

**Public Notice of Availability
and Opportunity to Review and Submit Written Comments Regarding the
Panorama Planned Development
Draft Environmental Impact Report**

PROJECT TITLE: General Plan Amendment 07-001, Zone Amendment 07-004, Tract Map 1960, Panorama Planned Development

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

PROJECT LOCATION: The Panorama Planned Development project is generally located in the Cottonwood Planning Area, approximately one mile south of the City of Anderson. The project is bounded by Locust Road to the west, with Trefoil Lane and Balls Ferry Road to the south. The project site includes the following Shasta County Assessor's Parcels: 090-460-009, 090-460-010, 090-460-029, 090-460-037, 090-440-002, 090-450-004, and 090-380-028.



PROJECT SUMMARY:

The proposed project consists of a planned residential development in the Cottonwood Planning Area, consisting of approximately 430 single-family homes on a 307-acre site. Approximately 79 acres would be preserved as open space. Lot sizes would vary from 4,000 square feet to over three acres. The project would necessitate a General Plan Amendment and a Zone Amendment. 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 (R-R) District and One Family Residential, combined with a Mobile Home (R-1-T) zone district to a Planned Development (PD) zone district. In addition to the proposed residential development site, the project would include construction of various off-site facilities including a water storage tank to be located on County property off of Vantage Drive, a water line to be installed in the Vantage Drive right-of-way from the tank to the northwest corner of the project site, expansion of the existing County Service Area No. 17 wastewater treatment facilities off of Live Oak Road, a wastewater line located generally within the Balls Ferry Road right-of-way, and possibly a wastewater line located within the PG&E property to the southwest of the residential development area.

The Draft Environmental Impact Report (DEIR) discusses potentially significant environmental impacts in the following areas of concern: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services and fiscal impacts, recreation, transportation and traffic, utilities and service systems, energy, and global climate change along with the cumulative effects of the proposed project. The DEIR concluded that:

The following significant environmental effects would be reduced to less-than-significant after mitigation: new source of substantial light and glare, effect on the visual character of the site and its surroundings, potential conflict with agricultural uses on adjacent properties, air quality, effects on species identified as a candidate, sensitive, special-status species or migratory, loss of oak woodlands, impacts to streams and wetlands, adverse change in the significance of a cultural resources, exposure of future residents to excessive noise levels.

The following significant environmental effects would remain significant and unavoidable: conversion of grazing lands to a non-agricultural use, substantial increases in traffic, impacts to roadway intersections and segments, impacts to I-5, and global climate change.

WHY THIS NOTICE? Shasta County, as lead agency, has completed a Draft Environmental Impact Report for this project. The DEIR will be available for review and comment for 60 days beginning Monday, May 3, 2010. Written comments are encouraged and will be accepted through 5:00 p.m. on Friday, July 2, 2010. Please provide your written comments to the Shasta County Department of Resource Management, Planning Division, 1855 Placer Street, Suite 103, Redding, California 96001, Attention: Kent Hector, Senior Planner.

QUESTIONS & FURTHER INFORMATION: The DEIR and other project information are available for review at the Shasta County Department of Resource Management, Planning Division at the above address, on weekdays between 8:00 a.m. and 5:00 p.m. Copies may be purchased on disc or paper from Pages Copy Center, 1698 Market Street, Redding, CA, 96001, (530) 246-9178.

The DEIR is also available for review at the Cottonwood Community Library (530) 347-4818, and at the Shasta County Library in Anderson (530) 365-7685, during regular library hours. It is also available on the Internet at: www.co.shasta.ca.us. Go to the Resource Management home page and scroll to the bottom of the page. Click on Panorama Planned Development Project. If you have any questions or would like to make an appointment to review the project information, please call Kent Hector, Senior Planner, (530) 225-5532.