

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: The Cottages at Bel Air Subdivision and Planned Development

Lead Agency: City of Redding

Contact Name: Drew Morgan

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Project Location: Redding, Shasta County
City *County*

Project Description (Proposed actions, location, and/or consequences).

Subdivision Map Application S-2023-00803 and Planned Development Application P-2025-00483, submitted by Cottages at Bel Air, LLC, proposes to subdivide approximately 24.5 acres into 55 single family residential lots as well as roadways and other infrastructure. Residential lot sizes are approximately 4,500 acres. The project proposes a density of 6.3 units per net developable acre.

The subdivision proposal consists of three neighborhoods. Neighborhoods "B" and "C" propose to take direct access off of Quartz Hill Road and Neighborhood "A" proposes to take access off of Stone Canyon Drive. Off-site improvements include a meandering sidewalk along Quartz Hill Road and an enhanced pedestrian crossing at the east leg of Stone Canyon Drive. The storm drain system will be connecting to Dix Creek by constructing a new storm drain system within the development as well as tying into the existing storm drain system that was constructed with the Bel Air Subdivision.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The development will have the potential to impact special status nesting birds and raptors, roosting bats, and a special status plant species. Mitigation measures requiring pre-construction surveys in order to identify the presence of any special status birds, raptors, bats, and plants prior to construction during certain times of the year would be required with the proposed mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

NA

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife
Regional Water Quality Control Board