



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

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, comprised of four parcels and consisting of 48.6 acres, on which Brian and Sandra Burk et al are requesting approval of Subdivision Map Application S-2021-01590, to subdivide and construct improvements for 143 single-family residential lots on property located at 6201 Oasis Road, 6251 Oasis Road, 2121 Gold Hills Drive and 2333 Gold Hills Drive. The site is zoned "RS-3" Residential Single-Family District and "RM-6-PD" Residential Multiple Family District with a Planned Development Overlay with a General Plan designation of Residential, 2 to 3.5 dwelling units per acre, and Residential, 6 to 10 dwelling units per acre, and Greenway.

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 March 3, 2025 and ends April 4, 2025. The Planning Commission will consider adopting the Mitigated Negative Declaration and conduct a public hearing to consider approving the project at a date to be determined, 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 Planning Division, Development Services Department, 777 Cypress Avenue, Redding, CA 96001 (telephone 530-225-4022) and online on the Development Services Planning/Projects page at www.cityofredding.gov. For more information, please contact David Schlegel, Senior Planner, by email at dschlegel@cityofredding.org, or by mail at the above address.

A handwritten signature in blue ink, appearing to read "Lily Toy", is positioned above a horizontal line.

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:es

Dated: March 3, 2025

Attachment: Location map

c: Shasta County Clerk	CVRWQ Control Board, Redding
Shasta Environmental Alliance	CDFW Redding
California Native Plant Society, Shasta Chapter	Applicant/Property Owner
All property owners within 300 feet of the project	Representative
U.S. Army Corps of Engineers, 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.