

**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 attached map shows the property for which Cottages at Bel Air, LLC is requesting approval of Subdivision Map Application S-2023-00803: The Cottages at Bel Air Subdivision, and Planned Development Application PD-2025-00483, to subdivide two parcels totaling 24.5 acres into 55 lots. The properties are located at 500 Quartz Hill Road and 550 Quartz Hill Road. The properties are zoned "RM-9-PD" Residential Multiple-Family District with a Planned Development Overlay District and a General Plan Designation of Residential, 6 to 10 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.

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 on April 11, 2025 and ends on May 10, 2025 at 5:00 p.m. 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 May 13, 2025 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 (*Development Services/Planning/City Planning Projects*). For more information, please contact Drew Morgan, Assistant Planner, by email at dmorgan@cityofredding.org, or by telephone at (530) 225-4407.



Lily Toy, Planning Manager
Development Services Department

DM:es



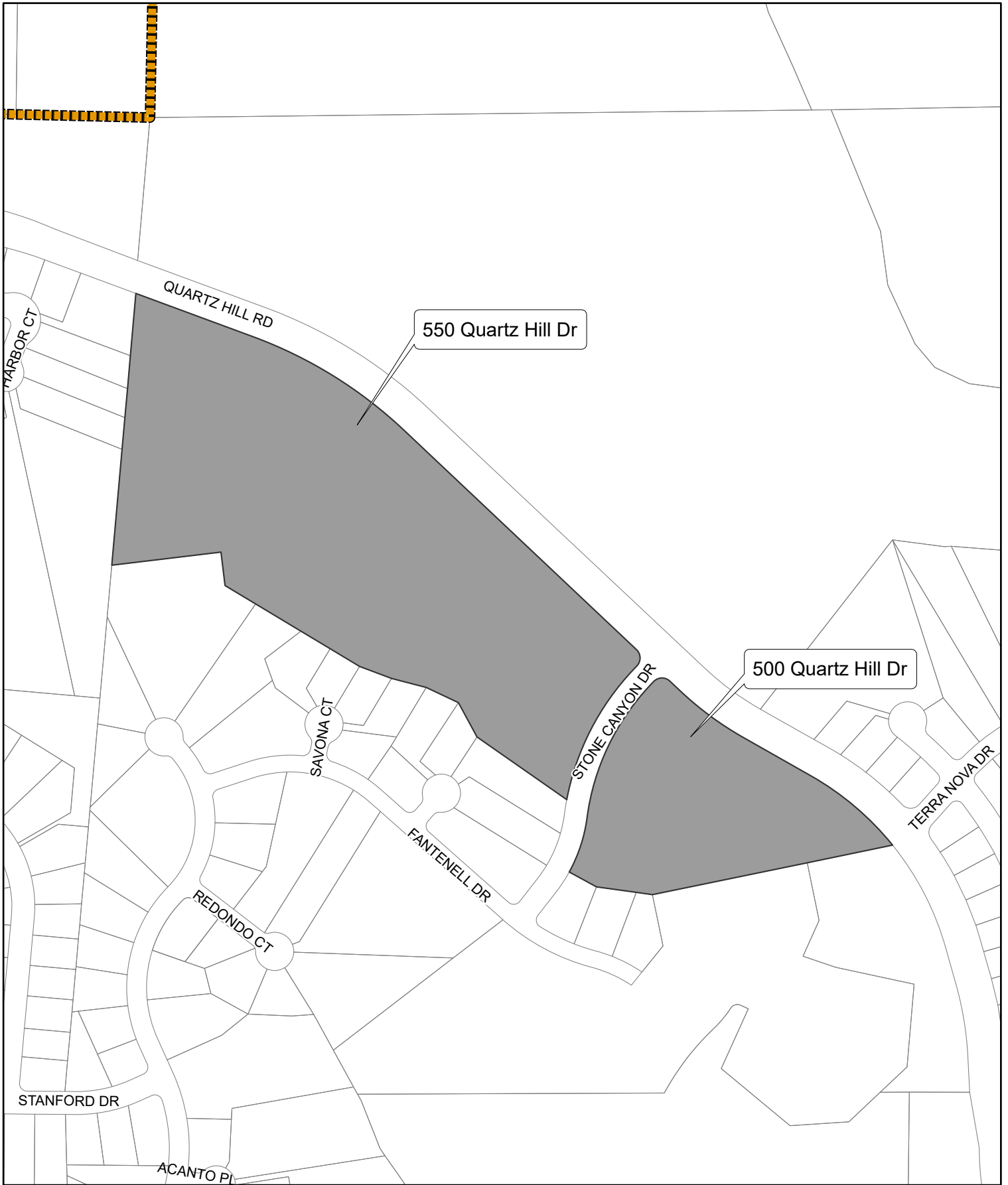
Attachment: Location Map


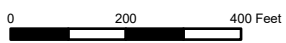
- c: Shasta County Clerk
- U.S. Army Corps of Engineers, Redding
- Shasta Environmental Alliance
- California Department of Fish and Wildlife, Redding
- California Native Plant Society, Shasta Chapter
- Central Valley Regional Water Quality Control Board, Redding
- Redding Rancheria
- Wintu Tribe of Northern California
- 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.

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 S-2023-00803 COTTAGES AT BELL AIR, LLC 500 & 550 QUARTZ HILL DR AP# 113-190-020 & -019	MTG. DATE:
	DATE PRODUCED: JUNE 7, 2023		ITEM:
			ATTACHMENT:
<small>P:\Planning\ProProjects\SIS-2023-00803.aprx</small>			