City of Redding

Notice of Preparation

To: Shasta County Clerk
1643 Market Street
Redding, CA 96001

From: City of Redding
777 Cypress Avenue
Redding, CA 96001

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JUN 07 2018
SHASTA COUNTY CLERK

Subject: Notice of Preparation of a Draft Environmental Impact Report

The City of Redding will be the Lead Agency and will prepare an environmental impact report for the project identified below. An informational presentation on the proposed project will be made at the Redding Planning Commission meeting on **Tuesday, June 26, 2018, at 4 p.m.** The meeting will be held in the City Council Chambers at 777 Cypress Avenue, Redding, California. The purpose of this meeting is to solicit public comments on the scope and content of information to be included in an environmental impact report (EIR) being prepared for the proposed project. At this meeting the proposed project will be described and the initial determination leading to the decision to prepare an EIR will be discussed.

We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

In summary, Dignity Health is seeking to construct and operate a wellness center for ambulatory medical offices and clinics that would be distributed amongst three buildings totaling approximately 129,600 square feet with associated parking, landscaping, and infrastructure on 10.55 acres of land. A use permit is being requested for the development of the project and to allow for a portion of the parking lot to encroach into the FEMA-regulated 100-year floodplain of the Sacramento River. A parcel map is being requested to merge all the parcels into one. The proposed project requires a General Plan amendment to amend the General Plan from the existing designations of "General Office," "General Commercial," and "Greenway" to "Public Facilities." A concurrent rezone is also required to amend the existing zoning from "GO" General Office and "GC" General Commercial to "PF" Public Facilities.

The complete project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study is attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than July 9, 2018. Please send your response to Lily Toy, Senior Planner, at the address shown above. We will need the name for a contact person in your agency.

Project Title: Dignity Health North State Pavilion (UP-2017-00001, PM-2017-00002, GPA-2017-00003, and RZ 2017-00004)

Project Applicant: Dignity Health Mercy Medical Center Redding (Dignity)

Date: June 7, 2018

Signature Paul A. Hell
Title Paul Hellman, Planning Manager
Development Services Department
Telephone (530) 225-4020

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15373.