



CITY OF REDDING  
777 CYPRESS AVENUE, REDDING, CA 96001  
P.O. Box 496071, REDDING, CA 96049-6071

**NEGATIVE DECLARATION**  
**Tentative Subdivision Map S-2016-00603**  
**The Terrace Subdivision**

***SUBJECT***

Tentative Subdivision Map Application S-2016-00603, The Terrace Subdivision.

***PROJECT DESCRIPTION***

Shasta View Lake, Inc. is proposing to create 9 lots for development of single-family residential homes on approximately 6.9 acres with approximately 4 acres contained in open space. The project was previously a part of the of the adjoining subdivision lands directly to the north and west, covered by Tentative Subdivision Map S-8-03, Fleur Du Lac Subdivision that originally approved 52 single-family residential lots on 22.4 acres. Forty-three lots were subsequently recorded; however the tentative map for the remaining 9 lots has expired, and is now the area of the subject tentative map request. The current application consists of a cul-de-sac with 9 lots taking access from Shasta View Drive.

***ENVIRONMENTAL SETTING***

The property is located west of Shasta View Drive, north of Tarmac Road, and east of Gregory Pond. Single-family subdivisions characterize this area with the original Fleur Du Lac Subdivision, Candlewood Estates, and Oak Mesa Estates located to the north, while Tarmac Ridge Villas and The Villages at Shasta View Gardens, both small-lot single-family planned developments, lie to the south. Elevations range from 540 to 574 feet above mean sea level. The project site consists of a relatively level terrace area adjoining Shasta View Drive and an open-space ravine with a southwest-trending seasonal drainage. A majority of the drainage area or approximately 2.7 acres of the total 6.9 acres has previously been dedicated as a public open space, trail, and storm drain easement. Additional private open space easement dedication of approximately 1.3 acres is proposed on the map for a total of approximately 4 of the total 6.9 acre contained in open space. The property is currently vacant with little to no vegetation on the terrace, which has previously been rough graded, and heavy vegetation in the ravine consisting of blue oak woodland along the slopes and valley foothill riparian occurring in the drainage.

***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 proposed project may have 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**

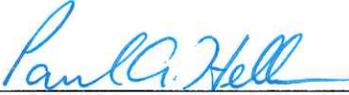
Draft copies or notice of this Negative Declaration were distributed to:

- U.S. Army Corps of Engineers, Redding
- California Department of Fish and Wildlife, Redding
- Central Valley Regional Water Quality Control Board, Redding
- Shasta County Air Quality Management District
- Shasta County Clerk
- Defenders of Wildlife
- California Native Plant Society
- All property owners within 300 feet of the property boundary

### **PUBLIC REVIEW**

- Draft document referred for comments December 23, 2016.
- 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 and online at [cityofredding.org](http://cityofredding.org). Contact: Linda Burke, (530) 225-4027.**

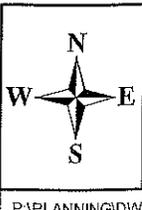
  
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Paul Hellman, Planning Manager

12-22-16  
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Date

PH:as

Attachments:

- A. Location map
- B. Initial Study
- C. Comments and Response to Comments (if any)



**GIS DIVISION**  
 INFORMATION TECHNOLOGY DEPARTMENT

DATE PRODUCED:  
 OCTOBER 19, 2016

0 200 400 Feet

**LOCATION MAP**

S-2016-00603 \ THE TERRACE  
 1970 SHASTA VIEW DRIVE  
 AP# 077-290-044

MTG. DATE:

ITEM:

ATTACHMENT: