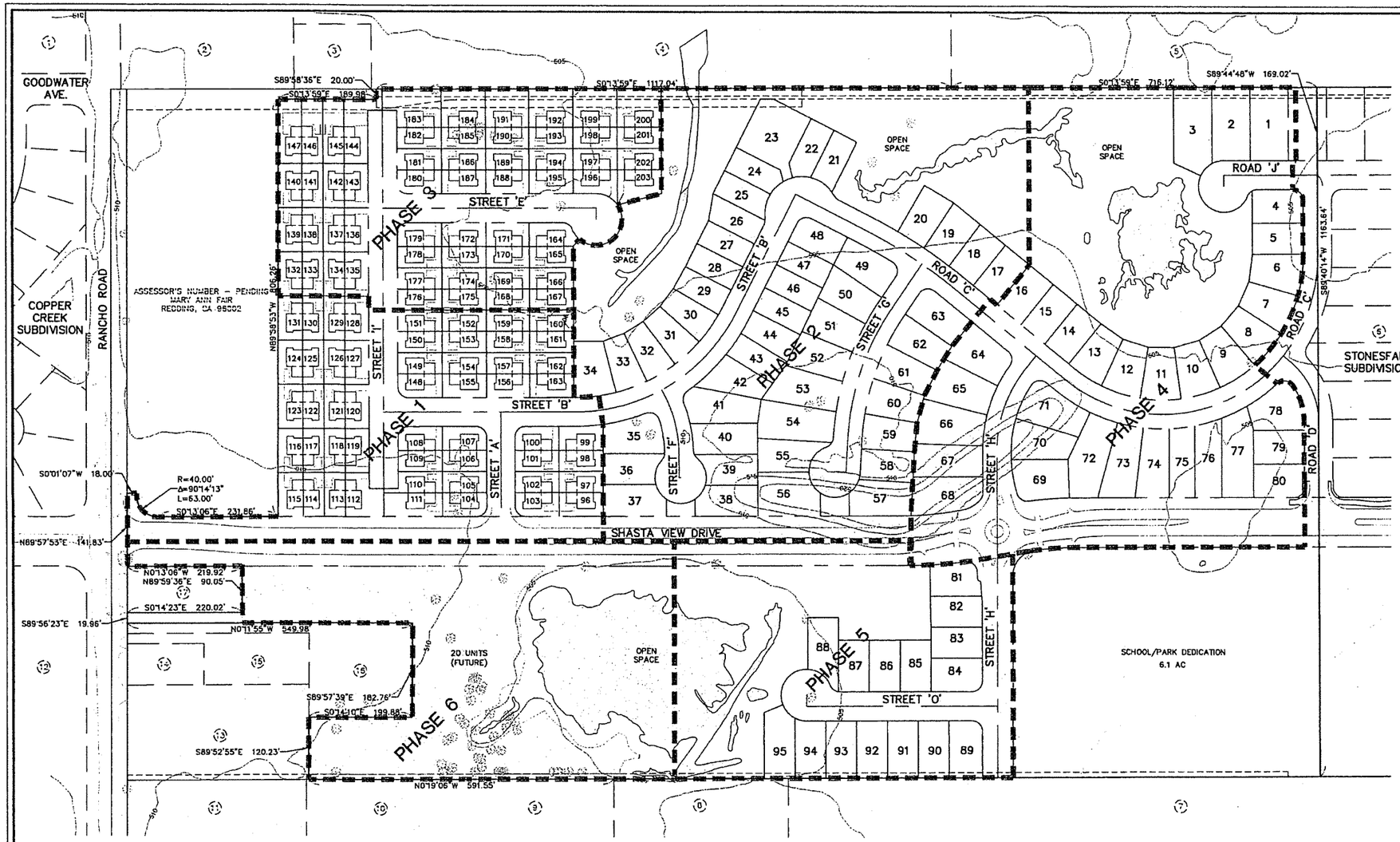

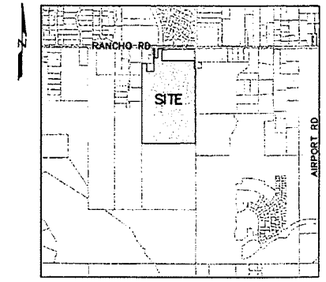

SITE MAP
SCALE: NTS

CLIENT:
SIERRA PACIFIC LAND AND TIMBER
P.O. BOX 496014
REDDING, CA 96049-6014

OWNER:
SIERRA PACIFIC LAND AND TIMBER
P.O. BOX 496014
REDDING, CA 96049-6014

ENGINEER:
SHARRAH DUNLAP SAWYER, INC.
6590 LOCKHEED DRIVE
REDDING, CA 96002

SITE DATA
A.P.#: 054-510-032 & PART OF 054-510-030, 054-510-029
GENERAL PLAN: RES. 2-3.5
ZONING: RS-3
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL SUBDIVISION
SITE AREA: 61.6 ACRES
TOTAL PROJECT UNITS: 223
PROJECT DENSITY: 3.6 D.U./AC
ELECTRICITY: REDDING ELECTRIC UTILITY
WATER: CITY OF REDDING
SEWER: CITY OF REDDING
TELEPHONE: AT&T
GAS: PG&E

OPEN SPACE AREA: 14.2 AC
SCHOOL SITE AREA: 6.1 AC

ADJACENT LAND OWNERS

1. PARKS FAMILY TRUST OF 1988
22 COMSTOCK ROAD
CHICO, CA 95928
2. SMITH VERLIN J & LOVINA M
LIVING TRUST
6116 CABERNET COURT
SAN JOSE, CA 95135
3. CITY OF REDDING
777 CYPRESS AVE
REDDING, CA 96001
4. FRANKLIN TODD M & LYNETTE G
5140 PALO VERDE LANE
REDDING, CA 96002
5. CITY OF REDDING
777 CYPRESS AVE
REDDING, CA 96001
6. SHASTA LAKE LLC
19267 PINNACLE COURT
REDDING, CA 96003
7. VAN EPEREN DEBRA K LIV TRUST ETAL
5187 BO PEEP LANE
REDDING, CA 96002
8. VAN EPEREN JOHN L
REVOCABLE TRUST
5221 BO PEEP LANE
REDDING, CA 96002
9. VAN EPEREN DEBRA K LIV TRUST
5187 BO PEEP LANE
REDDING, CA 96002
10. VAN EPEREN GEORGE J TRUSTEE
5133 BO PEEP LANE
REDDING, CA 96002
11. SEVERSON FAMILY LIVING TRUST
3408 WEST SUNSET DRIVE
ROGERS, AR 72756
12. LEWIS THOMAS A ETAL
1073 HARRINGTON WAY
CARMICHAEL, CA 95608
13. COCOMERO DENISE
2781 RANCHO ROAD
REDDING, CA 96002
14. SILVEY ASHLEY M
2801 RANCHO ROAD
REDDING, CA 96002
15. STARKEY CHRISTINE ANN
10173 ROAD RUNNER WAY
REDDING, CA 96003
16. ADDISON PHILLIP R & JUDITH A
FAMILY TRUST
2811 RANCHO ROAD
REDDING, CA 96002
17. BROWN BRENT AND ROSEMARIE
2845 RANCHO ROAD
REDDING, CA 96002

LEGEND

WETLAND FEATURES

FUTURE LOTS (20 UNITS)

PHASE LINE

N

100 0 50 100
1 INCH = 100 FEET

S-2019-0280
STONECREEK AT SHASTINA RANCH TENTATIVE SUBDIVISION MAP

LOCATED IN PORTIONS OF SECTIONS 21, T. 31N., R.4W., M.D.M., CITY OF REDDING, COUNTY OF SHASTA

FOR

SIERRA PACIFIC LAND AND TIMBER

BY

SHARRAH DUNLAP SAWYER, INC.
Civil Engineering • Land Planning • Surveying & Mapping
Landscape Architecture • Presentation Graphics
6590 Lockheed Drive, Redding, CA 96002
530.221.1793 voice • 530.221.0341 fax • info@sdsengineering.com

DATE: JULY 19, 2019 SCALE: 1"=100' SHEET 1 OF 7

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