

## NOTICE OF PUBLIC HEARING

Dear Property Owner:

The records of the Shasta County Assessor's Office indicate that you own property near the area shaded on the map on the back of this notice. On Tuesday, June 27, 2006, at 4 p.m., in the City Council Chambers located at 777 Cypress Avenue, Redding, California, the Redding Planning Commission will conduct a public hearing to consider a recommendation to the City Council regarding adoption of the Oasis Road Specific Plan. In summary, the project is the development of a Specific Plan that, when adopted, will establish the development regulations for a 762-acre area generally surrounding the Interstate 5/Oasis Road interchange as shown on the map below. The Specific Plan will include a range of commercial uses, such as retail and offices, as well as single-family and multiple-family residential uses.

The following applications will also be considered for recommendation to the City Council to ensure that the General Plan classifications and zoning of various properties are consistent with the Specific Plan as will be considered by the City Council:

**General Plan Amendment Application GPA-8-06**—Proposed amendments to the General Plan Diagram consisting of the following:

- "Residential, 6 to 10 units per acre" to "Regional Commercial"; "Public Facilities and Institutional" (Park); and "Shopping Center."
- "Residential, 2 to 3.5 units per acre" to "Residential, 10 to 20 units per acre."
- "Residential, 10 to 20 units per acre" to "General Commercial."
- "Residential, 1 to 5 acres per unit" to "Public Facilities and Institutional" (Park).

Amendments to the Circulation Diagram of the Transportation Element as follows:

- Elimination of the planned extension of Hawley Road from Collyer Drive to Oasis Road as an arterial street.
- Elimination of an unnamed collector street planned to connect the extension of Hawley Road to Gold Hills Drive.

**Rezoning Application RZ-11-06**—Proposed amendments to the Zoning Map consist of the following:

- "RM-9" and "RM-12" Residential Multiple Family Districts to "Regional Commercial" District.
- "RM-9" Residential Multiple Family District to "Public Facility" District.

- "RM-15" Residential Multiple Family District to "GC-VR" General Commercial-Visitor/Retail District.
- "RM-6" Residential Multiple Family District to "Shopping Center."
- "RS-2.5" Residential Single Family District to "RM-12" Residential Multiple Family District.
- "GC" General Commercial District to "RC" Regional Commercial District.

On June 6, 2006, the Redding City Council certified and adopted the Oasis Road Specific Plan Final Master Environmental Impact Report that addresses the potential environmental impacts associated with the proposed Specific Plan and General Plan and Zoning Map amendments.

All interested persons are invited to attend a public hearing on this request to be conducted by the Redding Planning Commission at 4 p.m., Tuesday, June 27, 2006, in the City Council Chambers located at 777 Cypress Avenue, Redding, California.

**A site plan, project description, and other information are available for review at the Development Services Department Permit Center, 777 Cypress Avenue, Redding, California. Information available includes documents addressing potential environmental impacts. If you have any questions, please contact Kent Manuel in the Development Services Department (telephone 530.225.4020).**

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 recommend approval or denial of the project to the City Council. 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 hearings during the approval process, or in written correspondence delivered to the hearing bodies at, or prior to, the public hearing.

Sincerely,

Douglas DeMallie, Planning Manager  
Development Services Department

DD:amf  
Attachment: Map  
Dated: June 16, 2006  
ORSP