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 two 9.7-acre parcels, on which Steve Woods is requesting approval of Site Development Permit Application SDP-2020-00255, to construct a self-storage mini warehouse project consisting of 74,400 square feet of storage in twelve buildings with a manager's office. The project would be constructed on approximately five acres of the southerly property with a shared access on the northerly property, and include the off-site extension of the frontage road, Aviation Drive, and storm drain facilities south of the property in the public right-of-way. The site is zoned "GI" General Industry District with a General Plan designation of General industry.

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 July 8, 2020 and ends August 6, 2020 The Planning Commission or the Board of Administrative Review will consider adopting the Mitigated Negative Declaration and will conduct a public hearing to consider approving the project 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 530-225-4027) and online on the Planning/Projects page of the Development Services website at: www.cityofredding.org. For more information, please contact Senior Planner Linda Burke at the above address or at lburke@cityofredding.org.

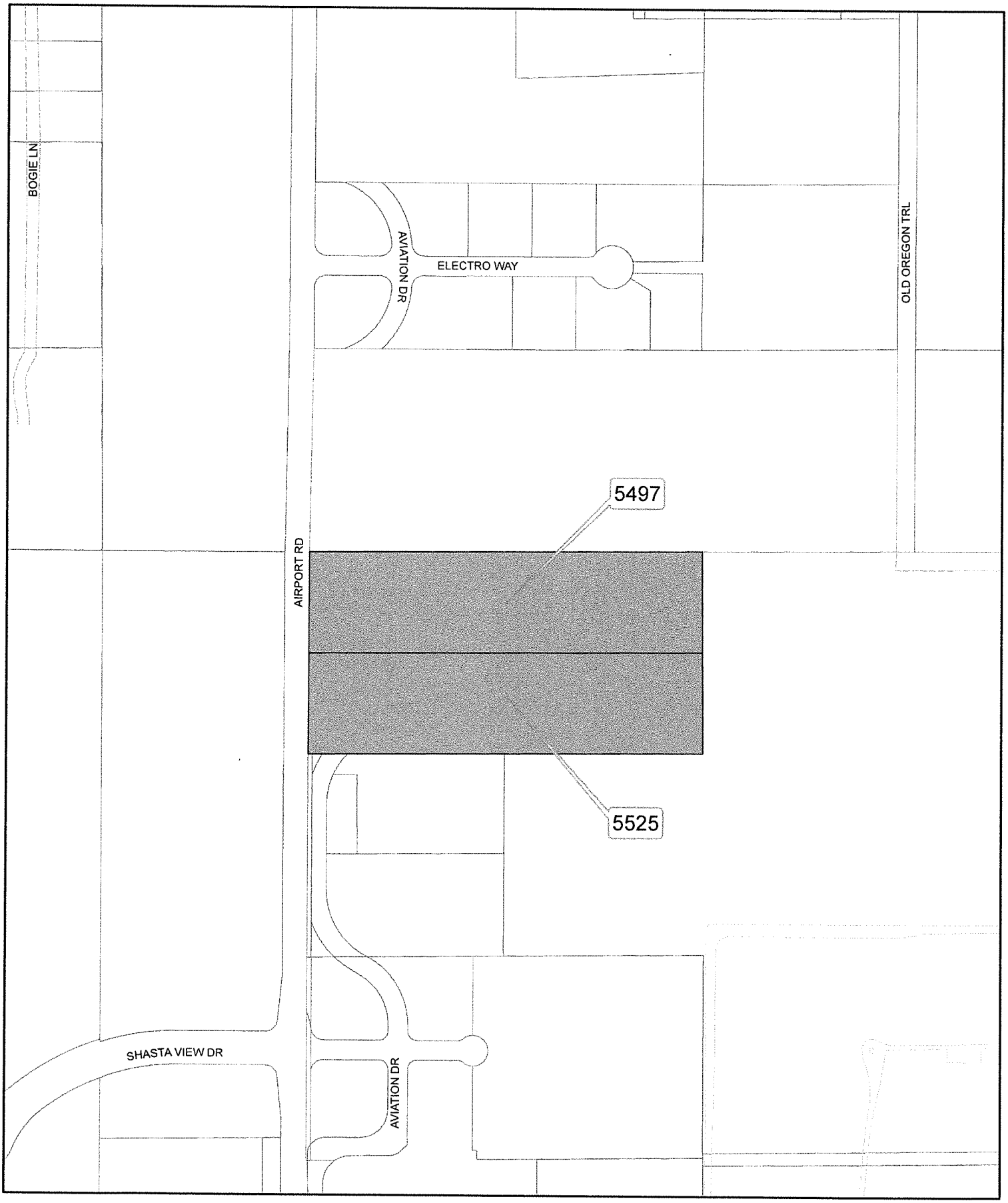
Lily Toy, Planning Manager
Development Services Department

*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:jz
Envirdocs\MND-Public Hearing-Notice-shl
Dated: July 6, 2020
Attachment: Location map

c: State Clearinghouse
Shasta County Clerk
CA Dept. of Fish and Wildlife, Redding
Central Valley Regional Water Quality Control Board, Redding
California Native Plant Society, Shasta Chapter
Shasta Environmental Alliance
All property owners within 300 feet of the project

The purpose of the public hearing is to obtain information from the public concerning the project described above. At the hearing, the approving body 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 approving body 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 approving body at, or prior to, the public hearing.



N W E S	**GIS DIVISION** INFORMATION TECHNOLOGY DEPARTMENT	**LOCATION MAP**	MTG. DATE:
	DATE PRODUCED: JUNE 23, 2020	SDP-2020-00255 STEVE WOODS 5497 & 5525 AIRPORT ROAD AP# 054-210-005 & -006	ITEM:
	0 200 400 Feet		ATTACHMENT:
P:\Planning\ProProjects\SDP\SDP-2020-00255.aprx			