

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 REVISED

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 12.13 acres, on which TJG/Summit Development Corporation is requesting approval of Use Permit Application UP-2020-01669, Parcel Map Application PM-2021-00290, General Plan Amendment Application GPA-2020-01667, and Rezone Application 2020-01668 to allow the construction of the Hartnell Commercial Complex consisting of a 30,000-square-foot Holiday Market Grocery Store, and five outer pads for retail, a drive-through restaurant, a coffee drive-through, and an automobile fueling station with a convenience store on property located at 2469 and 2525 Hartnell Avenue, 3055 and 3091 Appian Way. The project also includes the request to allow a self-storage facility on 2.8 acres of land on property located at 3050 Leonard Street. The parcel map related to the project will delineate each of the retail spaces and the proposed self-storage facility on their respective parcel, taking the total parcels from five to seven. The rezone is a request to change the current zoned "SC" Shopping Center on the proposed 2.8-acre self-storage facility parcel to "HC" Heavy Commercial. The General Plan amendment request reflects the rezone request to amend the existing General Plan designation of "Shopping Center" to "Heavy 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 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 for the Mitigated Negative Declaration begins May 8, 2021, and ends June 7, 2021. 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 530-225-4022) and online on the Planning/Projects page of the Development Services website at: www.cityofredding.org. For more information please contact Assistant Planner, Sean Price, at the above address.

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.

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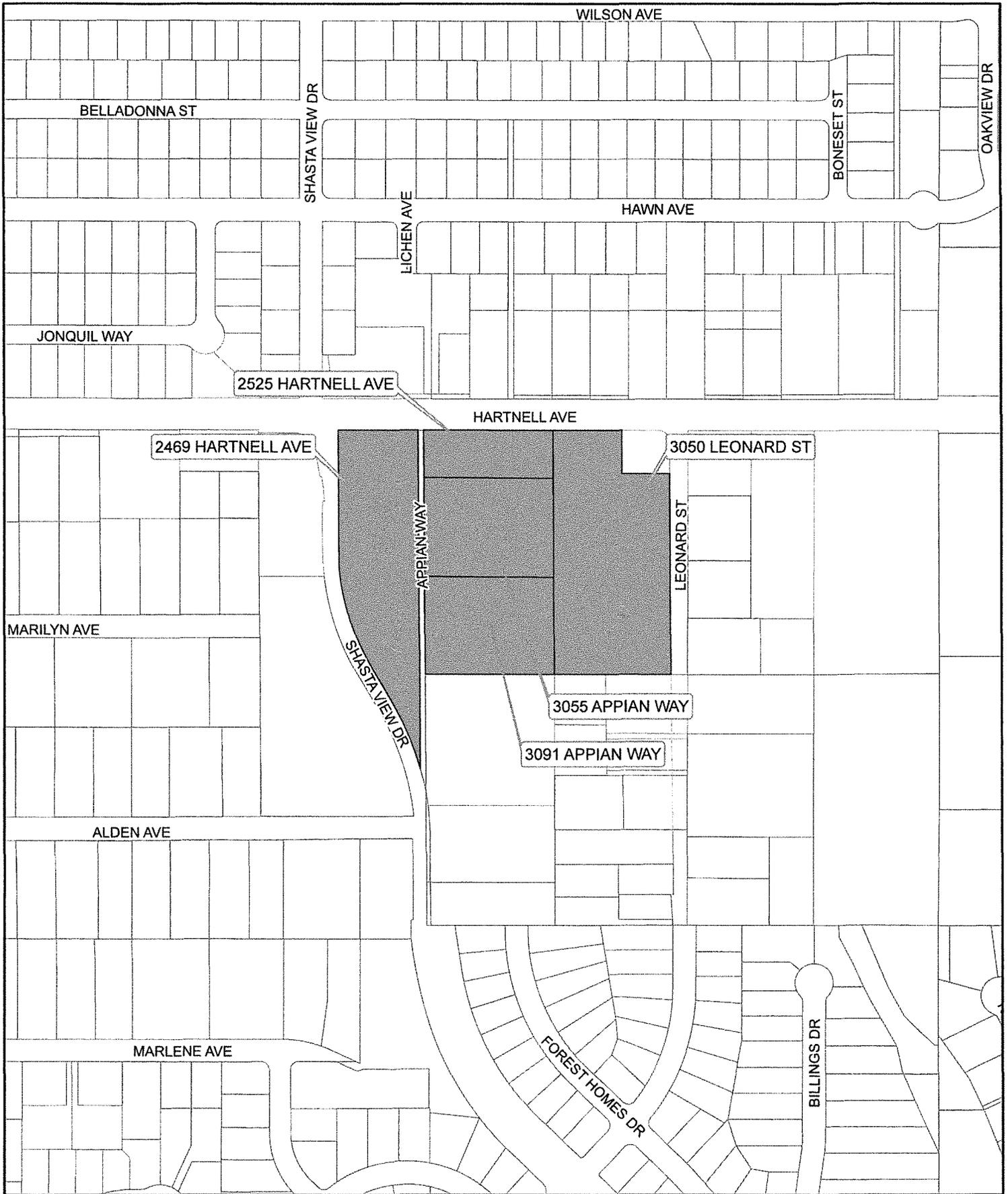
Dated: May 7, 2021

Attachment: Location map

- c: Shasta County Clerk
Shasta Environmental Alliance
California Native Plant Society, Shasta Chapter
All property owners within 300 feet of the project

- U.S. Army Corp of Engineers, Redding
CDFW, Redding
CVRWQ Control Board, Redding

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



	GIS DIVISION INFORMATION TECHNOLOGY DEPARTMENT	LOCATION MAP UP-2020-01669 / GPA-2020-01667 / RZ-2020-01668 TJG / SUMMIT DEVELOPMENT 2469 & 2525 HARTNELL AVE/3055 & 3091 APPIAN WAY/3050 LEONARD ST AP# 110-210-055 / 110-020-001, -037, -038 & -061	MTG. DATE:
	DATE PRODUCED: NOVEMBER 24, 2020		ITEM:
			ATTACHMENT: