

**Notice of Determination**

**Appendix D**

**To:**

Office of Planning and Research  
U.S. Mail: Street Address:  
P.O. Box 3044 1400 Tenth St., Rm 113  
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
County of: Shasta  
Address: 1450 Court Street, Suite 108  
Redding, CA 96001

**From:**

Public Agency: City of Redding  
Address: 777 Cypress Avenue  
Redding, CA 96001

Contact: Drew Morgan  
Phone: 530.225.4407

Lead Agency (if different from above): \_\_\_\_\_

Address: \_\_\_\_\_

Contact: \_\_\_\_\_

Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2025040603

Project Title: The Cottages at Bel Air

Project Applicant: Cottages at Bel Air, LLC

Project Location (include county): 500 & 550 Quartz Hill Road, Redding, CA 96003, Shasta County

**Project Description:**

The Project applicant is requesting approval of the tentative map to divide 24.5 acres to create 55 single-family residential lots. The developable area of the subdivision consists of 11.6 acres, divided between three neighborhoods, the majority of which is proposed to be cleared and graded (cut and/or fill) to create the streets and lots. The remaining 12.9 acres is to be placed in open space. The typical lot size is 4,570 square feet, with a typical lot width of 50 feet and depth of 90 feet.

This is to advise that the City of Redding has approved the above  
( Lead Agency or  Responsible Agency)

described project on May 13, 2025 and has made the following determinations regarding the above  
(date)  
described project.

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

777 Cypress Avenue, Redding, CA 96001

Signature (Public Agency):  Title: Assistant Planner

Date: May 28, 2025 Date Received for filing at OPR: \_\_\_\_\_