

**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 that are reviewing agencies for this environmental document. The map shows the property for which L&S Redding Development is requesting approval of Subdivision Map Application S-2023-00582, The River Subdivision, to subdivide a single 10.5-acre parcel into 21 single-family parcels on property located at 2980 Wyndham Lane. The site is zoned "RS-3.5" Residential Single-Family District with a General Plan designation of Residential Single Family.

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 November 6, 2023 and ends 5:00 p.m., December 6, 2023. **The Planning Commission will consider adopting the Mitigated Negative Declaration and conduct a public hearing to consider approving the project at 4:00 p.m., Tuesday, December 12, 2023 in the City Council Chambers located at 777 Cypress Avenue, Redding, California.** 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 are available for public review from 8:00 a.m. to 3:00 p.m. weekdays at the Development Services Department Permit Center, 777 Cypress Avenue, Redding, CA 96001, and online at: [www.cityofredding.gov](http://www.cityofredding.gov) (*Development Services/Planning/City Planning Projects*). For more information, please contact Danny Castro, Assistant Planner, by email at [dcastro@cityofredding.org](mailto:dcastro@cityofredding.org), or by telephone at (530) 225-4471.

Lily Toy, Planning Manager  
Development Services Department



- c: Shasta County Clerk
- U.S. Army Corp of Engineers, Redding
- Shasta Environmental Alliance
- California Department of Fish and Wildlife, Redding
- California Native Plant Society, Shasta Chapter
- Central Valley Regional Water Quality Control Board, Redding
- Redding Rancheria
- Wintu Tribe of Northern California
- Paskenta Tribe of Nomlaki Indians
- All property owners within 300 feet of the project
- Applicant
- Property Owner, if not applicant
- Representative

\*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.

DC:jg

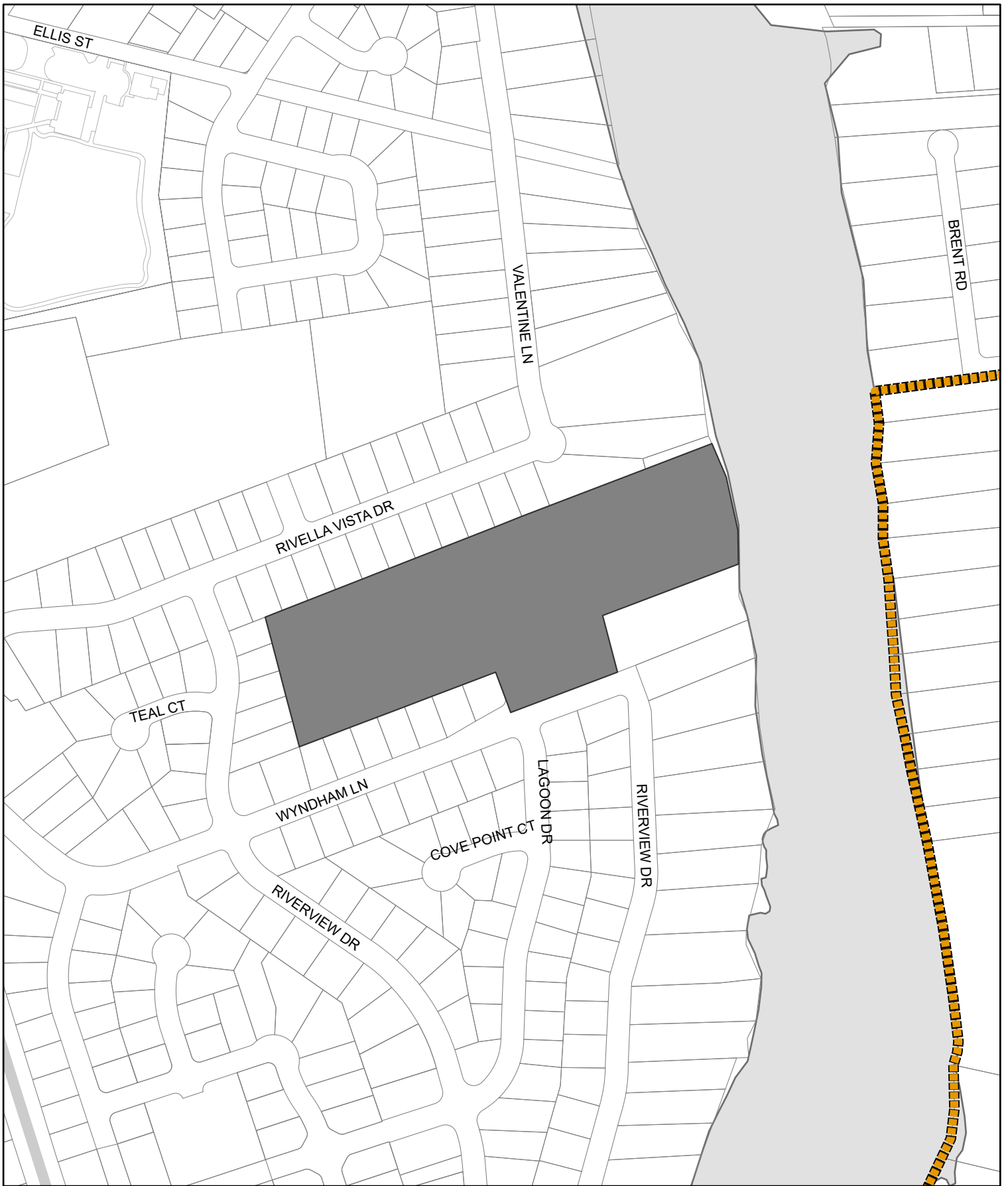
Attachment: Location Map

S-2023-00582

Dated: November 6, 2023

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.





	<b>GIS DIVISION</b> INFORMATION TECHNOLOGY DEPARTMENT	<b>LOCATION MAP</b>  S-2023-00582 THE RIVER SUBDIVISION 2980 WYNDHAM LANE AP# 048-500-048	MTG. DATE:
	DATE PRODUCED: APRIL 12, 2023		ITEM:
			ATTACHMENT: