



CITY OF REDDING

777 CYPRESS AVENUE, REDDING, CA 96001

P.O. Box 496071, REDDING, CA 96049-6071

NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Dear Property Owner or Agency:

This notice is being sent to property owners within or near the area shaded on the attached map and to all public agencies who are reviewing agencies for this environmental document. The map shows the property, consisting of 2.08 acres, on which SFP-E, LLC, is requesting approval of Site Development Permit Application SDP-2019-00027, General Plan Amendment Application GPA-2019-00024, Rezoning Application RZ-2019-00026, and Parcel Map Application PM-2019-00025 in order to allow construction of 9,249-square-foot Les Schwab Tire Center retail store on property located at 4601 Churn Creek Road. The site is currently zoned "LO" Limited Office District with a General Plan designation of Limited Office.

The City of Redding Planning Division has reviewed the project and, based upon the whole record before the City (including the Initial Study and any supporting documentation), is recommending that a Mitigated Negative Declaration* be adopted pursuant to the California Environmental Quality Act.

All interested persons are invited to comment in writing on the draft Mitigated Negative Declaration to the Planning Division prior to the end of the public review period. The comment period begins March 20, 2019, and ends April 8, 2019. The Planning Commission will consider recommending adoption of the Mitigated Negative Declaration and will conduct a public hearing to consider recommending adoption of the project to the City Council at 4 p.m., Tuesday, April 9, 2019, in the City Council Chambers located at 777 Cypress Avenue, Redding, California. Subsequent notification will be made for all public hearings scheduled for consideration of the environmental document and project approval. Adoption of the Mitigated Negative Declaration will conclude the environmental review of the project.

The Initial Study, site plan, project description, draft Mitigated Negative Declaration, and other information concerning the project is available for public review from 8 a.m. to 5 p.m. weekdays at the Planning Division, Development Services Department, 777 Cypress Avenue, Redding, CA 96001 (telephone 530-225-4020) and online on the Planning/Projects page of the Development Services website at: www.cityofredding.org. For more information, please contact Zach Bonnin at the above address.

A blue ink signature of Lily Toy, Planning Manager, is written over a horizontal line.

Lily Toy, Planning Manager
Development Services Department

*A Mitigated Negative Declaration is a determination that a project will not have a significant impact on the environment because of mitigation measures that have been added to the project.

Dated: March 20, 2019

Attachment: Location Map

SDP-2019-00027/GPA-2019-00024/RZ-2019-00026/PM-2019-00025

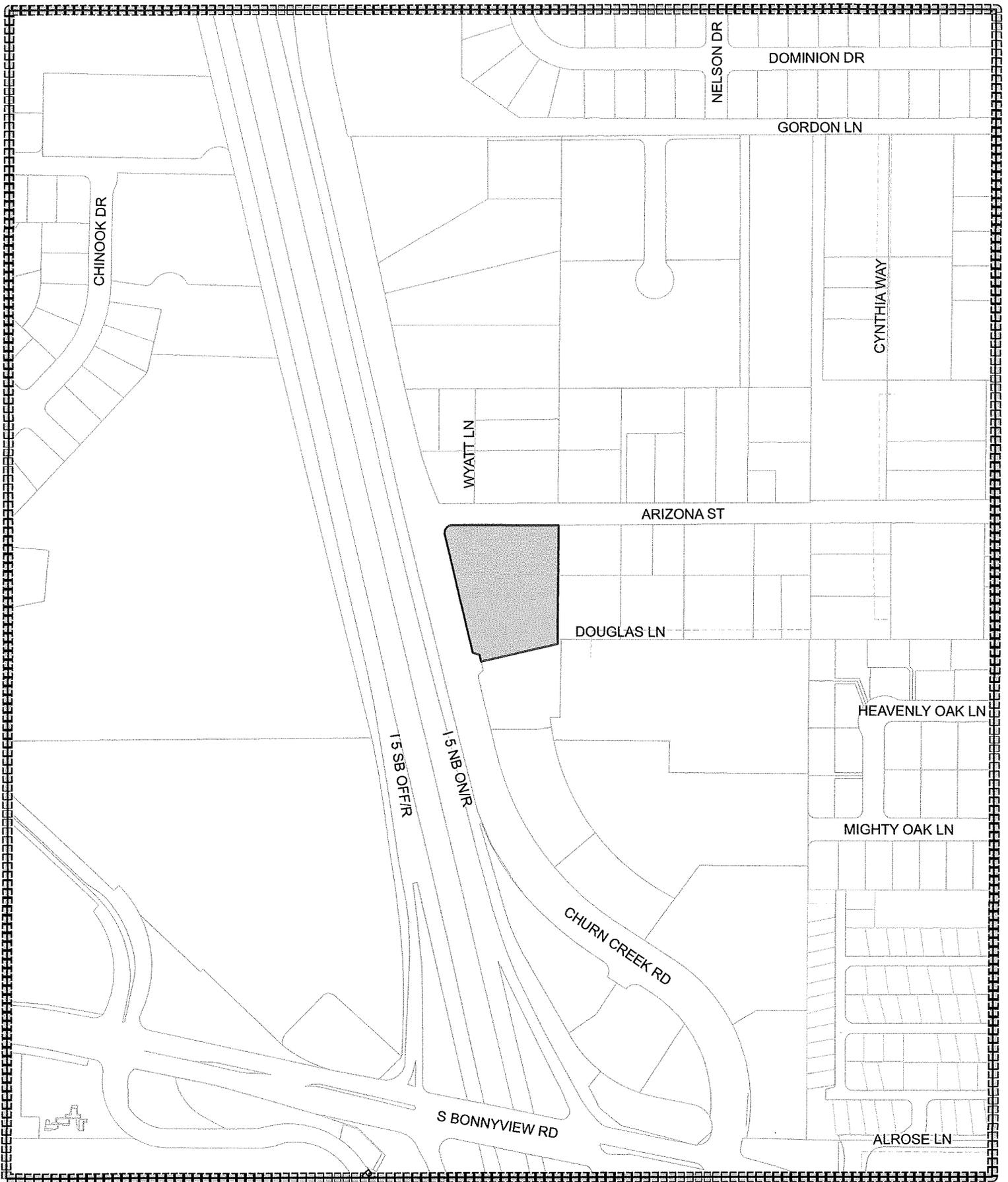
c: Shasta County Clerk

Defenders of Wildlife

California Native Plant Society

All property owners within 300 feet of the project/Interested Parties

The purpose of the public hearing is to obtain information from the public concerning the project described above. At the hearing, the Planning Commission will consider the information provided by the public, the applicant, and staff and then determine whether to recommend to the City Council to approve or deny the project. In most cases, the project will not be before the Planning Commission unless staff is recommending approval of the project. If you challenge the project or decision in court, you may be limited to raising only those issues you raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.



	GIS DIVISION INFORMATION TECHNOLOGY DEPARTMENT	LOCATION MAP SDP-2019-00027/PM-2019-00025/GPA-2019-00024/RZ-2019-00026 CCMP/LES SCHWAB 4601 CHURN CREEK ROAD AP# 068-750-011	MTG. DATE:
	DATE PRODUCED: JANUARY 8, 2019		ITEM:
			ATTACHMENT:
P:\Planning\MapDocuments\Commission Maps\SDP\SDP-2019-00027.aprx			