

NEGATIVE DECLARATION

Tentative Subdivision Map Application S-17-05, Planned Development Application PD-8-05, and Rezoning Application RZ-6-05 Searchlight Terrace Subdivision

SUBJECT

Tentative Subdivision Map Application S-17-05, Planned Development Application PD-8-05, and Rezoning Application RZ-6-05, Searchlight Terrace Subdivision, by Empire Development.

PROJECT DESCRIPTION

The project sponsor is requesting approval of a proposal to rezone and subdivide a 5.8-acre parcel to create 19 single-family residential lots and a private open-space parcel in a gated private-street planned development. The tentative subdivision map illustrates two phases of development. The lot sizes range from 0.09 to 0.22 acre in size. The lots would be developed with model homes. The project includes clearing and grading of approximately 3.8 acres of the site. The project would include construction of on-site streets, utility extensions, and drainage facilities and installation of playground equipment at a nearby neighborhood park. The application includes rezoning the portion of the property zoned "RS-3" Residential Single Family District to "RM-6" Residential Multiple Family District in order to make the zoning designation consistent with the General Plan designation of "Residential, 6 to 10 units per acre." The rezoning application also includes the addition of the "PD" Planned Development Overlay Zone to the entire parcel.

ENVIRONMENTAL SETTING

Existing land uses surrounding the project site consist of a large undeveloped residential property to the north, a commercial newspaper publishing office to the west, and single-family residential homes to the east and south. The majority of the subdivision site is located along a ridgetop, with elevations ranging from 692 to 649 feet above mean sea level. The site is vegetated predominantly with blue oak, grey pine, annual grassland, and white-leaf manzanita. An intermittent stream crosses the extreme northwest corner of the site. There is an approximately 35-foot-long and 2-foot-wide ephemeral stream in the eastern portion of the property, which drains into a drop-inlet and storm-drain system at the edge of the site.

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:

- California Department of Fish and Game
- Caltrans District 2
- California Regional Water Quality Control Board
- All property owners within 300 feet of the property boundary
- Defenders of Wildlife
- Butte Environmental Council
- California Native Plant Society

PUBLIC REVIEW

- () Draft document referred for comments February 3, 2006.
- () 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 Tricia Aberg at 530.225.4020.

February 2, 2006 _____

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. Initial Study
- C. Comments and Response to Comments (if any)