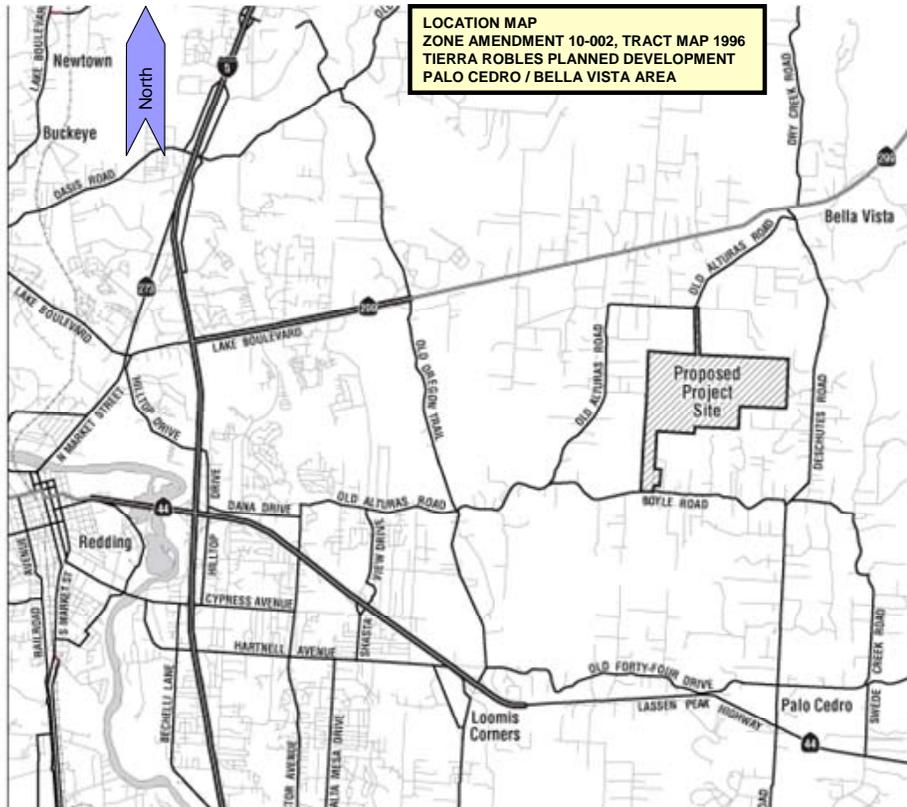


**(REVISED) NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
FOR THE PROPOSED TIERRA ROBLES PLANNED DEVELOPMENT PROJECT**

Shasta County is the Lead Agency under the California Environmental Quality Act (CEQA), and is preparing an Environmental Impact Report (EIR) for the revised project identified as the Tierra Robles Planned Development Project (Zone Amendment 10-002, Tract Map 1996). The proposed revised project is located approximately five miles east of the City of Redding, between the unincorporated communities of Bella Vista and Palo Cedro. The 715.4-acre site is bounded by Old Alturas Road to the north and Boyle Road to the south and located 1.6 miles west of Deschutes Road.

#



#

The proposed revised project consists of a residential Planned Development requiring a Zone Amendment (Z10-002) to change the current zoning from Rural Residential 5-acre minimum (RR-BA-5), Rural Residential 3-acre minimum (RR-BA-3), and Unclassified (U) to a Planned Development (PD) zone district establishing a conceptual development plan covering the entire site; and a Tract Map (TR 1996) to divide the 715.4-acre property into 166 residential parcels ranging from 1.38 acres to 6.81 acres in size, and six open space parcels totaling 190.5 acres. The average residential lot size across the proposed subdivision would be 2.85 acres.

Due to recent revisions to the proposed project (e.g. inclusion of an on-site waste-water treatment facility instead of pumping sewage generated from future development to Shasta County's treatment facility located in Palo Cedro), a revised Initial Study has been prepared for the project and lists the anticipated environmental impacts including those that will require detailed analysis, and technical studies that will need to be evaluated and/or prepared as part of the EIR. The EIR will also consider all substantive environmental issues which are raised by responsible agencies, trustee agencies, other interested agencies, and members of the public or related groups during the NOP process, and will analyze these potential effects to the detail necessary to make a determination on the level of significance. Discussion of those environmental effects that have been determined to be less-than-significant or no impact will be limited to a brief explanation of why those effects are not considered potentially significant.

Due to the time limits mandated by State law, your response must be received by the County of Shasta no later than 30 days following the publication of this Notice of Preparation. The 30-day review period ends on March 25, 2016.

Future notifications regarding scheduled Planning Commission and Board of Supervisors hearings on this proposed project will be circulated. Electronic copies of the revised Initial Study and other revised project related document and technical studies are available by clicking on the Tierra Robles Planned Development link on the Shasta County Department of Resource Management homepage at:

http://www.co.shasta.ca.us/index/drm_index/planning_index/eirs.aspx in the Tierra Robles Revised Project 2016 folder.

Please send your responses and any direct questions to the attention of Kent Hector, Senior Planner at the Shasta County Department of Resource Management, Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001. Phone (530) 225-5532. Publication Date (02/19/16)