


ITEM NO.	1
MEETING DATE	6-18-08
STAFF AUTHOR	Linda Burke
	

CITY OF REDDING
**REPORT TO THE
BOARD OF ADMINISTRATIVE REVIEW**

DATE: June 13, 2008

PERMIT NO.: Parcel Map Application PM-1-08

APPLICANT: Mack Redding, LLC

LOCATION: 4832 Mountain Lakes Boulevard

PROJECT DESCRIPTION Division of the 5.18-acre property into two industrial lots.

ZONING "GI" General Industry

EXISTING GENERAL PLAN DESIGNATION "General Industry"

SURROUNDING LAND USES

North Industrial/warehouse use

South Vacant land

East Industrial/warehouse use

West Industrial/warehouse use

BACKGROUND The 5.18-acre property is located within the Mountain Lakes Industrial Park and has been the subject of several previous land divisions. The minimum lot size within the "GI" General Industry District is 20,000 square feet, with a minimum lot frontage of 100 feet. The proposed parcels would each have 172 feet of frontage along Mountain Lakes Boulevard and are proposed to be 2.7 and 2.48 acres in size. Vertical curb, gutter, and sidewalk have previously been installed, and utilities have been extended to the property. The property has previously been graded and is essentially flat. One 18-inch oak tree was preserved in the northwest corner of the property and is approximately three feet above the grade of the remainder of the parcel.

No issues were identified with the processing of this parcel map application.

ENVIRONMENTAL DETERMINATION The project is Categorically Exempt under the California Environmental Quality Act (CEQA) Section 15315, *Minor Land Division*.

PUBLIC COMMENTS RECEIVED BY STAFF No comments have been received regarding the application.

CONDITIONS The draft conditions of approval are attached to this report. All conditions are standard requirements for a parcel map application.

AUTHORITY Chapter 17.12 of the Subdivision Ordinance assigns the authority for conducting a public hearing and approving or denying a tentative parcel map application to the Board of Administrative Review.

FINDINGS To approve the tentative parcel map, the Board of Administrative Review must find that **none** of the circumstances set forth in the Government Code of California Chapter 66474.61(a) through (g) below exist:

- a. *That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*
- b. *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*
- c. *That the site is not physically suitable for the type of development.*
- d. *That the site is not physically suitable for the proposed density of the development.*
- e. *That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*
- f. *That the design of the subdivision or type of improvements is likely to cause serious public health problems.*
- g. *That the design for the subdivision or the type of improvements will conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision.*

STAFF RECOMMENDATION Staff recommends that the Board find the application is categorically exempt under CEQA and approve the parcel map application subject to the draft conditions of approval.

ATTACHMENTS

- A. Location map
- B. Zoning map
- C. Draft conditions of approval
- D. Parcel map

LB;jh

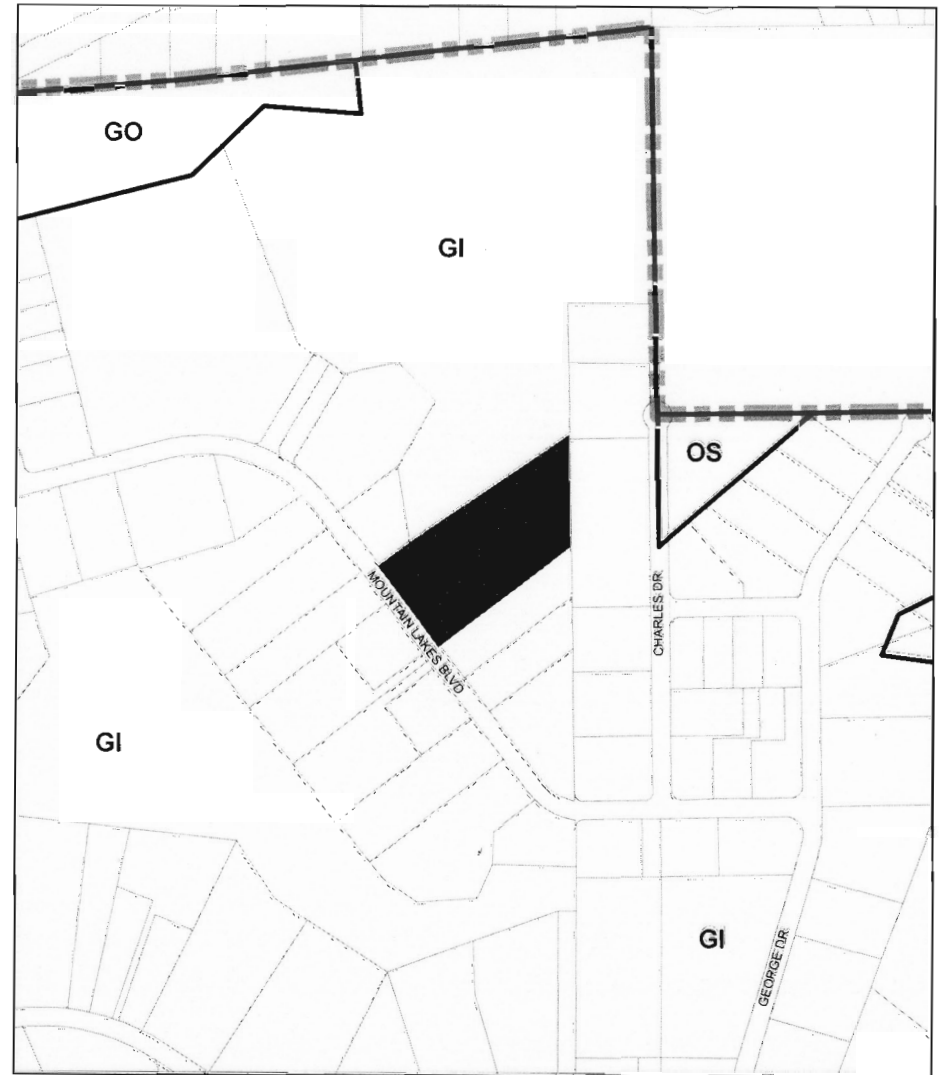
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c: Fred Lucero, PACE Civil, Inc.

Mack Reed, Mack Redding, LLC



	GIS DIVISION DEVELOPMENT SERVICES DEPARTMENT	LOCATION MAP PM-01-08 MACK REDDING, LLC 4832 MOUNTAIN LAKES BLVD / AP# 114-330-031	MTG. DATE <i>6/18/08</i>
	DATE PRODUCED: MAY 13, 2008 		ITEM: 1 ATTACHMENT A
<small>P:\PLANNING\GIS\PM0108.MXD</small>			



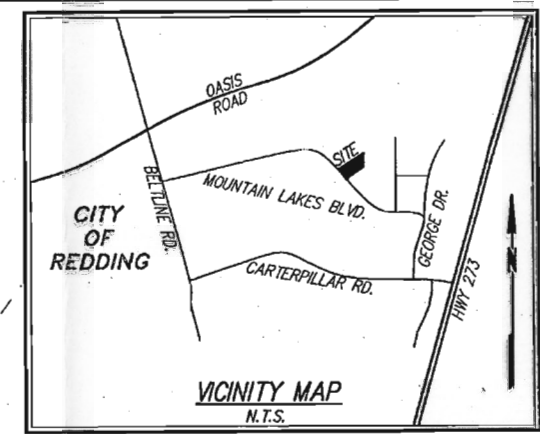
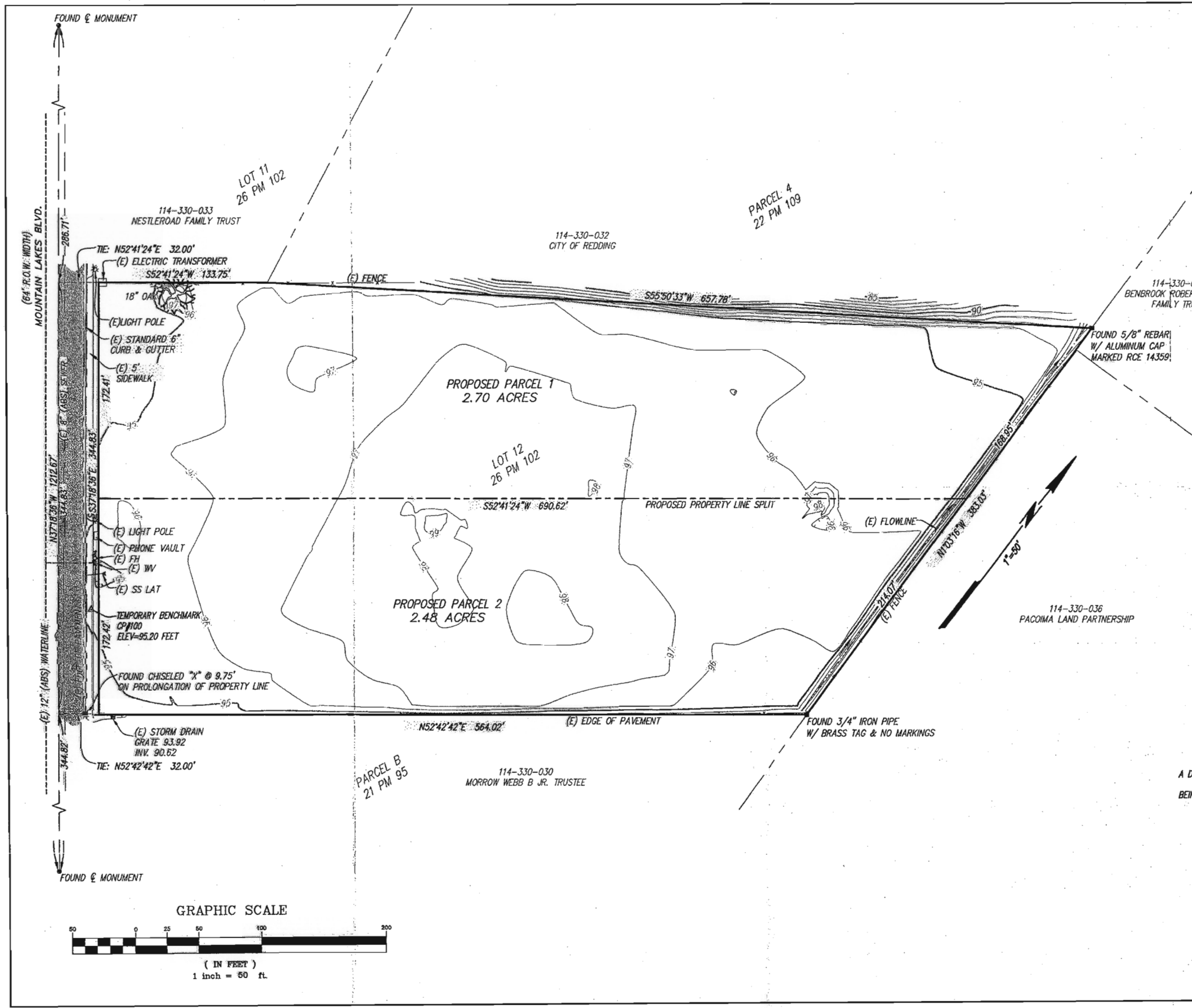
	GIS DIVISION DEVELOPMENT SERVICES DEPARTMENT	ZONING MAP PM-01-08 MACK REDDING, LLC 4832 MOUNTAIN LAKES BLVD / AP# 114-330-031	MTG. DATE <i>6/18/08</i>
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<small>P:\PLANNING\GIS\PM0108.MXD</small>			

**Parcel Map Application PM-1-08
Draft Conditions of Approval**

General Requirements

1. Prepare and record a parcel map. The applicant shall note that approval of this tentative map shall expire 3 years from the effective date unless an extension has been approved in accordance with Redding Municipal Code Section 17.12.090.
2. New utilities, including electric, telephone, and cable television, are to be installed underground. Electric lines are to be extended in accordance with the Electric Department's requirements.
3. Separate utility connections and meters are to be provided for each parcel at the time of development.
4. Effective January 1, 2008, a separate water meter and water service shall be provided for irrigation of landscape areas, when a project includes more than 5,000 square feet of irrigated landscape. All utility and landscape plans submitted for projects that will commence construction on or after January 1, 2008, shall depict the proposed location of the water meter and shall identify the total area of landscape proposed with the project.
5. Electric-supply facilities shall be furnished and installed in accordance with the Electric Utility Service Policy Resolution currently in effect at the time the developer's plans are approved by the City of Redding.
6. The developer shall be responsible for all costs associated with the relocation or modification of utility facilities necessitated by the construction of improvements required as a condition of approval of this project, including reimbursement to City of Redding Electric Utility. Other utilities may require reimbursement for project-related costs as well.
7. At the time of development of either parcel, on-site and street-side fire hydrants are to be installed in accordance with the California Fire Code in locations approved by the City Fire Marshal. If a hydrant is located on private property, adequate access shall be provided to and around the hydrant as determined by the Fire Marshal.

ITEM _____
ATTACHMENT _____



OWNER/DEVELOPER
 MACK REDDING, LLC.
 910 BERN CT.
 SAN JOSE, CA 95112
 (408) 898-7089

ENGINEER
 PACE CIVIL, INC.
 1730 SOUTH STREET
 REDDING, CA 96001
 PHONE (530) 244-0202
 FRED LUCERO, CE 50298

EXISTING LAND USE
 VACANT INDUSTRIAL

PROPOSED LAND USE
 INDUSTRIAL

PROJECT AREA
 TOTAL AREA - 5.18 ACRES

ZONING
 INDUSTRIAL

A.P.N.
 114-330-031

SERVICES WILL BE PROVIDED BY THE FOLLOWING ENTITIES:

SEWER:	CITY OF REDDING
WATER:	CITY OF REDDING
ELECTRICITY:	CITY OF REDDING
TELEPHONE:	AT&T
CABLE TV:	CHARTER COMMUNICATIONS

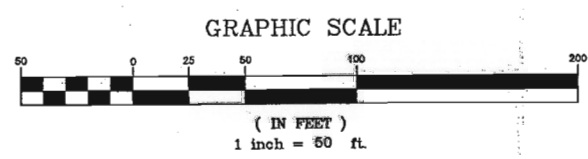
TENTATIVE PARCEL MAP

A DIVISION OF LOT 12 AS SHOWN ON PARCEL MAP NO. LS 18-87, RECORDED IN BOOK 26 OF PARCEL MAPS, AT PAGE 102, SHASTA COUNTY RECORDS, BEING A PORTION OF SECTIONS 13, TOWNSHIP 32 NORTH, RANGE 5 WEST, M.D.M. IN THE CITY OF REDDING, COUNTY OF SHASTA, CALIFORNIA.

FOR
MACK REDDING, LLC.
 PREPARED BY

PACE CIVIL, INC.
 REDDING, CALIFORNIA

APRIL, 2008 SHEET 1 OF 1



Plot Date: May 02, 2008 - 10:29 am Logn Name: kbarozh
 File Name: M:\Land Projects\208101 Mountain Lakes Blvd Parcel Map\dwg\Tentative Parcel Map - Chg 3D.dwg Layout Tent Map