

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: The Cottages at Bel Air Subdivision and Planned Development

Lead Agency: City of Redding Contact Person: Drew Morgan
 Mailing Address: 777 Cypress Avenue Phone: (530) 225-4407
 City: Redding Zip: 96001 County: Shasta

Project Location: County: Shasta City/Nearest Community: Redding
 Cross Streets: Quartz Hill Road and Stone Canyon Drive Zip Code: 96001

Longitude/Latitude (degrees, minutes and seconds, 113-190-020: 40° 36' 33.16" N / 122° 24' 22.55" W
113-190-019: 40° 36' 39.26" N / 122° 24' 32.52" W V Total Acres: 24.5

Assessor's Parcel No.: 113-190-020 and 113-190-019 Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: 273 and 299 Waterways: Sacramento River
 Airports: Benton Airport Railways: Union Pacific Schools: Manzanita Elementary, Shasta High School, University P

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 55 Acres 24.5
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation: Residential 6 - 10 units per Acre; "RM-9-PD" Residential Multiple Family Planned District with a Planned Development Overlay District.

Project Description: (please use a separate page if necessary)

Subdivision Map Application S-2023-00803 and Planned Development Application P-2025-00483, submitted by Cottages at Bel Air, LLC, proposes to subdivide approximately 24.5 acres into 55 single family residential lots as well as roadways and other infrastructure. Residential lot sizes are approximately 4,500 square feet. The project proposes a density of 6.3 units per net developable acre. The subdivision proposal consists of three neighborhoods. Neighborhoods "B" and "C" propose to take direct access off of Quartz Hill Road and Neighborhood "A" proposes to take access off of Stone Canyon Drive. Off-site improvements include a meandering sidewalk along Quartz Hill Road and an enhanced pedestrian crossing at the east leg of Stone Canyon Drive. The storm drain system will be connecting to Dix Creek by constructing a new storm drain system within the development as well as tying in the existing storm drain system that was constructed with the Bel Air Subdivision.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 5 _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 1 _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date April 11, 2025 Ending Date May 10, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Sharrah Dunlap Sawyer</u>	Applicant: <u>Cottages at Bel Air LLC</u>
Address: <u>320 Hartnell Avenue</u>	Address: <u>2040 Trefoil Rd.</u>
City/State/Zip: <u>Redding, CA 96002</u>	City/State/Zip: <u>San Ramon, CA 94582</u>
Contact: <u>Nicole Dues</u>	Phone: <u>408-904-9990</u>
Phone: <u>530-221-1792</u>	

Signature of Lead Agency Representative:  Date: April 9, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.