

# FILED

SEP 04 2026 #36

**CITY OF RED BLUFF**  
**Notice of Intent to Adopt a**  
**Mitigated Negative Declaration for**  
**Rezone No. 2026-01, GPA-2026-01**  
**Undeveloped Parcel - Montgomery Road**  
**APN: 035-070-016; Applicant: Ranbir Chhina**

SEAN HOUGHTBY  
TEHAMA COUNTY CLERK & RECORDER

BY Megan Williams

Notice is hereby given that the City of Red Bluff has completed an Initial Study, with the intention of adopting a Mitigated Negative Declaration, for the following described project.

**PROJECT:** Applicant: Ranbir Chhina requests a General Plan Amendment and Rezone of an undeveloped parcel on Montgomery Road to facilitate a proposal for the development of two billboards along I-5. Existing City of Red Bluff Designations for the parcels are: General Plan: R-L, Residential – Low Density; Zoning: R-1, Single Family Residential. Proposed Designations: General Plan Amendment from R-L, Residential – Low Density to I, Industrial; Rezone from R-1, Single Family Residential to M-1, Light Industrial.

**PROJECT LOCATION:** Existing development on site – The property is located between I-5 to the east and Montgomery Road to the west. It is narrow on the north end, and the property width increases slightly moving to the south. The site is vacant and has annual grass, limited shrubs, and some oak trees.

**ENVIRONMENTAL DETERMINATION:** An Initial Study was completed in accordance with the City of Red Bluff's procedures for implementing the California Environmental Quality Act. The Initial Study was undertaken to determine whether the project may have a significant effect on the environment. Based on the Initial Study, the City of Red Bluff's Staff has concluded that the adoption of a Mitigated Negative Declaration will address environmental issues that may be created by the development of this project. The Initial Study and Mitigated Negative Declaration reflect the independent judgment of the City of Red Bluff.

**ENVIRONMENTAL REVIEW AND PUBLIC COMMENT:** The proposed project application, plans, environmental documentation, and other related information may be reviewed at the Planning Department office at City Hall during the general public business hours.

You may request a copy of the above-described items by contacting Beth Lindauer, Community Development Director, at (530) 527-2605 ext. 3059 or [blindauer@cityofredbluff.org](mailto:blindauer@cityofredbluff.org). Staff will also be available to discuss any questions and/or concerns about the proposal.

The review and comment period for the IS/MND begins on September 5, 2026, and closes on October 5, 2026, at 5:00 PM. Please submit comments to:

City of Red Bluff  
Beth Lindauer, Community Development Director  
Community Development Department/Planning Department  
555 Washington Street  
Red Bluff, CA 96080  
[blindauer@cityofredbluff.org](mailto:blindauer@cityofredbluff.org)

**PLANNING COMMISSION MEETING:** The City of Red Bluff Planning Commission is expected to consider this project at its meeting on October 27, 2026. The meeting will take place at 555 Washington Street and begins at 5:30 p.m.