

# 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

<b>SCH #</b>
--------------

**Project Title:** Brentwood Village Subdivision and Planned Development

Lead Agency: City of Redding Contact Person: Danny Castro  
 Mailing Address: 777 Cypress Avenue Phone: 530-225-4471  
 City: Redding Zip: CA County: Shasta

**Project Location:** County: Shasta City/Nearest Community: Redding  
 Cross Streets: Quartz Hill Road and River Ridge Drive Zip Code: 96003

Longitude/Latitude (degrees, minutes and seconds): 40 ° 36 ' 50 " N / 122 ° 24 ' 54 " W Total Acres: 9.4

Assessor's Parcel No.: 115140022000 and 115170014000 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: Sacramento River  
 Airports: \_\_\_\_\_ Railways: Union Pacific Schools: Buckeye, Redding STEM, Rocky Pt, Turtle Bay, Shasta F

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |   |   |   |   |
|---|---|---|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                                       | <input type="checkbox"/> Annexation     |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                                      | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                                   | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**Development Type:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential: Units <u>58</u> Acres <u>9.4</u> | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____         | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____                                       | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____                                      | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                   |  |

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

Residential 6-20 Units Per Acre, "RM-9-PD" Residential Multiple-Family Planned Development Overlay District

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

Tentative Subdivision Map Application S-2023-00802 and Planned Development Plan Application PD-2025-00905 propose to subdivide approximately 9.4 gross acres, spanning one parcel located in the northwest quadrant of the City, into 58 attached single-family residential lots, along with roadways and other supporting infrastructure, in an "RM-9-PD" Residential Multiple-Family District with Planned Development Overlay District.

Residential lot sizes would range from 2,720 square feet to 19,715 square feet. However, the majority of the lot sizes are within the 3,000 square feet to 7,000 square foot range. The Project site is zoned with a planned development overlay district which allows the flexibility necessary to have units on individual lots within the residential multiple-family zoning district. The planned development overlay also allows for flexibility in density. The Project proposes a density of 6.4 units per acre which is below the 9 units per acre normally required with the Zoning Code but above the minimum density required by the General Plan.

The project proposes one detention pond which would also act as water quality treatment feature and private parklet.

Access to the subdivision would be taken off of Quartz Hill Road from two small street sections, Road B and Road C, that would intersect with Road A. Road A would act as the main road within the subdivision. It would also connect the existing Sunray Way which continues off-subdivision into unincorporated County property. The Conditions of Approval require construction of necessary improvements, including construction of road, curb, gutter, and sidewalk interior to the subdivision. All utility connections are available adjacent to the site. Street improvements would be required of the project along Quartz Hill Road. These improvements include the installation of curb, gutter, and sidewalk along with landscaping and fencing.

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 checked="" type="checkbox"/> Caltrans District # <u>2</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<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 # <u>1</u>	<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"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

---

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

Starting Date 7/3/25 Ending Date 8/7/25

---

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Sharrah Dunlap Sawyer</u>	Applicant: <u>Quartz Hill Land LLC</u>
Address: <u>320 Hartnell Avenue</u>	Address: <u>2040 Trefoil Road</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: 7/3/25

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