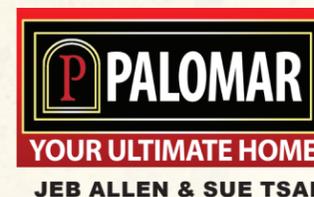


STONECREEK *at Shastina Ranch*

PLANNED DEVELOPMENT

*October 2019
Amended August 2020*

A collaboration by:



Prepared by:



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STONECREEK

at Shastina Ranch

Job No. 18.0148

STONECREEK AT SHASTINA RANCH

Stonecreek at Shastina Ranch is the culmination of years of planning, negotiations, and land acquisitions by Sue Tsai and Jeb Allen of Palomar Builders and Sierra Pacific Land & Timber. The 61.6 acre project located in southeast Redding integrates seamlessly with the Stonesfair subdivision and the original Shastina Ranch planned development resulting in the largest master planned community in Redding.

Stonecreek at Shastina Ranch will offer 188 homes designed to meet the local demand for diverse housing options. They include single-family lots in a range of sizes to accommodate a variety of home sizes and configurations. All of these homes are arranged in unique neighborhoods that protect the valuable natural resources on the property.

All on-site wetlands and Waters of the U.S. have been protected within 12.4 acres of open space. In addition, the project offers 6.1 acres of land for a future school and 5.2 acres of land will be dedicated for the extension of Shasta View Drive through the property (per the City of Redding's General Plan circulation diagram). Additional project amenities include a roundabout within Shasta View Drive at the school site and trail connections to: the Clover Creek corridor; Shasta View Drive; the school site; and the Shastina Ranch park.

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Site Plan



Site Data:

| | |
|----------------------|---|
| APN: | 054-510-032 054-510-029 Part of 054-510-030 |
| Existing Use: | Vacant |
| General Plan: | Res. 2-3.5 |
| Zoning: | RS-3, RS-3-PD |
| Proposed Use: | Residential Subdivision |
| Site Area: | 61.6 acres |
| Total Project Units: | 188 |
| Project Density: | 3.1 D.U./acre |
| Electricity: | Redding Electric Utility |
| Open Space: | 12.4 acres |
| Future School Site: | 6.1 acres |

Legend:

| | | |
|--|-------------------------|-------------------|
| | Large lots (70' wide) | 3 |
| | Medium lots (60+' wide) | 64 |
| | Small lots (50+' wide) | 101 |
| | Future lots | 20 |
| | Wetland | |
| | | Total: 188 |



1" = 200'

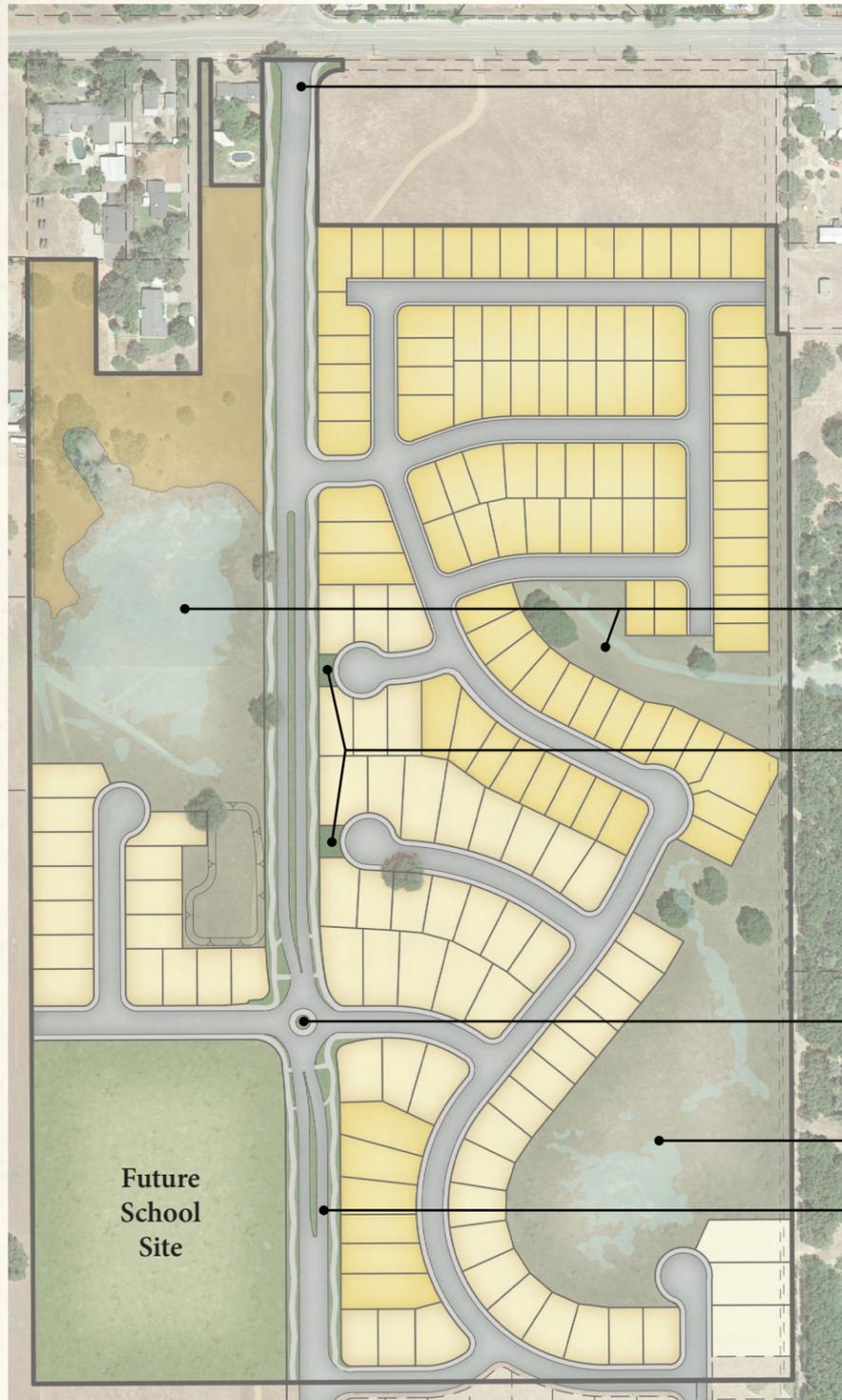
Roundabout and street improvement details may vary from illustration.

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Extension of Shasta View Drive south of Rancho Road (see Shasta View Drive section to right)

Open space

Pedestrian connections to Shasta View Drive

Roundabout provides traffic calming and speed attenuation

Open space

Connectivity via Shasta View Drive and trails to the nearby Clover Creek corridor and Shastina Ranch Park (see page 2 for overall diagram with park and trail corridor)



N.T.S.

Roundabout and street improvement details may vary from illustrations.

Amenities

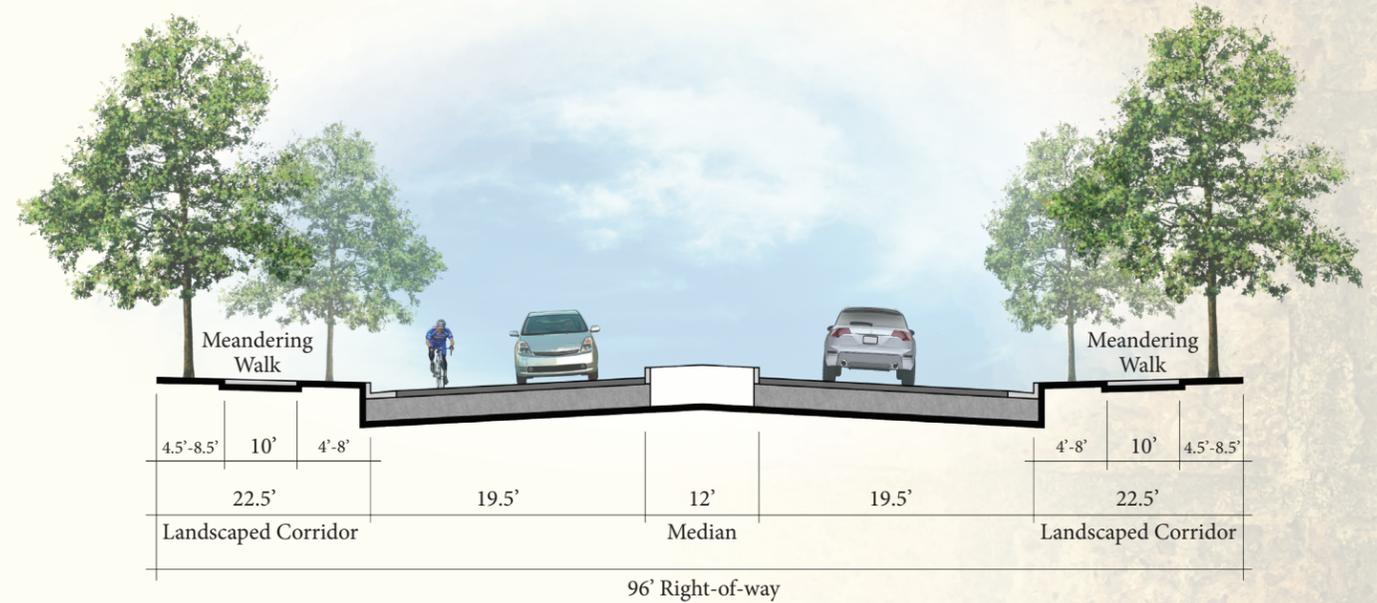


STONECREEK
at Shastina Ranch

Clover Creek corridor connections

Clover Creek corridor

Shastina Ranch park



SHASTA VIEW DRIVE STREET SECTION

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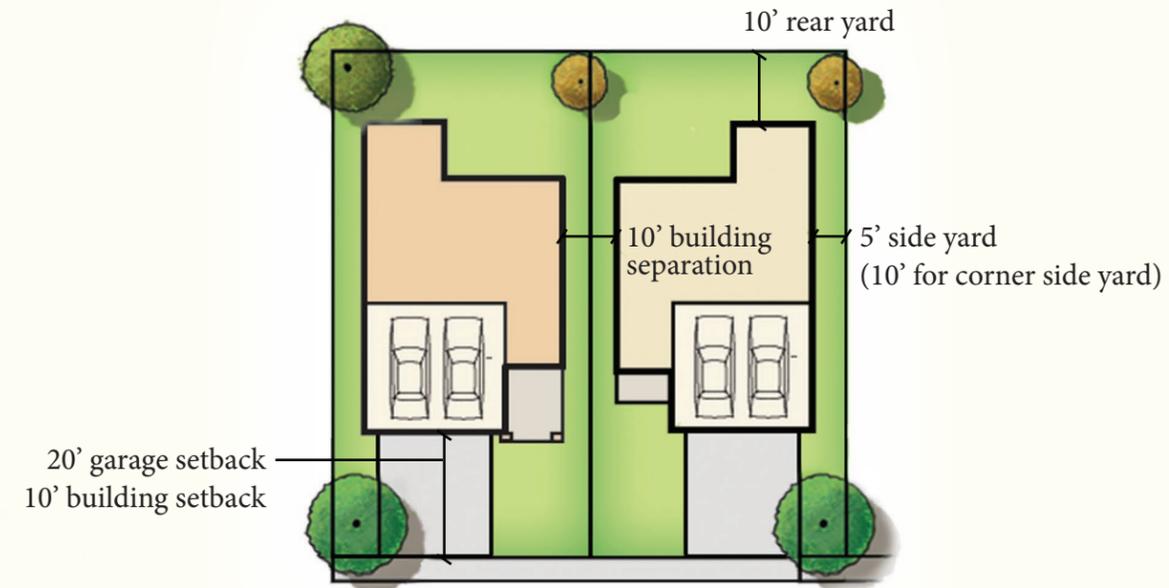


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Architecture

50'+ wide Traditional Lots



TYPICAL PLOT PLAN



Images are conceptual and final design may vary. Images not to scale.

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