Zach Bonnin at 530 225-4365.

October 1, 2009
Date of Draft Report

Douglas DeMallie, Planning Manager
Development Services Department

Date of Final Report

DD:amf
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Attachments:

- A. Location map
- B. Tentative Subdivision Map
- C. Initial Study
- D. Comments and Response to Comments (if any)