

NOTICE OF PREPARATION

To: Office of Planning and Research, State Clearinghouse; State and Local Responsible and Trustee Agencies; Federal Agencies; Interested Parties and Organizations

From: County of Shasta
Department of Resource Management
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Contact: Kent Hector, Senior Planner
Shasta County Department of Resource Management

Date: February 19, 2008

Subject: **Notice of Preparation of an Environmental Impact Report,
Panorama Planned Development**

Purpose of Notice:

Shasta County is the lead agency for the Panorama Planned Development project located in Shasta County, California, and is preparing an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA). The Shasta County Department of Resource Management has retained an environmental consulting firm, ENPLAN, to prepare the EIR.

Pursuant to the CEQA Guidelines (Section 15082), the Shasta County Department of Resource Management has prepared a Notice of Preparation (NOP) to inform all responsible and trustee agencies (agencies) that an EIR will be prepared. This NOP is intended to provide agencies with sufficient information describing the proposed project and the potential environmental effects to make a meaningful response related to the scope and content of information to be included in the EIR.

Agency responses should indicate whether the agency will be a responsible or trustee agency for the project, and should focus on the agency's area of statutory responsibility, including specific details identifying the significant environmental issues, reasonable alternatives and mitigation measures the agency will need to have explored in the EIR.

The attached Initial Study provides a detailed project description, project location maps, discussion of environmental effects to be examined in detail in the EIR, and identification of potential environmental effects dismissed from further analysis.

Project Title:

Panorama Planned Development (General Plan Amendment #07-001, Zone Amendment #07-004, Tract Map 1960)

NOTICE OF PREPARATION PANORAMA PLANNED DEVELOPMENT (Cont.)

Project Location:

The project site is located in the northeast portion of the Cottonwood Planning Area, approximately one mile south of the City of Anderson, Shasta County, California. The project area is bounded by Locust Road to the west, with Trefoil Lane and Balls Ferry Road to the south.

Project Applicant:

Robert Martinson, Romar Homes Inc., 651 Willow Lake Road, Discovery Bay, CA 94505

Project Description:

The project applicant is requesting approval of a planned residential development in the Cottonwood Planning Area, consisting of approximately 430 lots on a 307-acre site. Approximately 130 acres will be preserved as open space. Lot sizes will vary from 4,000-square-feet to over three acres, which necessitates a General Plan Amendment to "Suburban Residential" and a Zone Amendment to "Planned Development." The General Plan Amendment (07-001) would change the land use designation of the property from Rural Residential "A" (RA) and Rural Residential "B" (RB) to Suburban Residential (SR). The Zone Amendment (07-004) would change the zoning from Rural Residential (RR) District and One Family Residential, combined with a Mobile Home (R-1-T) zone district to Planned Development (PD) zone district.

In accordance with Shasta County's Planned Development zone district requirements, the applicant proposes to incorporate the following design features into the project: 1) inclusion of a passive solar design program to ensure all new homes within the development will reduce annual energy consumption by at least 15 percent; 2) provision of lot sizes between 4,000 and 5,000 square feet for construction of detached single-family housing involving 42 percent of all proposed dwelling units; 3) an eight-foot-wide Class 1 public bikeway that would connect Locust Road to Balls Ferry Road through the project site; and 4) sidewalks with a minimum four-foot-wide landscaped area with trees located between the roadway and sidewalk.

The project will also include installation of a private RV storage facility; construction of internal street network; utility and storm-drain improvements necessary to serve all lots; expansion of current domestic water service, including the construction of an additional well on site and a water storage tank off site; improvements and expansion of the Cottonwood Sewer District CSA #17 facilities (consisting of 1.5 million gallon Emergency Retention Basin/Sludge Storage Basin, pump stations and force main); and dedication of right-of-way for future realignment of Balls Ferry Road at the railroad intersection.

Public Review Period:

The Notice of Preparation is being circulated for public review and comment for a period of 30 days beginning February 21, 2008. Written comments will be accepted by the Shasta County Department of Resource Management through 5:00 P.M. on March 21, 2008. Comments should be submitted to the attention of Kent Hector, Senior Planner, at the address listed above.

**NOTICE OF PREPARATION
PANORAMA PLANNED DEVELOPMENT (Cont.)**

Scoping Meeting Notice:

Shasta County will hold a Scoping Meeting to allow individuals and agencies to learn more about the project and to comment on the scope and content of the EIR. The meeting will be held on February 27, 2008, from 6:00 P.M. to 8:00 P.M. at the North Cottonwood School, 19920 Gas Point Road, Cottonwood.

Signature: _____
Russ Mull, R.E.H.S., A.I.C.P.
Director of Resource Management
County of Shasta

Date: _____

Attachment: Initial Environmental Study