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 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 12.11-acre property at the southeast corner of the East Cypress Avenue and Churn Creek Road intersection on which the Taylor Family Revocable Living Trust is requesting approval to divide into six commercial parcels for existing and future development. The property, addressed as 2525, 2581, and 2601 Churn Creek Road, is currently developed with Taylor Motors car dealership and AutoZone auto parts store. The site is zoned "GC" General Commercial District with General Plan designation of "General Commercial."

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 Negative Declaration be adopted pursuant to the California Environmental Quality Act.

All interested persons are invited to comment in writing on the draft Negative Declaration to the Planning Division prior to the end of the public review period. The comment period for the Negative Declaration begins September 10, 2019, and ends September 30, 2019 The Board of Administrative Review will consider adopting the Negative Declaration and will conduct a public hearing to consider approving the project at 2 p.m., Wednesday, October 2, 2019, in the River Conference Room at City Hall located at 777 Cypress Avenue, Redding, California. Adoption of the Negative Declaration will conclude the environmental review of the project.

The Initial Study, site plan, project description, draft Negative Declaration and other information concerning the project, are available for public review from 8 a.m. to 5 p.m. weekdays at the 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 Linda Burke at the above address.

Lily Toy, Planning Manager
Development Services Department

*A Negative Declaration is a determination that a project will not have a significant impact on the environment.

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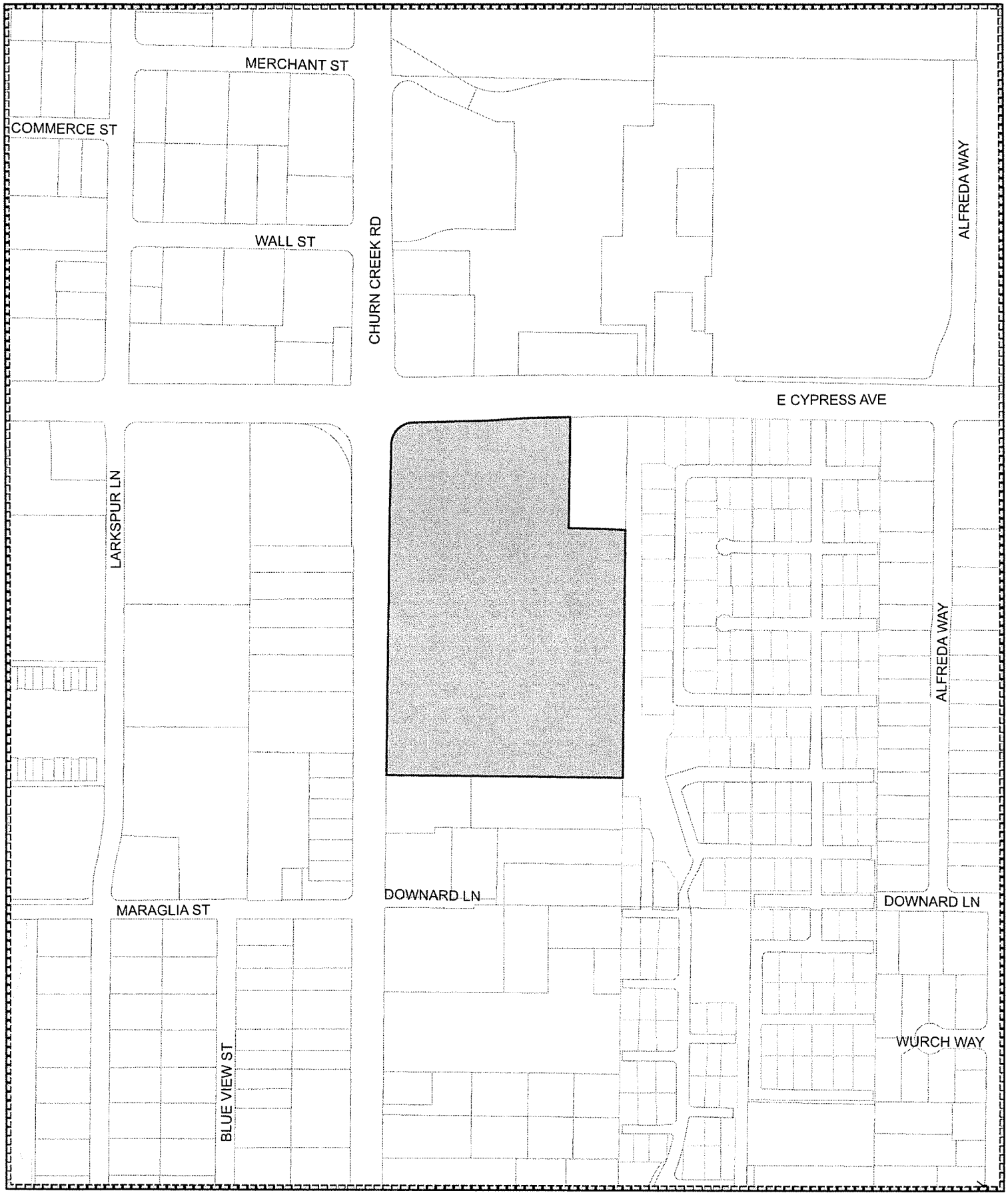
N:\Planning\Projects\Parcel Map-PM\PM-2019\PM-2019-00369 Taylor Motors\Draft
Dated: September 10, 2019
Attachment: Location map
c: Shasta County Clerk
U.S. Army Corps of Engineers, Redding
All Property owners within 300 feet of the property boundary
California Native Plant Society
Shasta Environmental Alliance
CDF&W
RWQCB

The purpose of the public hearing is to obtain information from the public concerning the project described above. At the hearing, the Board of Administrative Review will consider the information provided by the public, the applicant, and staff and then determine whether to approve or deny the project. In most cases, the project will not be before the Board 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 Board at, or prior to, the public hearing.



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GIS DIVISION
INFORMATION TECHNOLOGY DEPARTMENT

DATE PRODUCED:
MARCH 4, 2019

0 200 400 Feet

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LOCATION MAP

PM-2019-00369
TAYLOR FAMILY REV. LIVING TRUST
2525 / 2581 / 2601 CHURN CREEK ROAD
AP# 067-160-022

MTG. DATE:

ITEM:

ATTACHMENT: