



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 61.6 acres, on which Sierra Pacific Land and Timber is requesting approval of the Stonecreek at Shastina Ranch Subdivision that includes a rezone to add the "PD" Planned Development Overlay District, and to subdivide land into 218 residential single-family residences on property located at 2923 and 2873 Rancho Road in Redding, CA. The site is zoned "RS-3" Residential Single Family District with a General Plan designation of "Residential, 2 to 3.5 units per acre."

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 September 20, 2019 and ends October 21, 2019. The Planning Commission will consider the Mitigated Negative Declaration and will conduct a public hearing to consider the project at 4 p.m., Tuesday October 22, 2019, in the City Council Chambers located at 777 Cypress Avenue, Redding, California. The Planning Commission will consider recommending adoption of the Mitigated Negative Declaration to the City Council at a later date. 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 530-245-7112 or at the above address.

for Linda Burke
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.

LT:kr

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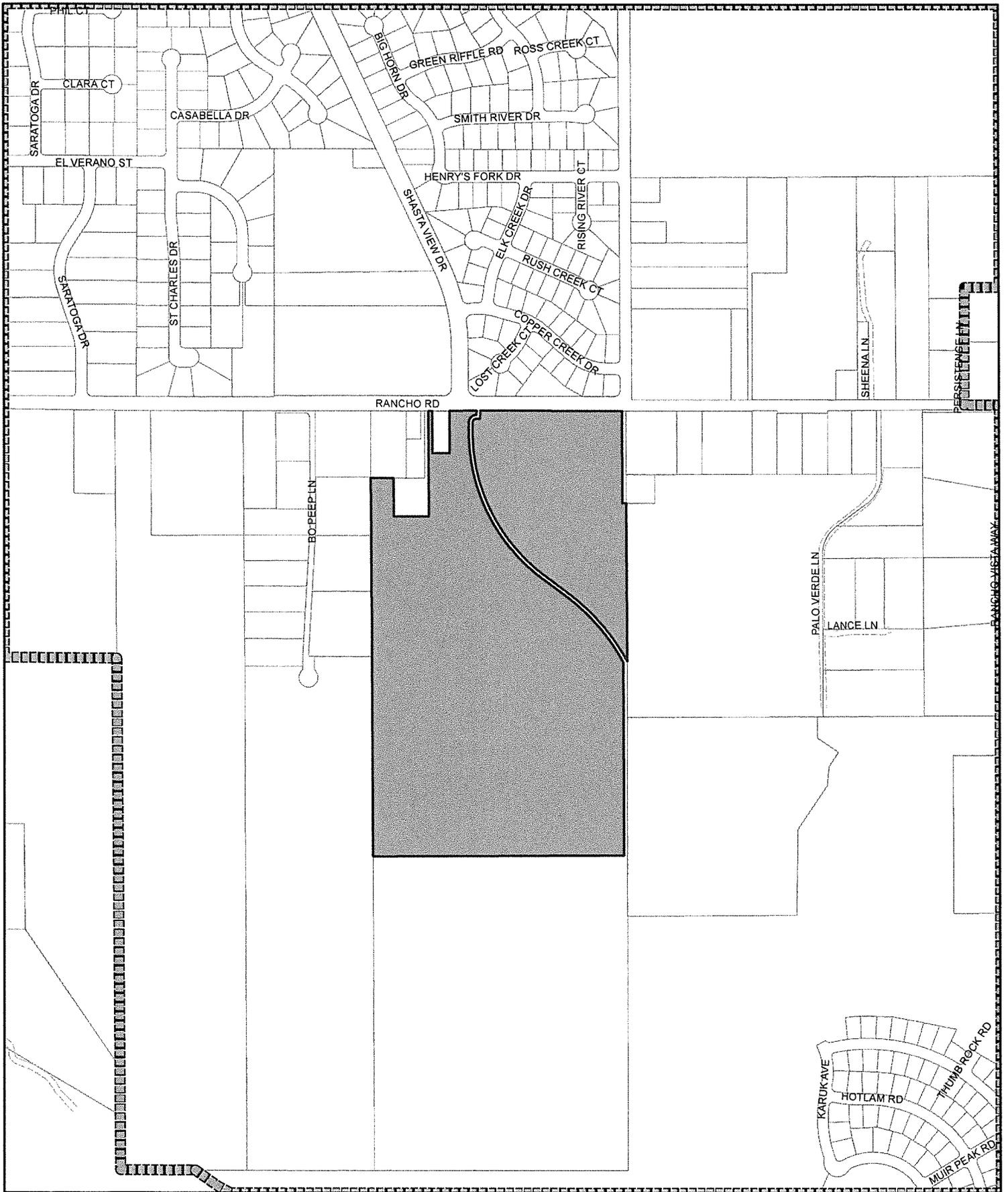
Dated: September 20, 2019

Attachment: Location map

- c: State Clearinghouse
Shasta County Clerk
U.S. Army Corp of Engineers, Redding
All property owners within 300 feet of the project

- California Native Plant Society
Interested Parties
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 _____ 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 _____ 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 _____ at, or prior to, the public hearing.



	GIS DIVISION INFORMATION TECHNOLOGY DEPARTMENT	LOCATION MAP S-2019-00280 / PD-2019-00309 / RZ-2019-00314 STONECREEK AT SHASTINA RANCH STONESFAIR SHASTA INVESTORS LP AP# 054-510-029 & -032	MTG. DATE:
	DATE PRODUCED: FEBRUARY 26, 2019		ITEM:
			ATTACHMENT: