



# CITY OF RED BLUFF NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE PALM VILLAS AT RED BLUFF 321 SOUTH JACKSON PROJECT

Notice is hereby given that the City of Red Bluff has completed an Initial Study of the following described project at the following location.

**PROJECT NAME:** Palm Villas at Red Bluff Project

**PROJECT DESCRIPTION:** The proposed project is a planned 61-unit affordable housing community on a 2.75-acre site, including three (3) three-story family apartment buildings and one (1) two-story community building, and one (1) one-story maintenance building. The project consists of the following discretionary permits: 1) a General Plan Amendment – 2022-01 to change the General Plan land-use designation from Residential – Low Density (R-L) and Residential – Medium Density (R-M) to Residential – Medium Density (R-M); 2) a Rezone – 2022-01 to change the Zone of the subject property from R-1 – Single-Family Residential Districts and R-3 – Neighborhood Apartment Districts to R-4 – General Apartment Districts; 3) a Design Review – 2021-09 for the planned affordable housing community; 4) a Density Bonus Request – to increase the density 11% from 20 dwelling units per acre to 22.18 dwelling per acre, to use the state parking ratio provisions, and to allow uncovered surface parking through a concession; and 5) a Variance – 2022-01 to permit 25-foot-wide drive aisles where 30-foot-wide drive aisles are required.

**PROJECT LOCATION:** 321 South Jackson Street – a 2.75-acre square-shaped parcel adjacent to the east side of South Jackson Street, approximately 0.5-miles west of Interstate 5 and approximately 1-mile west of the Sacramento River, within the City of Red Bluff, Tehama County, California. The land is located within a portion of Section 17 of Township 27 North, Range 3 West, as shown on the USGS Red Bluff East, California, 7.5' Series quadrangle 3. It comprises Tax Assessor parcel number – APN 033-130-028

**ENVIRONMENTAL DETERMINATION:** An Initial Study was completed in accordance with the City of Red Bluff's procedures for implementing the California Environmental Quality Act. The Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. Based on the Initial Study, the City of Red Bluff's Staff has concluded that the project will not significantly affect the environment. The Initial Study reflects the independent judgment of the City of Red Bluff.



**HAZARDOUS WASTE SITES:** In accordance with the disclosure requirements of CEQA Guidelines Section 15072 (g)(5), the project site **IS NOT** listed as a hazardous property as designated under Section 65962.5 of the Government Code.

**PROJECTS OF STATEWIDE, REGIONAL, OR AREAWIDE SIGNIFICANCE:** The project **IS NOT** a project of statewide, regional, or areawide significance as designated in CEQA Guidelines Section 15206.

**SCOPING MEETING:** In accordance with CEQA Section 21083.9, the City of Red Bluff **WILL NOT** hold a scoping meeting.

**ENVIRONMENTAL REVIEW AND PUBLIC COMMENT:** The proposed project application, plans, environmental documentation, technical studies, and other related information may be reviewed at the Planning Department at City Hall Planning Department office during the general public business hours. The environmental documentation, technical studies and plans may also be reviewed electronically at [https://www.dropbox.com/sh/klqv1vpgsyxhumh/AAD59taGINiwKkveH993W\\_gFa?dl=0](https://www.dropbox.com/sh/klqv1vpgsyxhumh/AAD59taGINiwKkveH993W_gFa?dl=0).

You may request a copy of the above-described items. They can either be mailed or emailed to you by contacting Tom Westbrook, City Manager/Community Development Director, (530) 527-2605 ext. 3061, [twestbrook@cityofredbluff.org](mailto:twestbrook@cityofredbluff.org). Staff will also make themselves available to discuss any questions and/or concerns with the proposal.

The comment period for the IS/MND begins on June 16, 2022, and closes on July 5, 2022, **at 5:00 PM**. Please submit comments to:

City of Red Bluff  
Tom Westbrook, City Manager/Community Development Director  
Community Development Department/Planning Department  
555 Washington Street  
Red Bluff, CA 96080  
[twestbrook@cityofredbluff.org](mailto:twestbrook@cityofredbluff.org)