

Exhibit “A”



Attachment: Location/Zoning Map (available online) (6.1--Public Hearing Re: Browning Crossing Subdivision S-2019-01370/PD-2019-01371/RZ-

	<b>GIS DIVISION</b> INFORMATION TECHNOLOGY DEPARTMENT	<b>ZONING MAP</b>  S-2019-01370 BROWNING CROSSING 1010 BROWNING STREET AP# 117-290-022	MTG. DATE:
	DATE PRODUCED: AUGUST 21, 2019		ITEM:
			ATTACHMENT:
<small>P:\Planning\Pro Projects\SIS-2019-01370.aprx</small>			<b>Packet Pg. 464</b>

Exhibit “B”



## CITY OF REDDING REPORT TO THE CITY COUNCIL

<b>MEETING DATE:</b> October 20, 2020 <b>ITEM NO.</b> 6.1	<b>FROM:</b> Kim Niemer, Community Services/Development Services Director
<b>***APPROVED BY***</b>	
 <small>Kim Niemer, Community Services/Development Services Director      10/8/2020</small> <a href="mailto:kniemer@cityofredding.org">kniemer@cityofredding.org</a>	 <small>Barry Tippin, City Manager      10/12/2020</small> <a href="mailto:btippin@cityofredding.org">btippin@cityofredding.org</a>
<b>SUBJECT:</b> 6.1--Public Hearing to consider Subdivision Application S-2019-01370, Planned Development Application PD-2019-01371, and Rezoning Application RZ-2020-00657, by Jaxon Baker, requesting approval of a tentative subdivision map, a planned development plan, and a rezoning for the Browning Crossing Subdivision and Planned Development, consisting of 50 lots for development of 25 duplex units on 6.7 acres on property located at 1010 Browning Street.	

### ***Recommendation***

Conduct a Public Hearing, and, upon conclusion:

- (1) Adopt the Negative Declaration, upon a determination that the necessary findings for approval are in evidence;
- (2) Offer **Ordinance** approving Rezoning Application RZ-2020-00657, consisting of rezoning 6.7 acres located at 1010 Browning Street to **“RM-12-PD” Residential Multiple Family with a Planned Development Overlay District**, for first reading by title only and waive the full reading; and authorize the City Attorney to prepare and the City Clerk to publish a summary ordinance;
- (3) Approve Tentative Subdivision Map Application **S-2019-01370**, Browning Crossing Subdivision; and
- (4) Approve Planned Development Plan Application **PD-2019-01371**.

### ***Fiscal Impact***

This project will not have a direct impact to the City of Redding General Fund, but this infill development will provide temporary construction jobs, provide long-term housing for seniors and complete needed road and utility infrastructure in an important heavily traveled portion of the City. The development of additional infill housing will help support the retail businesses while not having significant negative impact to City services, since they are already provided to that area.

***Alternative Action***

The City Council may deny the tentative subdivision map, planned development, and rezoning applications. Such action must be based upon a finding that the project is inconsistent with the General Plan or other City development standards or poses a threat to public health, safety, or welfare. Staff has not identified any justification for denying the project, but a rezoning to a Planned Development is a legislative act and a denial based on the rezoning to Planned Development may be made if the findings for the Planned Development simply cannot be made.

The City Council could also continue the item or refer the item back to staff for project modifications the Council deems necessary to support the project.

***Background/Analysis***

The project applicant is requesting approval of a tentative subdivision map, a planned development, and a rezoning for the subdivision of 6.7 acres consisting of 50 lots for development of 25 duplex units as Browning Crossing Subdivision. The project includes clearing and grading of the majority of the property to create private streets and level building pads and positive drainage. The site is void of vegetation in the area proposed for development; while the drainage course along the west side is vegetated but not projected to be disturbed with development. Proposed amenities include a clubhouse, a meandering walkway and a large front setback along Browning Street that would be fully landscaped. The project intent is to create lots for duplex home development for individual sale conforming to design guidelines contained in the Planned Development Plan (PD Plan). These guidelines are intended to ensure a functional, well planned project that is compatible with the existing neighborhoods and the surrounding land uses.

The PD Plan process can be used to customize use and development standards to fit a project, as long as specific findings can be made, which largely center on consistency with the General Plan. PD Plan projects are also expected to provide appropriate amenities and design enhancements, thus providing something extra/unique to justify deviations from zoning standards.

The planned development would allow for development of a subdivision of duplex units based on the following design principles:

- ◆ Reduced lots sizes and building setbacks are provided to facilitate the development concept.
- ◆ The units will be a mix of one-story and two story units with either one- or two-car garages, with additional common parking spaces
- ◆ All units will have fenced, private backyards.
- ◆ All yards will be landscaped with unit construction.
- ◆ A system of private and reciprocal easements is used to facilitate shared vehicle access, utility needs, building maintenance, and common landscape.

- ◆ Outdoor activity areas include common “green” areas with a centrally located gazebo, enhanced landscaping along the Browning frontage, decorative fencing and project identification.
- ◆ A private Homeowners’ Association would be formed to maintain all common improvements and landscape. This includes the landscape along the property frontages of Browning Street, Churn Creek Road and Canby Road, the project landscaped filtration areas, the community amenities, and detention areas.

On September 8, 2020, the Redding Planning Commission reviewed the project and recommended unanimously that the City Council approve the project with the conditions as drafted by staff. The Planning Commission denied an amendment to a condition that was proposed by the applicant. The referenced condition requires the developer to extend storm drainage pipes from the headwall at Browning Road north to connect with a small bridge approximately 20 feet north of the headwall. The improvement is necessary as part of the normal frontage improvements on the site needed to accommodate the roadway and sidewalk, but it will also protect this facility in a more permanent fashion. Staff considers this to be frontage and site improvements associated with this subdivision and has determined the condition to be consistent with the applicants Planned Development rezoning request.

The cost of the storm drain improvement was originally estimated by the applicant to be approximately \$100,000. However, subsequent to the Planning Commission meeting, staff again met with the applicant’s Engineer and both parties agree the cost would be less for a private developer to construct without the required public processes and requirements. Staff continues to work with the applicant to identify a suitable solution.

### ***Environmental Determination***

Based on an Initial Study prepared for the tentative subdivision map on August 17, 2020, staff prepared a negative declaration, which was distributed to surrounding property owners and local agencies for public review. The public-review period ended September 7, 2020. A copy of the initial study and negative declaration is attached.

### ***Council Priority/City Manager Goals***

- **Economic Development** – “Facilitate and become a catalyst for economic development in Redding to create jobs, retain current businesses and attract new ones, and encourage investment in the community.”

### ***Attachments***

Ordinance - Rezoning

Environmental, Tentative Map and Planned Development Findings (available online)

Draft Conditions of Approval (available online)

Location/Zoning Map (available online)

Negative Declaration and Initial Study (available online)

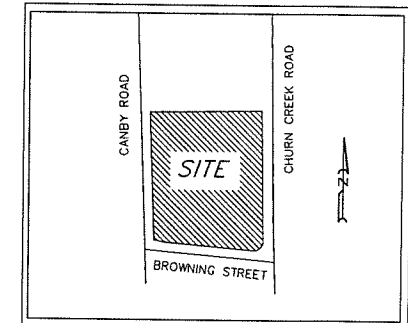
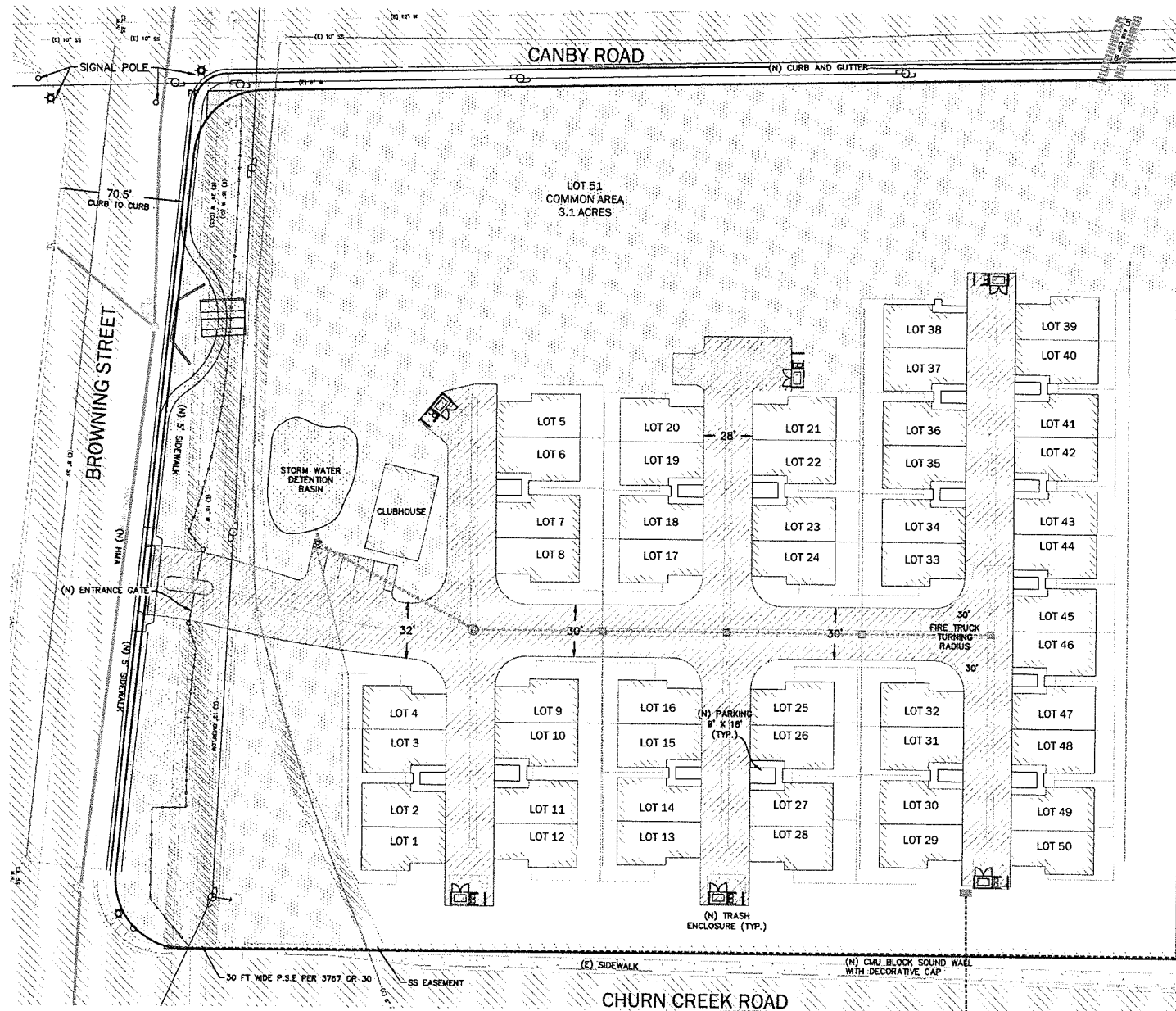
Planning Commission Staff Report - 09/08/2020 (available online)

Exhibit “C”

**GENERAL NOTES**

- ALL CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THESE PLANS AND CITY OF REDDING SPECIFICATIONS AND STANDARD DETAILS.
- ANY CHANGES IN THESE PLANS ARE TO RECEIVE PRIOR APPROVAL FROM DUANE K. MILLER CIVIL ENGINEER, INC. AND THE CITY OF REDDING.
- NO CONSTRUCTION SHALL BEGIN UNTIL CONTRACTOR'S GRADE SHEETS AND SUFFICIENT CONTROL STAKES ARE SET BY THE DEVELOPER'S ENGINEER TO ENABLE WORK TO BE CONSTRUCTED AND CHECKED IN THE FIELD.
- THE DEVELOPER AND/OR CONTRACTOR SHALL, THROUGH AN APPROVED PRIVATE MATERIALS TESTING LABORATORY AND AT THEIR EXPENSE, PROVIDE FOR ALL MATERIAL AND COMPACTION TESTS REQUIRED BY THE CITY DEVELOPMENT STANDARDS. TYPE AND FREQUENCY OF TESTING TO BE DETERMINED BY THE CITY.
- BUILDING PAD SHALL BE CERTIFIED BY THE SOILS ENGINEER AS HAVING 90% COMPACTION MINIMUM AS SUPPORTED BY TESTS.
- ALL UTILITY AND DRAINAGE CONDUITS SHALL BE INSTALLED PRIOR TO THE PLACEMENT OF HMA AND CONCRETE.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, SAFETY DEVICES, AND TRAFFIC CONTROL AS NECESSARY WITHIN THE CONSTRUCTION AREA.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE DONE TO EXISTING CITY STREETS AS A RESULT OF CONSTRUCTION ACTIVITIES. (THIS WILL INCLUDE MAINTENANCE AS WELL AS POSSIBLE RESURFACING OF THE STREET.)
- ALL BRUSH AND DEBRIS CLEARED FOR CONSTRUCTION SHALL BE DISPOSED OF BEFORE FINAL ACCEPTANCE. ON SITE BURNING IS PROHIBITED.
- THE ENGINEER OF WORK, WHOSE STAMP AND SIGNATURE APPEARS BELOW, HEREBY CERTIFIES THAT THESE PLANS COMPLY WITH THE CITY OF REDDING GRADING AND EROSION CONTROL ORDINANCE.
- DUST CONTROL MEASURES SHALL BE STRICTLY ADHERED TO. DUST CONTROL PROCEDURES SHALL CONFORM TO SECTION 7-61 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION; CURRENT EDITION.
- GRADING SHALL BE OF SUCH A SCALE THAT THE WORK CAN BE COMPLETED IN A SINGLE CONSTRUCTION SEASON AND SHALL BE LIMITED TO THAT AREA WHERE CONSTRUCTION CAN BE REASONABLY EXPECTED TO OCCUR WITHIN THE SAME 12 MONTH PERIOD IN WHICH THE GRADING OCCURRED. INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH THE SEQUENCE OF GRADING AND DEVELOPMENT SO AS TO BE IN PLACE PRIOR TO OCTOBER 15 OF ANY YEAR.
- LOT LINES, RIGHT-OF-WAY LINES, AND EASEMENT LINES SHOWN ON THESE PLANS ARE PRELIMINARY AND FOR CONSTRUCTION PURPOSES ONLY. SEE RECORD DOCUMENTS FOR ACTUAL LOCATIONS AND DIMENSIONS OF ALL SUCH LINES AND EASEMENTS.
- IF, DURING THE COURSE OF DEVELOPMENT, ANY ARCHEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED, DISCOVERED, OR OTHERWISE DETECTED OR OBSERVED, CONSTRUCTION ACTIVITIES IN THE AFFECTED AREA SHALL CEASE AND A QUALIFIED ARCHEOLOGIST OR PALEONTOLOGIST SHALL BE CONTACTED TO REVIEW THE FIND AND ADVISE THE CITY OF THE SITE'S SIGNIFICANCE. IF THE FINDINGS ARE DEEMED SIGNIFICANT, APPROPRIATE MITIGATION SHALL BE REQUIRED PRIOR TO ANY RESUMPTION OF WORK ON THE PROJECT. THIS REQUIREMENT SHALL ALSO APPLY DURING THE CONSTRUCTION OF IMPROVEMENTS REQUIRED AS A CONDITION OF THE SITE DEVELOPMENT PERMIT.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM SURFACE EVIDENCE OF THEIR EXISTENCE OR FROM INFORMATION OBTAINED FROM THE UTILITY COMPANIES AND OTHER SOURCES. DUANE K. MILLER CIVIL ENGINEER, INC. ACCEPTS NO LIABILITY FOR THE EXISTENCE OR NON-EXISTENCE OF UTILITY LINES. CONTRACTORS AND OTHERS USING THIS PLAN SHALL CONFIRM THE LOCATION OF UNDERGROUND LINES OR STRUCTURES PRIOR TO BEGINNING ANY EXCAVATION. CALL USA AT 1-800-227-2600 48 HOURS IN ADVANCE OF BEGINNING ANY EXCAVATION.
- CONTRACTOR TO OBTAIN A CITY OF REDDING ENCROACHMENT PERMIT PRIOR TO ANY WORK WITHIN THE CITY OF REDDING RIGHT-OF-WAY.
- AN EROSION CONTROL PLAN WILL BE SUBMITTED PRIOR TO ISSUANCE OF GRADING PERMIT AND WILL BE INCLUDED IN THE STORM WATER POLLUTION PREVENTION PLAN.
  - COVER ALL STOCKPILES PRIOR TO PRECIPITATION.
  - COVER ALL SOIL STOCKPILES IF WINDY CONDITIONS AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION.
  - STRAW MULCH ALL DISTURBED AREAS IF EROSION CONTROL IS NOT INSTALLED PRIOR TO PRECIPITATION.

# THE PRESERVE



**VICINITY MAP**  
NOT TO SCALE

**OWNER**  
JAXON ENTERPRISES  
1643 TAHOE COURT  
REDDING, CA 96003

**ENGINEER**  
DUANE K. MILLER  
CIVIL ENGINEER, INC.  
6172 MEISTER WAY, UNIT 1  
PO BOX 1307  
ANDERSON, CA 96007

**PROJECT ADDRESS**  
995 CANBY ROAD  
REDDING, CA 96003

**APN**  
117-290-022

**TOTAL AREA**  
6.52 ACRES

**ZONING**  
RM-12 - MULTI-FAMILY

**GENERAL PLAN**  
10 TO 20

**SEWER**  
CITY OF REDDING

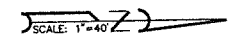
**WATER**  
BELLA VISTA WATER DISTRICT

**GAS**  
PG&E

**ELECTRICITY**  
REU

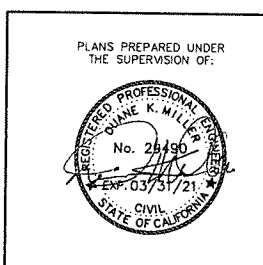
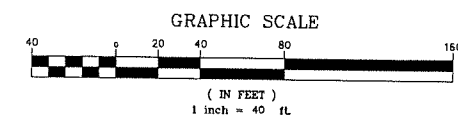
**SOLID WASTE**  
CITY OF REDDING

**PARKING**  
22 COMMON  
50 UNIT  
72 TOTAL



**LEGEND**

	RECORD BOUNDARY		(N) CONCRETE
	RIGHT OF WAY		(N) LANDSCAPING
	(EX) ROAD		(N) MS4 BMP AREA
	(E) EASEMENT		(N) HMA



PLANS PREPARED UNDER THE SUPERVISION OF:		City of Redding	
		The Preserve	
		Planned Development	
DUANE K. MILLER CIVIL ENGINEER, INC. PO BOX 1307 6172 MEISTER WAY, UNIT 1 ANDERSON, CA 96007 530-368-9616 DKM@ENGR.COM	DATE 6/10/20	SHEET 1	
	SCALE 1" = 40'	OF 6	

PD-2019-01372

P:\Projects\18,000 Jobs\18,041 PLAN - PLANNED DEVELOPMENT 6/11/2020

Attachment: Negative Declaration and Initial Study (available online) (6.1--Public Hearing Re: Browning Crossing Subdivision S-2019-01370/PD-

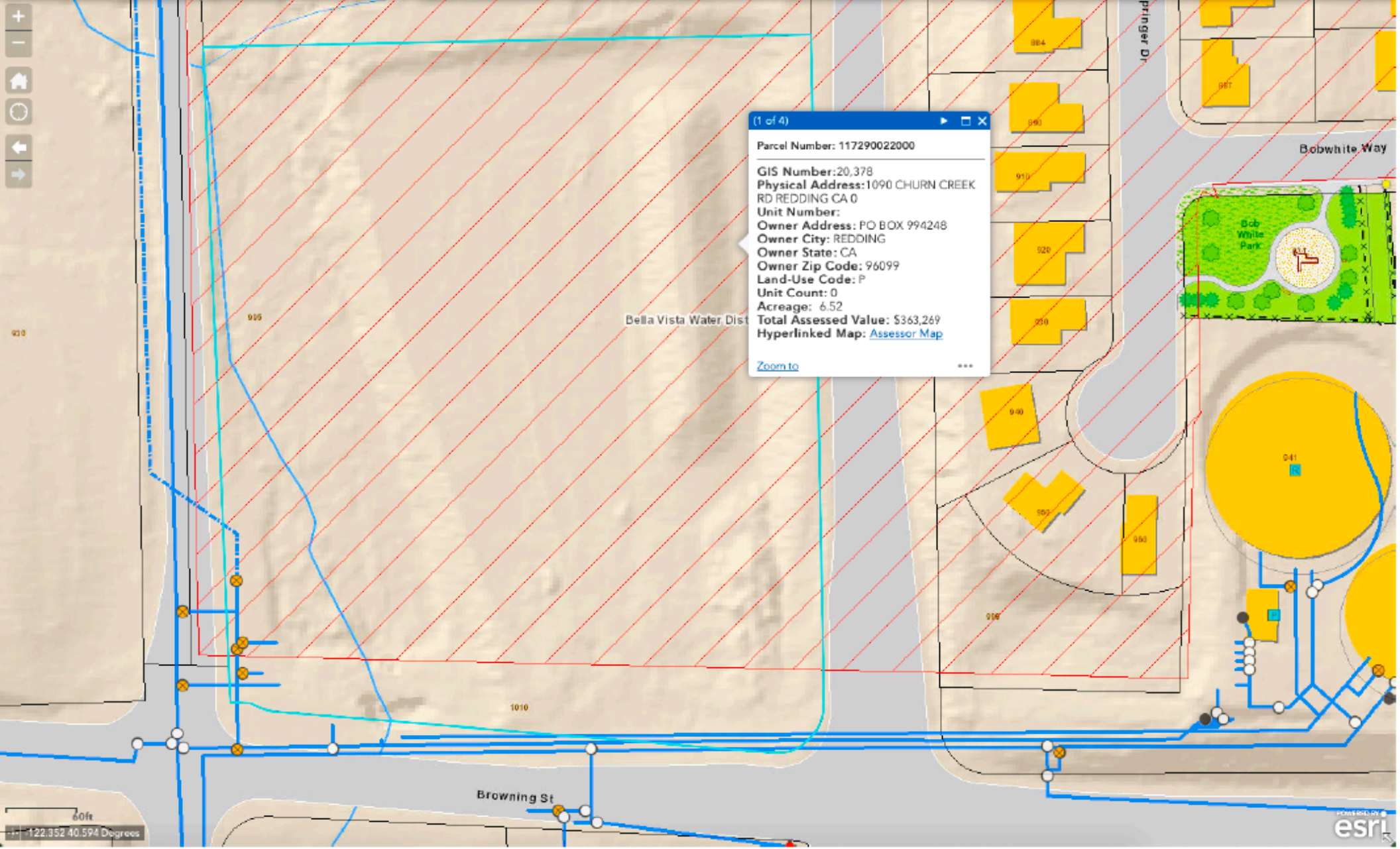


Exhibit “D”



Exhibit “E”





(1 of 4)

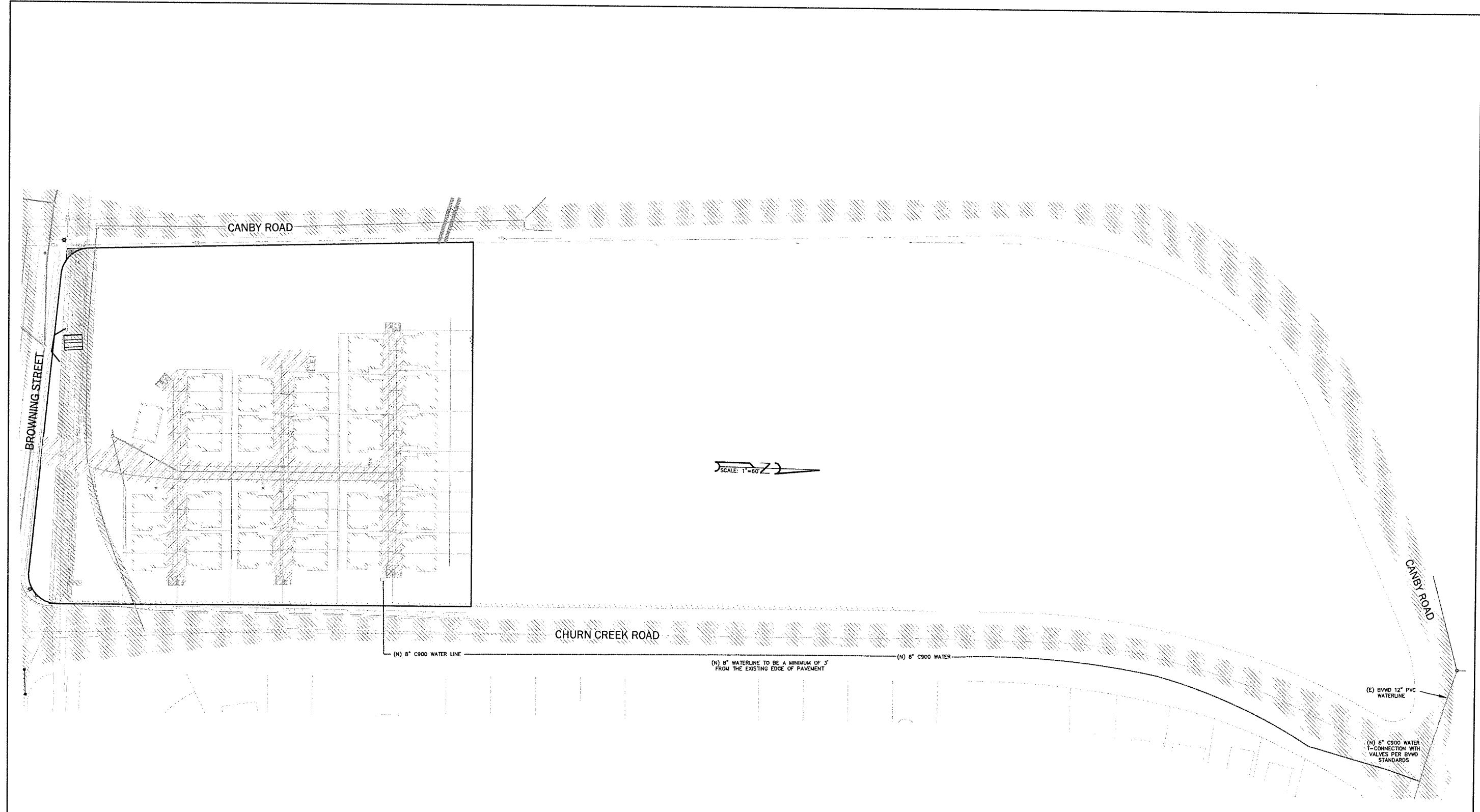
**Parcel Number:** 117290022000

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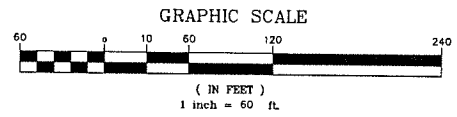
**GIS Number:** 20,378  
**Physical Address:** 1090 CHURN CREEK RD REDDING CA 0  
**Unit Number:**  
**Owner Address:** PO BOX 994248  
**Owner City:** REDDING  
**Owner State:** CA  
**Owner Zip Code:** 96099  
**Land-Use Code:** P  
**Unit Count:** 0  
**Acreage:** 6.52  
**Total Assessed Value:** \$363,269  
**Hyperlinked Map:** [Assessor Map](#)

[Zoom to](#)    \*\*\*

Exhibit “F”



PD-2019-01372



PLANS PREPARED UNDER THE SUPERVISION OF:		City of Redding	
		The Preserve	
		Off-site Waterline Plan	
DUANE K. MILLER CIVIL ENGINEER, INC. PO BOX 1907 6172 MEISTER WAY, UNIT 1 ANDERSON, CA 96007 530-959-5610 DKMENG@G.COM	DATE	6/10/20	SHEET
	SCALE	1"= 60'	6

F:\Projects\19.000 Jobs\19.041 PLAN - PLANNED DEVELOPMENT 6/11/2020

Exhibit “G”

## **LEGAL DESCRIPTION**

The land described herein is situated in the State of California, County of Shasta, City of Redding and is described as follows:

PARCEL 1, AS SHOWN ON PARCEL MAP NO. 2012-00591 FOR INSIGNIA BUILDERS INC., FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER SEPTEMBER 12, 2012, IN BOOK 38 OF PARCEL MAPS AT PAGE 88, SHASTA COUNTY RECORDS.

A.P.N. 117-290-022



# DETACHMENT AREA

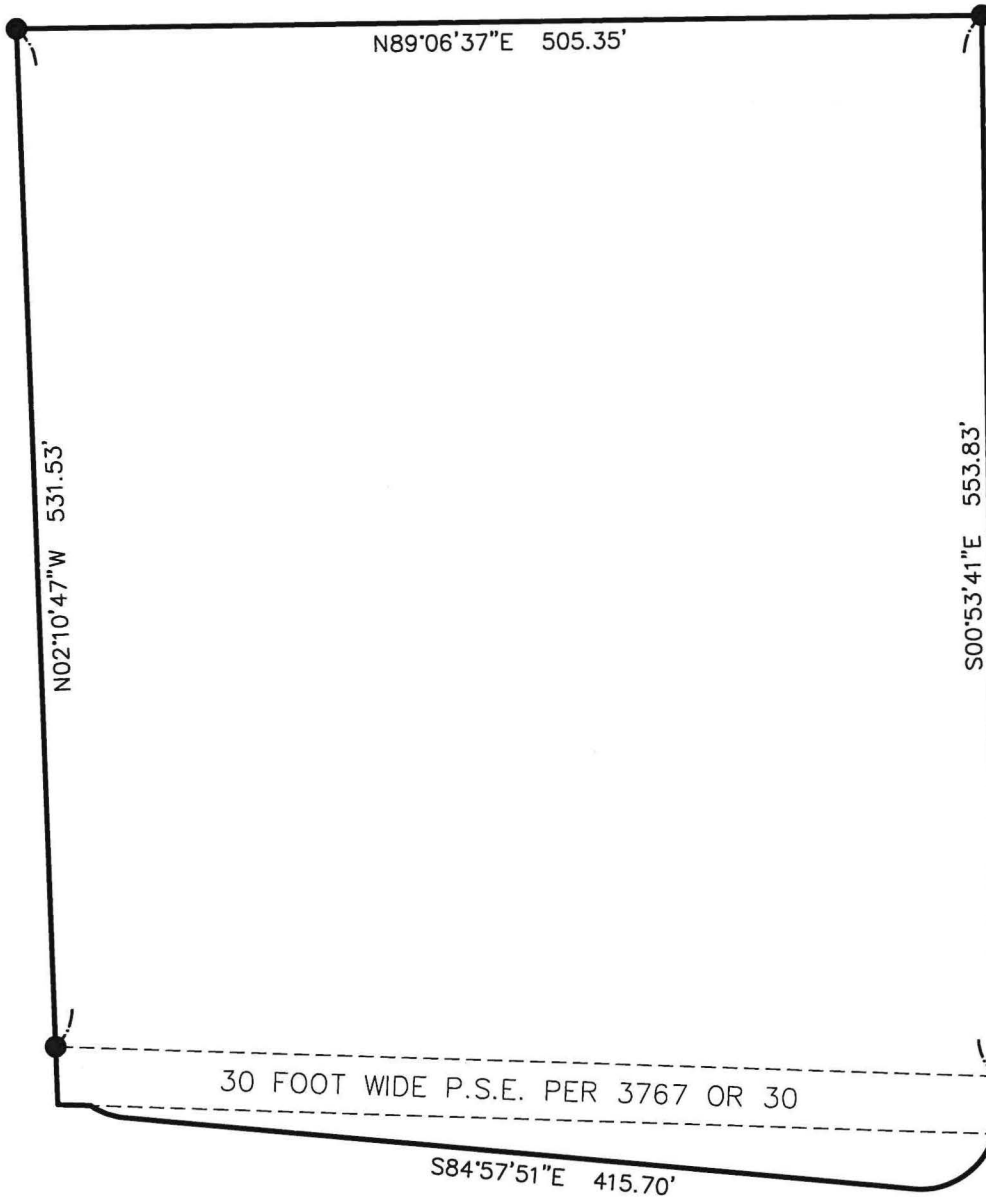


Exhibit “H”

# City of Redding SOI

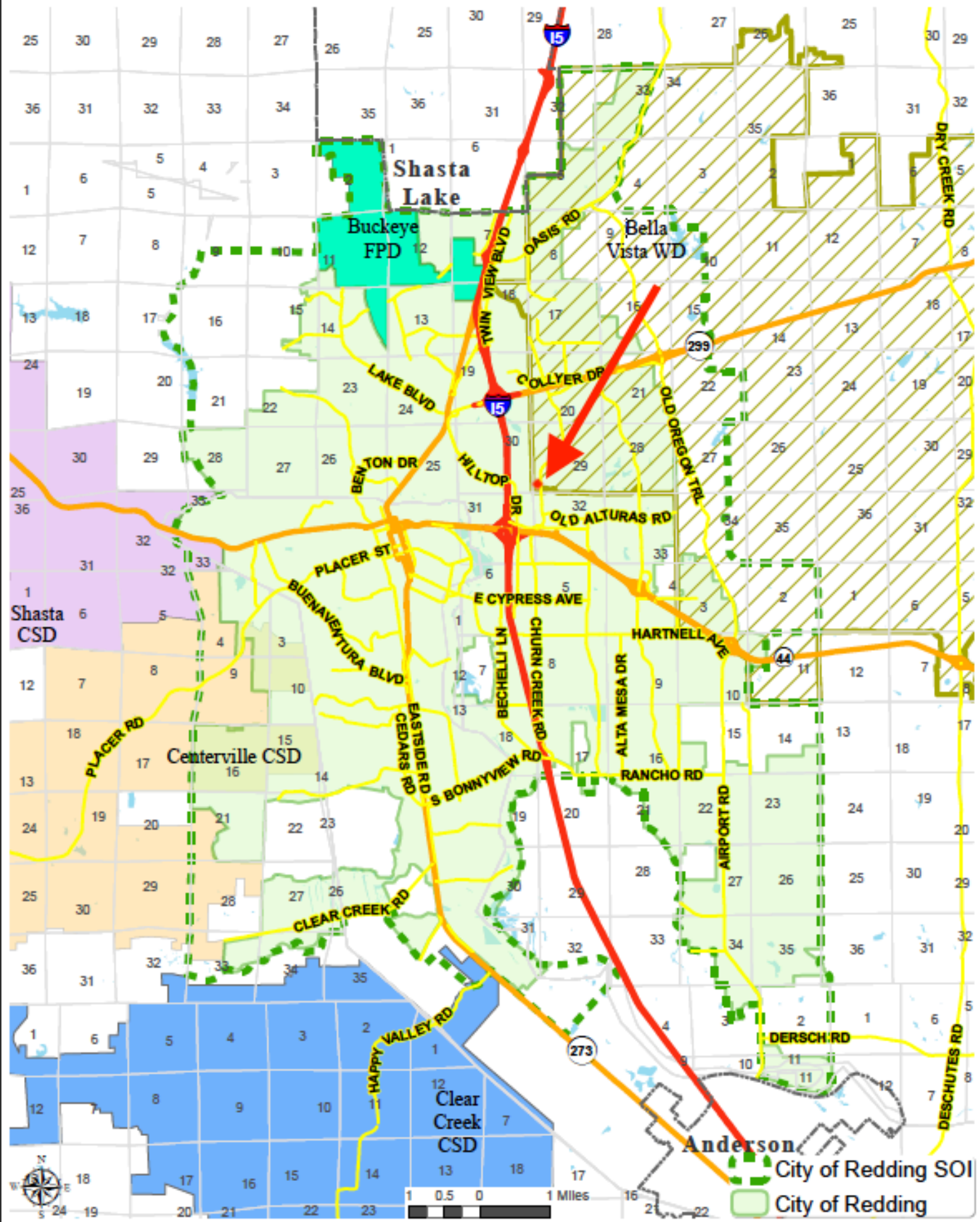


Exhibit “I”

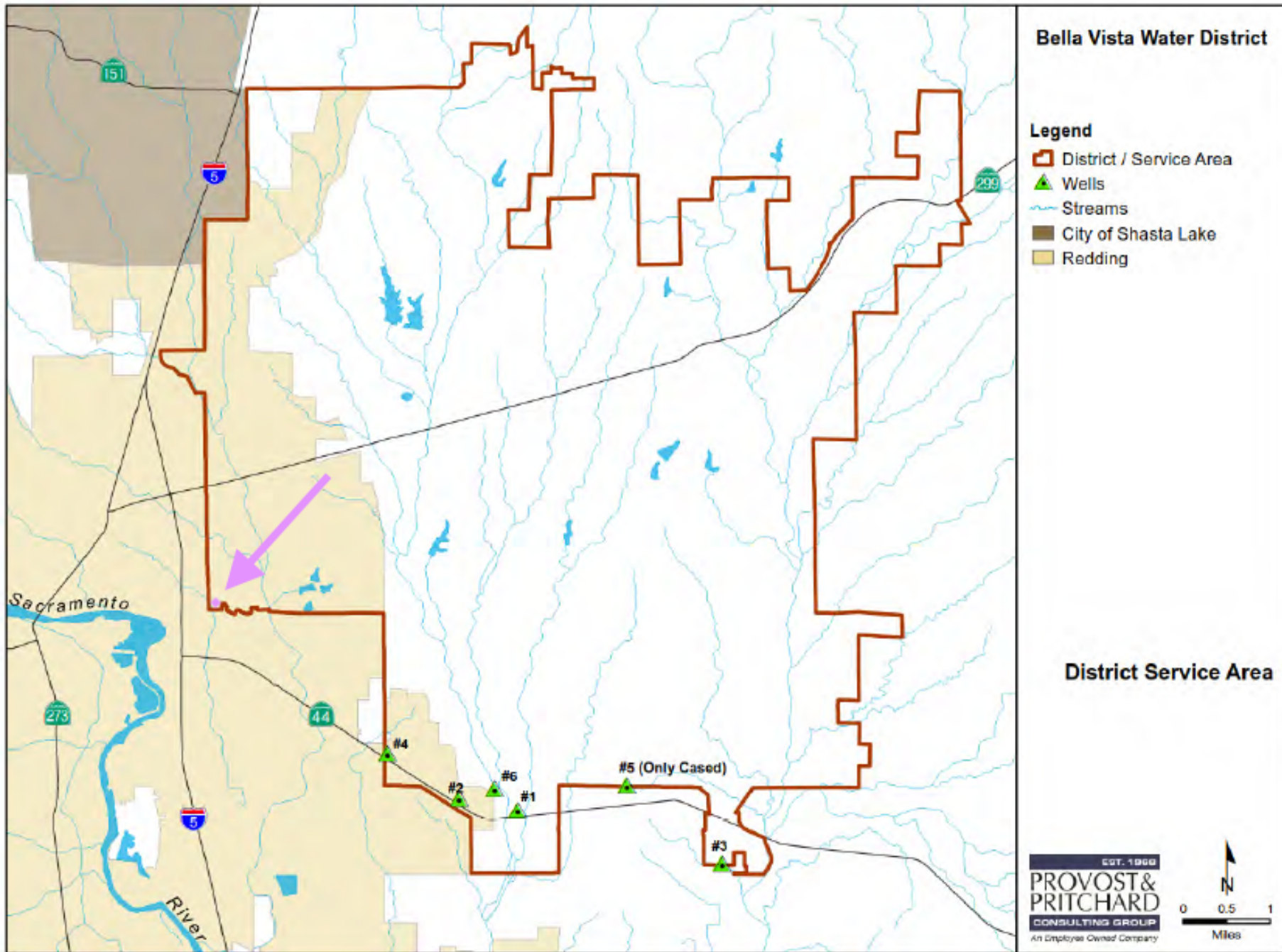


Figure 5-1: Water Service Area

Exhibit “J”

## WRITTEN CONSENT BY ALL PROPERTY OWNERS TO THE DETACHMENT PROPOSAL

I, Jaxon Baker, declare and say:

1. I am the President of Insignia Builders, Inc..
2. Insignia Builders, Inc. is the sole owner of the parcel known as Shasta county Assessor's Parcel No. 117-290-022 – the subject property of the Resolution of Application for Detachment made by the Bella Vista Water District.
3. Assessor's Parcel No. 117-290-022 comprises 100% of the property for which the Detachment is requested.
4. Insignia Builders, Inc. hereby affirms and certifies as the sole owner of all property subject to the Detachment that it consents to the proposal for Detachment.

I declare under penalty of perjury that the foregoing is true and correct, and that as President of Insignia Builders, Inc. I have authority to submit this written declaration.

INSIGNIA BUILDERS, INC.

  
by: Jaxon Baker, President