



CITY OF REDDING

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cityofredding.org

ADDENDUM TO A MITIGATED NEGATIVE DECLARATION

Amendment to The Reserve at Gold Hills, Unit 1 Subdivision

Amendment AMND-2020-01539

Amending

Tentative Subdivision Map S-17-04

PROJECT DESCRIPTION

Amendment AMND-2020-01539 amending previously approved Tentative Subdivision Map S-17-04 for The Reserve at Gold Hills, Unit 1 (“Project”).

In 2006, the Planning Commission recommended approval to City Council and the project was subsequently approved and the site was rezoned to include the “PD” Planned Development overlay. The amendment implements a small-lot subdivision in accordance with the City’s Small Lot Subdivision regulations, Section 18.31.050. The applicant’s request, with this amendment, proposes to modify the product type in order to better meet the needs of the residential market.

Subsequently, the property has changed hands and lot line adjustments have occurred, thereby reducing the project site. The revised tentative map is consistent with the underlying zoning district and is not necessitating the flexibility of the Planned Development Overlay District. Therefore, this project is not subject to nor required a Planned Development Plan. Hence, this project is purely an amendment to the approved subdivision.

The applicant is proposal lot sizes ranging from 4,507 square feet to 10,812 square feet in area. The overall density proposed is 6.5 dwelling units per acre, which is within the General Plan designation of 6 to 10 dwelling units per acre. Based on the net acreage, the project is below the maximum units of 213 dwelling units, therefore complies with the “RM-6” zoning district. The project would include construction of on-site streets and utility and storm-drainage improvements and detention facilities necessary to serve the lots. The project would also include an off-site sewer-line extension up Dry Gulch Creek from the back of Gold Hills Golf Course to Oasis Road.

The Community Services Advisory Committee and the developer have agreed to a park-site dedication of 2.1 acres as shown on the tentative map. This is expected to serve as a neighborhood park and may involve future park dedication from the adjoining property owners.

REVISED IMPACT ANALYSIS

Overall, the project design is consistent with the previous approval. Although the park is relocated it is within the previously approved project area. The overall project area is reduced and therefore there is no substantial evidence in light of the whole record that the proposed Project will have a significant effect on the environment.

DETERMINATION

The City of Redding previously prepared a Mitigated Negative Declaration for the subdivision, which was adopted on July 18, 2006. Based upon a review of the proposed amendments to the Project, it has been determined that an addendum to the previously adopted Mitigated Negative Declaration is appropriate because 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 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 proposal will have a significant effect on the environment.
2. The Addendum to the Mitigated Negative Declaration reflects the independent judgement and analysis of the City of Redding.

PUBLIC REVIEW DISTRIBUTION

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

Copies of the Addendum, the Mitigated Negative Declaration, and the original Initial Study may be obtained at the Planning Division of the Development Services Department, City of Redding, 777 Cypress Avenue, Redding, CA 96001. Contact Lily Toy at (530) 245.7231.

May 3, 2022

Date



Lily Toy, Planning Manager
Development Services Department