



CITY OF REDDING  
Development Services Planning Division  
777 Cypress Avenue, Redding, CA 96001  
P.O. Box 496071, Redding, CA 96049-6071  
Phone: 530-225-4022  
[cityofredding.gov](http://cityofredding.gov)

March 8, 2024

**NOTICE OF 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 5.41 acres, on which Sierra Pacific Land and Timber is requesting approval of Tentative Subdivision Map Application S-2023-00027 and Amendment Application AMND-2024-00226 to Planned Development Plan PD-2019-00309, to subdivide the subject property into 41 single family residential lots on property located at 2923 Rancho Road. The site is zoned "RS-3-PD" Residential Single Family with Planned Development Overlay District with a General Plan designation of "Residential, 2 to 3.5 dwelling units per acre."

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. A Mitigated Negative Declaration is a determination that a project will not have a significant impact on the environment.

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 March 8, 2024, and ends March 28, 2024. The Planning Commission will consider adoption of the Mitigated Negative Declaration 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 are available for public review from 8 a.m. to 5 p.m. weekdays at the Development Services Department, 777 Cypress Avenue, Redding, CA 96001 (telephone



530-225-4020) and online on the Planning/City Planning Projects page of the Development Services website at: [www.cityofredding.gov](http://www.cityofredding.gov). For more information, please contact Tiffany Lightle, Associate Planner, by mail at the above address, by email at [tlightle@cityofredding.org](mailto:tlightle@cityofredding.org), or by telephone at (530) 245-7112.



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Jeremy Pagan  
Director of Development Services

TL:es

Attachment: Location map

S-2023-00027 and AMND-2024-00226 to PD-2019-00309

c: AT&T

California Native Plant Society  
Caltrans, District 2  
Charter Communications  
Shasta County Air Quality District  
Shasta County Planning Department  
Shasta County Office of Education  
Shasta Mosquito Abatement District  
U.S. Post Office, Main, AIS Office  
Western Shasta Resource Conservation District  
Pacheco Elementary School District  
Anderson Union High School District  
CVRWQ Control Board, Redding  
California Fish and Wildlife  
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 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>	MTG. DATE:
	DATE PRODUCED: JANUARY 20, 2023	S-2023-00027 SIERRA PACIFIC LAND TIMBER 2923 RANCHO ROAD AP# 054-910-080	ITEM:
			ATTACHMENT: