

## 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 attached map. The map shows the property on which Mission Sierra Properties, LLC, is requesting approval of Tentative Subdivision Map Application S-8-06, Ridgestone Villas Condominiums, involving development of 28 condominium-airspace units on 2.73 acres located at 870 Mission Sierra Court. The applicant is also requesting waivers involving provisions for recreational-vehicle parking and the minimum project area needed to qualify for a condominium project. The site is zoned "RM-12" Residential Multiple Family District and has a General Plan designation of "Residential, 10 to 20 units per acre."

A 30-unit townhouse apartment complex was recently approved for the same site in August 2005 under Site Development Permit SDP-2-05. The property recently sold, and the new owner is pursuing the condominium project as an alternative development option.

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, July 25, 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 Associate Planner Ron Adams 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 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.

Sincerely,

Douglas DeMallie, Planning Manager  
Development Services Department