

County of Shasta
Department of Resource Management

DEPARTMENT OF
RESOURCE MANAGEMENT
RECEIVED

MAR 23 2008

Notice of Preparation of an Environmental Impact Report
Panorama Planned Development

PLANNING/BUILDING
DIVISIONS

Scoping Meeting

February 27, 2008

Please write any comments, suggestions, or concerns you may have about Shasta County's proposed Panorama Planned Development Project on this form and return.

We Want to Hear What You Have to Say!

Name JESS AND KAREN ALLISON Date March 17, 2008

Organization _____ (If applicable) E-mail _____

Address PO Box 1289, Cottonwood City, State, Zip CA, 96022

3602 Bruce Felemy Rd.

Please feel free to attach additional comment sheets as necessary. Also, please hand your comments to a representative of the County either today, or mail them to the address below by March 21, 2008.

Comments can be mailed to Kent Hector, County of Shasta, Department of Resource Management, 1855 Placer Street, Suite 103, Redding, CA 96001.

We are very concerned for the impact on our schools, fire, sewer, water, traffic and environmental systems.

Additional pages follow:

March 16, 2008

*To: Mr. Kent Hector
Shasta Co. Dept. of Resource*

Sir:

*We have lived in the area of the proposed Panorama Point-
Development for many years. I notice that one of the areas
of dentistry is off of Balls Ferry, Jim Dandy Roads and the
Rail road crossing, nest to the existing Mobil home park.
Now the road in this area is very narrow with a sharp turn
over the railroad tracks. The people coming from this area
can only go south down Balls Ferry Rd or turn west onto
Trefoil Road. Now according to the meeting held on
February 27th, questions were raised about improving this
area, the comment made was that after the studies that this
would not happen soon. Our concerns are for the additional
traffic hazards that the density of homes will impact on this
area. Our school buses have problems operating through the
area with the high volume of existing traffic, be it speeding
cars, commercial trucks, and everyday cars going south to
Cottonwood.*

*We are concerned about the destruction of the Oaks
Trees in the area that have held this soil together for*

hundreds of years, the wild turkey flock that depend on the trees for food.

I understand that you are going to drill wells for your water supply. Is this going to dry up my well and my neighbors wells. What about the contamination to the aquifer from the drainage due to construction of the site? Is the local irrigation district going to have to reroute our irrigation ditches in order to obtain water to those of use who need the irrigation water. At the meeting it was mentioned that you are going to put settling ponds near the P.G & E sub station. Will this not contribute to the pollution of water table, and the mesquito/West Nile virus problem that we have here.

How is the cottonwood sewer district going to handle the additional volume of sewage generated by this many homes, when the system is impacted with the currant volume? Who going to pay the cost for the additional development of the fire department and the sewer. The residents of Cottonwood who are paying for the currant systems or is Shasta County or the developer going to pick up the cost.

You are considering a zoning change, I feel that the higher density lots should be discarded as the support structure of our area cannot handle the impact that these lots would bring. In the uncertain economic times, can the county afford to make the changes, or are you going to just

take the fees generated by the project and leave our area, holding the bag.

We have a new school in our area build because our older schools couldn't handle the volume of students and the school buildings were old. Shasta County was to improve the roads around the school area, did all the studies, and nothing has happen to improve the roads near the West Cottonwood and Gas Point schools.

*Teresa L. Allison
PO Box 1289
Cottonwood, CA 96022*

August 19, 2008

Mr. Kent Hector
Senior Planner

DEPARTMENT OF
RESOURCE MANAGEMENT
RECEIVED

AUG 28 2008

PLANNING/BUILDING
DIVISIONS

Sir:

I am opposing the Panorama Project for the following reasons.

Changing the zoning of our area to a higher constration of housing will cause congestion, traffic, poorer air quality, non favorable impact on the wildlife, and contamination of ground and water tables.

It will cause the roads of Balls Ferry, Trefoil and Jim Dandy, to become extremely hazardous near the railroad crossing. It will cause unwanted traffic on Trefoil, causing a dangerous traffic problem, for school children, pedestrians, and just able to drive out of one's driveway.

The demand for the water to supply the homes will put a stress on all of our wells. The contamination cause by the construction of this high density of homes will affect the runoff for all. I know it will affect my well, the way I will be able to irrigate from the water district.

The project will have a damaging effect on Police and Fire protection. At the present time we have one deputy covering the south county area. Our fire department does not have enough man power to respond to emergency situation for these many residents.

In these hard economic times is the county going to invest money to improve the roads, increase the police protection and increase funds for the fire departments for additional personal.

I understand the property is up for sale, that the currant owners are not going to build, but to sell it to another investor who will tear our rural area apart. Why should we allow this? Why should our taxes go up to support the increase cost the bay area type of development is going to bring? Why should we have the eyesore of wall to wall dwellings in a rural setting and community that cannot support this high increase population?

*Karen L. Alessi
3602 Balls Ferry Rd
Cottwood CA 96022* *PO Box 1219*

Ret

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AUG 29 2008

BOARD OF SUPERVISORS
SHASTA COUNTY

COMMUNICATIONS

SEP 09 2008

DEPARTMENT OF
RESOURCE MANAGEMENT
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August 19, 2008

Mr. Les Baugh
Shasta Co. Supervisor

Sir:

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Karen L. Allison PO Box 1289
3602 Balls Ferry Rd
Co. Hillside, CA 96022

Nancy Brown
2010 Jim Dandy Road
Cottonwood, CA 96022

DEPARTMENT OF
RESOURCE MANAGEMENT
RECEIVED
AUG 21 2008

PLANNING/BUILDING
DIVISIONS

19 August 2008

Dear Mr. Hector:

This letter concerns the Panorama Project.

I object 100% to the project! It is ill conceived. It will destroy a local rural community. It will increase crime, congestion, noise, and reduce wildlife as well as areas for horse and cow grazing. And it will force existing residents to relocated – some already have.

I KNOW OF NO ONE WHO LIVES ON THE FOUR ROADS ABUTTING THE PROPOSED PROJECT THAT FAVORS IT. THE DEVELOPERS HAVE NOT IDENTIFIED A SINGLE ADVANTAGE TO THE EXISTING COMMUNITY, EXCEPT PERHAPS TO THEIR POCKETBOOKS. SHOULD THE PROJECT GO THROUGH. IT PROPOSES TO CRAM HUNDREDS OF PEOPLE, CARS, AND BUILDINGS INTO A LIMITED AREA WITHOUT ADEQUATE FACILITIES FOR FIRE CONTROL, MEDICAL CARE, TRAFFIC, AND, THE AVAILABILITY OF SUFFICIENT WATER IS QUESTIONABLE. IT REQUIRES A MAJOR CHANGE IN THE ZONING FOR THE AREA WHICH IS NOW TWO-ACRES PER HOUSEHOLD. FROM THE PERSPECTIVE OF THOSE WHO LIVE IN THE COMMUNITY THERE SIMPLY NO ADVANTAGES AND A LONG LIST OF SERIOUS DISADVANTAGES.

Any why is it that long-standing members of the community have to assume the responsibility of opposing the project? Isn't this something the Planning Office should be taking responsibility for?

The fact that in anyone's memory only one similar project has been rejected in Shasta County strongly suggests that it is the developers who have Supervisor and Planning Office compliance to exploit Shasta County Land and disregard those who pay taxes, vote, and have chosen a style of life for very specific reasons.

Sincerely,

Nancy Brown

DEPARTMENT OF
RESOURCE MANAGEMENT
RECEIVED

FEB 26 2007

February 26, 2007

Brian L. & Donna S. Caldwell
P.O. Box 1084
4288 Jim Dandy DR
Cottonwood, CA 96022
AP# 090-470-008-000

PLANNING/BUILDING
DIVISIONS

Shasta County Planning Department
Senior Planner/Paul Bolton
1855 Placer ST, Suite 103
Redding, CA 96001-1759

RE: Mark Rychlik/Panorama Estates, proposed Sub-Division, Cottonwood, CA

TO WHOM IT MAY CONCERN:

The effects of this probable future project does pose concerns of direct impact that are individually limited, but cumulatively considerable.

The proposed project can and will result in direct impacts on biological resources, wildlife, citizens quality of life, habitat, reduce the number or restrict the range of a rare or endangered plant or animal, traffic impacts, environmental effects, community services impacts, and poses great concern of water supply impact to the aquifer supplying our present ground wells.

According to the Shasta County General Plan, in general, any cause for the disruption of water course, or ecosystems will reduce the habitats diversity of the surrounding region. The potential impact of urbanization can have serious adverse impact on the water resources available to the present community.

Let it be known, that on each side of the roadways of Balls Ferry Road, and Trefoil Lane are ditches, totally designed to accumulate the water run off. The traffic impact on either roadway addresses serious concerns for these narrow roadways, that would require immediate attention.

The project proposal is for the entrance of Balls Ferry Road, just before Jim Dandy DR, whereas the present conditions are presently very hazardous.

We have resided at our location since 1979, and have witnessed numerous traffic accidents, and one fatality at the sharp "S" turn that crosses over the Railroad crossing. There is not any situation at best to regard this area as "safe", and the traffic impact would be of serious consequence.

The flooding that does occur on Balls Ferry Road during the heavy rain seasons could not tolerate a high density of traffic. The flooding that does occur on Trefoil Lane during the heavy rain does overflow the road and floods the present property owners, thus the concerns of any increase in the traffic impacts. We have witnessed necessary sand bagging at the location of 21323 Trefoil Lane, and the road travel is hazardous during these times.

The overall topography tends to demonstrate that water shed run off creates imminent flooding, and the "County" does not provide routine maintenance to prevent such flooding. The ditches on each side of Balls Ferry Road are routinely overgrown marshes to help create vision impairment, flooding, some of which are considered hazardous conditions.

The serious concerns with regard to our "County Services" should require a study. At present our location is zoned RB, rural Residential with a 2 acre minimum for residential building. Our concerns to maintain a rural consistency would be totally compromised if the zoning were to be reduced to smaller parcels.

At present we already experience a deficit in road maintenance, trash abatement, ditch maintenance, law enforcement response, fire protection would be more compromised, and community service agencies (i.e. water and sewer) services. What impacts would effect our local schools as well.

To address the traffic impact also should address the present traffic impacts that the citizens are trying to deal with. A particular area of concern would be Locust Road at Fourth Street, and Balls Ferry Road at the entrance of Jim Dandy Drive.

Cottonwood is presently plagued with traffic impact conditions at the Gas Point Road and Rhonda Road intersection. The delays are long, and sometimes dangerous. Count the wait period at 5:00 p.m. at the off ramp on I-5 to Gas Point Road south. Other areas of present concerns are West First Street, and West Gas Point Road, where increased population will most certainly effect these areas as well.

Traffic impact is now one of the most major concerns, and with higher density, the increased population will be the catalyst to develop even greater disasters. One could imagine the increased density would not make good sense, unless the roadways and traffic studies were to be studied prior to any zone changes for this rural area.

We suggest that a study of the potential impact be performed at the cost of the developer in regards to such concerns:

- a. impact of the water aquifer the present volume of water versus the reduction of the water table, and the impact it would have on the present ground water wells.
- b. impact on sewer capabilities
- c. traffic impact; present maintenance work on roadways, and the needs for future growth
- d. present traffic fee's to accommodate road infrastructure, and development for growth, the present fee for the East side of Cottonwood is now only \$2,801.00. that seems to require in increase for such development
- e. The sharp "S" turn that crosses the railroad tracks, and the traffic impact at the Jim Dandy DR exit/entrance at Balls Ferry Road
- f. Plans for future growth
- g. Wildlife, habitat, and preservation
- h. Present property owners and reasonable expectations of community services, law enforcement, and upgrades to present roadways.
- i. General expectations of rural living, and keeping in line with the zoning of "rural residential"
- k. tax structure for needed improvements
- l. impact on present services to the community, IE: law enforcement, water, sewer, and fire suppression

As a community, Cottonwood is not presently equipped for the amount of proposed growth to meet any of the needs for growth. This is not stated as opposition to planned growth, but an actual statement made by the standards of expectations at this time. The Sheriff department does not have a designated sub station, the post office is inadequate for parking, the roadways suffer from lack of proper maintenance. In general, unless we as citizens make the conscious effort to contact P.G.& E. street lights remain flickering, drivers run stop signs, and road way trenches remain full of overgrowth. Trash was abandoned along side the railroad tracks on Balls Ferry Road six months ago, as it still remains.

Another major consideration is "Wildlife Habitat", once it is compromised, there is no resurrection. Just today, in my front yard I counted 107 (one hundred seven) wild turkeys. Zoning changes to decrease the lot sizes would diminish the wildlife population. We boast of the wildlife, and feel it is a privileged lifestyle. Just in this area the

wildlife consist of: skunks, racoons, possums, occasionally porcupines, foxes, coyotes, wild turkeys, valley quail, geese, road runners, wild ducks, cotton tails, jack rabbit's, deer, bobcats, and occasionally mountain lion. This is a lifestyle that should not be jeopardized.

We are not opposed to growth, but it must be well planned growth. We should not tolerate the cart being put in front of the horse, the planning must be consistent with rural planning, and respectfully await some reasonable studies to be certain that all concerns are well addressed. We shall not tolerate jeopardizing the expectations of the citizens, that desire the rural lifestyle. We have vested our lives, our monies, our families for the opportunity to reside here.

We are requesting of the Planning Department to demonstrate reasonable, caring, considerations, and careful planning for growth. Please let us not jeopardize our community.

We are awaiting the process of a Public Hearing on this matter, and hope that you will conduct the necessary evaluations, studies, and planning for such a development.

Sincerely,


Brian L. Caldwell


Donna S. Caldwell

DEPARTMENT OF
RESOURCE MANAGEMENT
RECEIVED

MAR 15 2007

March 14, 2007

BUILDING DIVISION

Brian L. & Donna S Caldwell
P.O. Box 1084
4288 Jim Dandy DR
Cottonwood, CA 96022

Shasta County Planning Department
Paul Bolton, Senior Planner
1855 Placer Street, Suite 103
Redding, CA 96001

TO WHOM IT MAY CONCERN:

We have previously drafted a letter of serious concerns to you, directed in the matter of Mark Rychlik, Romar Homes, Panorama Subdivision, in Cottonwood. This project consists of Locust RD, Balls Ferry RD, at the junction of Jim Dandy DR, at the sharp "S" turn over the railroad tracks.

Please be advised that we reside at the very end of Jim Dandy DR, And have resided there since 1979. We have witnessed many traffic accidents, and one fatality at the sharp "S" turn over the period of years.

Please see the enclosed concerns in regards to the large trucks that will eventually be using these roadways, and the parallel concerns of vehicle density in this area. The photo that appears in todays Record Searchlight was taken from the entrance, and exit of Jim Dandy DR. On any given day, traffic coming over the railroad tracks has very serious concerns for the residents entering or exiting Jim Dandy Drive!

Page 2, Caldwell

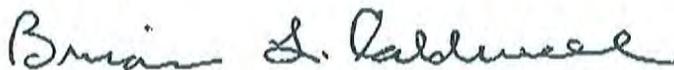
The concerns are the very narrow shoulders on each side of Balls Ferry Road, Trefoil Lane, and Locust Road. Yes, it does appear that perhaps Locust Road can be widened to accommodate the increase in traffic, but as you well know, at present, the roads are in serious need of repair, reduction in traffic delays, and safety issues addressed. In the season of heavy rains, Trefoil Lane and Balls Ferry Road have tendencies to flood, and create serious hazards!

The task of traveling to our only grocery store in town is of major concern, which a study was designated to evaluate the bottleneck traffic jams at Gas Point Road, and the Rhonda Road intersection. I personally invite you to exit at the Gas Point RD exit at 5:00 p.m. during any week evening, and see how serious this matter truly is.

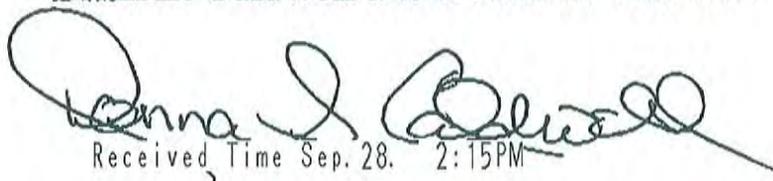
Please be responsible, and realize that Balls Ferry Road, at the sharp "S" turn can not accommodate any added consequence, and will jeopardize safety and perhaps lives. It is more than concerns regarding this matter, it is RESPONSIBILITY to the citizens and community.

The density in which is proposed by the subdivision requires a safe and carefully evaluated study before granting the zone change. The RB present zoning does not allow for anything less than a 2 acre minimum. This proposed project will jeopardize much more than traffic impacts, environmental impacts, and needs to be studied with the amount of density on rural roads in conjunction with a gravel plant also being a part of the equation.

Sincerely,



Brian L. Caldwell and Donna S. Caldwell



Received Time Sep. 28. 2:15PM

February 5, 2008

Brian L. & Donna S. Caldwell
P.O. Box 1084
4288 Jim Dandy DR
Cottonwood, CA 96022
AP# 090-470-008-000

Shasta County Planning Department
Paul Bolton, Senior Planner
1855 Placer Street, Suite 103
Redding, CA 96001

RE: Mark Rychlik/Panorama Estates, proposed Sub-Division, Cottonwood, CA

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The overall topography tends to demonstrate that water shed run off creates imminent flooding, and the "County" does not provide routine maintenance to prevent such flooding. The ditches on each side of Balls Ferry Road are routinely overgrown marshes to help create vision impairment, flooding, some of which are considered hazardous conditions.

DEPARTMENT OF
RESOURCE MANAGEMENT
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FEB 06 2008

PLANNING/BUILDING
DIVISIONS

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To address the traffic impact also should address the present traffic impacts that the citizens are trying to deal with. A particular area of concern would be Locust Road at Fourth Street, and Balls Ferry Road at the entrance of Jim Dandy Drive.

Cottonwood is presently plagued with traffic impact conditions at the Gas Point Road and Rhonda Road intersection. The delays are long, and sometimes dangerous. Count the wait period at 5:00 p.m. at the off ramp on I-5 to Gas Point Road south. Other areas of present concerns are West First Street, and West Gas Point Road, where increased population will most certainly effect these areas as well.

Traffic impact is now one of the most major concerns, and with higher density, the increased population will be the catalyst to develop even greater disasters. One could imagine the increased density would not make good sense, unless the roadways and traffic studies were to be studied prior to any zone changes for this rural area.

We suggest that a study of the potential impact be performed at the cost of the developer in regards to such concerns:

- a. impact of the water aquifer the present volume of water versus the reduction of the water table, and the impact it would have on the present ground water wells.
- b. impact on sewer capabilities
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Another major consideration is "Wildlife Habitat", once it is compromised, there is no resurrection. Just today, in my front yard I counted 107 (one hundred seven) wild turkeys. Zoning changes to decrease the lot sizes would diminish the wildlife population. We boast of the wildlife, and feel it is a privileged lifestyle. Just in this area the wildlife consist of: skunks, racoons, possums, occasionally porcupines, foxes, coyotes, wild turkeys, valley quail, geese, road runners, wild ducks, cotton tails, jack rabbit's, deer, bobcats, and occasionally mountain lion. This is a lifestyle that should not be jeopardized.

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We are requesting of the Planning Department to demonstrate reasonable, caring, considerations, and careful planning for growth. Please let us not jeopardize our community.

We are awaiting the process of a Public Hearing on this matter, and hope that you will conduct the necessary evaluations, studies, and planning for such a development.

This is not merely someone stating that reasoning of "not in our backyard", this is not the case. We are truly concerned of the rural area, the matters stated above, and your responsibility to the citizens!

Sincerely,


Brian L. Caldwell


Donna S. Caldwell

February 20, 2008

Brian L. & Donna S. Caldwell
P.O. Box 1084
4288 Jim Dandy DR
Cottonwood, CA 96022
AP# 090-470-008-000

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FEB 21 2008

Shasta County Planning Department
Resource Management, Planning Division
Kent Hector, Senior Planner
1855 Placer Street, Suite 103
Redding, CA 96001

PLANNING/BUILDING
DIVISIONS

RE: Mark Rychlik/Panorama Estates, proposed Sub-Division, Cottonwood, CA

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We have resided at our location since 1979, and have witnessed numerous traffic accidents, and one fatality at the sharp "S" turn that crosses over the Railroad crossing. There is not any situation at best to regard this area as "safe", and the traffic impact would be of serious consequence. We are extremely concerned of the traffic impact that this project would have on our ability to navigate to exit, or enter onto our entrance to Jim Dandy DR. This is a long, nearly two miles, one road in, one road out to our residence. We do not need any further use of our dirt road, the maintenance to keep it road worthy is costly. We can not allow for the traffic impact to jeopardize our safety, at the sharp "S" turn at our roads entrance. . .with intensified traffic. The entrance to the newly proposed development can not be on Balls Ferry Road! Between Trefoil Lane, and the Sharp "S" railroad crossing, the impact does not allow for further impact! Then the largest concern to our safety and welfare is the impact, if there were a fire, we can not be trapped, or delayed from a necessary evacuation, being that our road Jim Dandy is limited to the amount, and navigation of traffic.

The flooding that does occur on Balls Ferry Road during the heavy rain seasons could not tolerate a high density of traffic. The flooding that does occur on Trefoil Lane during the heavy rain does overflow the road and floods the present property owners, thus the concerns of any increase in the traffic impacts. We have witnessed necessary sand bagging at the location of 21323 Trefoil Lane, and the road travel is hazardous during these times.

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- h. Present property owners and reasonable expectations of community services, law enforcement, and upgrades to present roadways.
- i. General expectations of rural living, and keeping in line with the zoning of "rural residential"
- k. tax structure for needed improvements
- l. impact on present services to the community, IE: law enforcement, water, sewer, and fire suppression

As a community, Cottonwood is not presently equipped for the amount of proposed growth to meet any of the needs for growth. This is not stated as opposition to planned growth, but an actual statement made by the standards of expectations at this time. The Sheriff department does not have a designated sub station, the post office is inadequate for parking, the roadways suffer from lack of proper maintenance. In general, unless we as citizens make the conscious effort to contact P.G. & E. street lights remain flickering, drivers run stop signs, and road way trenches remain full of overgrowth. Trash was abandoned along side the railroad tracks on Balls Ferry Road nine months ago, as it still remains. Someone's kitchen stove, microwave, etc. ..quite an eyesore, let alone it does not belong anywhere, except for a landfill! This debris continues to mount, and it makes it clearly evident of the lack of maintenance in Southern Shasta County!

Another major consideration is "Wildlife Habitat", once it is compromised, there is no resurrection. Just today, in

my front yard I counted 107 (one hundred seven) wild turkeys. Zoning changes to decrease the lot sizes would diminish the wildlife population. We boast of the wildlife, and feel it is a privileged lifestyle. Just in this area the wildlife consist of: skunks, racoons, possums, occasionally porcupines, foxes, coyotes, wild turkeys, valley quail, geese, road runners, wild ducks, cotton tails, jack rabbit's, deer, bobcats, and occasionally mountain lion. This is a lifestyle that should not be jeopardized. Let it be known, that we had a mountain lion in the past 45 days!

We are not opposed to growth, but it must be well planned growth, with responsible, and accountable planning. We should not tolerate the cart being put in front of the horse, the planning must be consistent with rural planning, and respectfully await some reasonable studies to be certain that all concerns are well addressed. We shall not tolerate jeopardizing the expectations of the citizens, that desire the rural lifestyle. We have vested our lives, our monies, our families for the opportunity to reside here.

We are requesting of the Planning Department to demonstrate reasonable, caring, considerations, and careful planning for growth. Please let us not jeopardize our community.

We are awaiting the process of a Public Hearing on this matter, and hope that you will conduct the necessary evaluations, studies, and planning for such a development. Also, I am aware that it has been over 10 years since a study has been done for the amount of aquifer water that is available. We have a well, and do not want for the depletion of water that we so depend on, being available now, and with future use of the growth of population.

This is not merely someone stating that reasoning of "not in our backyard", this is not the case. We are truly concerned of the rural area, the matters stated above, and your responsibility to the citizens!

Sincerely,


Brian L. Caldwell


Donna S. Caldwell

TRAFFIC IMPACT:

February 27, 2008

RE: Romar Homes, Inc. proposed development

A certain reasonable expectation to safely navigate upon exiting or entering our roadway of Jim Dandy, located off Balls Ferry Road, at the sharp "S" turn over the railroad tracks is of serious concern to the 20 property owners on Jim Dandy, Cottonwood.

This mile and ½ long dirt road is a one way in, and one way out roadway. It has always been privately maintained.

If there was ever a need for an emergency evacuation, the situation of immediate exiting can not be jeopardized. Due to the concerns of a wild fire, this is area than can not tolerate an increase in traffic impact.

Very soon, the Shasta Ranch Gravel Plant will soon be opening for business. The influx of large trucks traveling this area will be of consequence to our traffic impact.

At present, upon traveling North on Balls Ferry RD, with the expectation of entering onto Jim Dandy, drivers stop to observe for traffic traveling south on Balls Ferry, with the opposite traffic about to cross over the railroad tracks. The South bound traffic is sitting in regards to the north side of the tracks, quite a bit lower, thus making it very difficult to visualize low profile vehicles. Myself personally have had a very difficult situation with a motorcycle traveling at a high rate of speed, and once a sports car. This in itself is a potentially dangerous area, and with increased traffic, it would be irresponsible to allow this proposed project to put traffic bound access at this area of Balls Ferry RD.

The original build out proposed was 300 homes, and now it proposes a build out of 430. This density will create a immense traffic impact in a area that suffers safe traveling at best. Narrow roads, ditches on each side of Trefoil, and Balls Ferry, whereas there is not a safe area to pull off of the roadway if

Page 2

needed. The ditches have been overgrown, and during intense rain storms, over flooded with water. I have witnessed sandbagging at one location on Trefoil Lane, very near the end of the roadway towards Balls Ferry Rd.

At present the travel situation is a bad situation at Rhonda Road and Gas Point. Yes, a proposed signal light in on the plans to be in place at this location, but it has been a overdue at this present time.

The presently under construction of 68 new homes behind the Holiday Market, on First Street, will soon add to the traffic impact as well. The area of Cottonwood is not likely to be recipient of the \$2,800.00 traffic impact fees. The routine maintenance of Cottonwoods road infrastructure is most likely not be of priority as history has proven.

Please, do not consider the location at Balls Ferry Road to be the ingress or exit to this proposed development.

We are not at all convinced that this area can handle such an increase in population. The intense impacts will effect our vested life's interest, our property, our homes, and our environment.

Brian and Donna Caldwell
4288 Jim Dandy Dr
P. O. Box 1084
Cottonwood, CA 96022



Donna S Caldwell



Brian L. Caldwell

February 27, 2008

Brian L. Caldwell
Donna S. Caldwell
P.O. Box 1084
4288 Jim Dandy
Cottonwood, CA 96022

DEPARTMENT OF
RESOURCE MANAGEMENT
RECEIVED

FEB 27 2008

PLANNING/BUILDING
DIVISIONS

Kent Hector, Senior Planner
Shasta County Planned Development

RE: Panorama Development/Romar Homes Inc.:

With regards for the proposed development, we are requesting serious considerations that will certainly be of consequence to our present lives, properties, and environment.

1. The original proposed build out on the property of Romar Homes was projected to be 300 residences. The projected density has now grown to be 430 for build out. This increase in density concerns the water table, and the demand on the aquifer that supplies our present well, and our neighbors! An updated study must be required to determine if such a density were allowed to build out, that a depletion of our water would not be detrimental to the present population. The most recent study performed of the water aquifer, and water tables was just over a 10 years ago.
2. Traffic impact at the sharp "S" turn over the railroad tracks at Balls Ferry and Jim Dandy. Please be advised that the only entrance and exit to Jim Dandy for 20 homes, have certain expectations to enter safely onto Balls Ferry RD, and it would most certainly jeopardize this area if the proposed project were to be allowed to have access in this area. The newly soon to be open for business, Shasta Ranch Gravel Plant, is scheduled to open this year. The use of gravel trucks crossing in the above mentioned area will most certainly have a traffic impact on this area! Jim Dandy is a one way in, one way out roadway, which in an emergency that would require immediate evacuation, would most certainly be jeopardized if added traffic were to be granted access at this area. At present, upon traveling North on Balls Ferry, with expectation to enter onto Jim Dandy, we must stop and watch carefully for the traffic traveling South on Balls Ferry to cross over the railroad crossing. The South bound section of Balls Ferry at that side of the railroad tracks sits lower, making it difficult to see any vehicle that has a low profile. This is already a hazardous area, which an increase in traffic would require immediate resolution!
3. Considering the policies of the Shasta County Building Department, no further developments were to take place in our area until the situation of the dirt road were addressed. We should not allow any building to be allowed that would create any new traffic on Jim Dandy.
4. The density of this project is of major concern for our environment, wildlife, quality of life, traffic impacts, water supplies, schools, law enforcement, fire, water, and sewer, and county maintenance,

Donna S. Caldwell
Donna S. Caldwell

Brian L. Caldwell
Brian L. Caldwell

County of Shasta
Department of Resource Management

Notice of Preparation of an Environmental Impact Report,
Panorama Planned Development

Scoping Meeting

February 27, 2008

Please write any comments, suggestions, or concerns you may have about Shasta County's proposed Panorama Planned Development Project on this form and return.

We Want to Hear What You Have to Say!

Name Brian & Donna Caldwell Date FEB 27, 2008
Organization _____ (If applicable) E-mail watergairy3@snowcrest.net
Address PO Box 1084 City, State, Zip Cottonwood, CA
4288 JIM DANDY LN 96022

Please feel free to attach additional comment sheets as necessary. Also, please hand your comments to a representative of the County either today, or mail them to the address below by March 21, 2008.

Comments can be mailed to Kent Hector, County of Shasta, Department of Resource Management, 1855 Placer Street, Suite 103, Redding, CA 96001.

Traffic Impact: AT THE RAILROAD CROSSING
Very soon the Shasta gravel plant Trucks
will be significantly use Bank Ferry Rd.
No egress or exit should be dedicated
to this proposed project. The wide
sweeping turns that the trucks
must use to navigate the turn
is already a present danger.

FEB 29 2008

County of Shasta
Department of Resource Management

PLANNING/BUILDING
DIVISIONS

Notice of Preparation of an Environmental Impact Report,
Panorama Planned Development

Scoping Meeting

February 27, 2008

Please write any comments, suggestions, or concerns you may have about Shasta County's proposed Panorama Planned Development Project on this form and return.

We Want to Hear What You Have to Say!

Name Brian Caldwell
Donna Caldwell Date Feb 28, 2008
Organization _____ (If applicable) E-mail _____
Address PO Box 1084 City, State, Zip Cottonwood
4288 Jim Dandy Ln CA 96022

Please feel free to attach additional comment sheets as necessary. Also, please hand your comments to a representative of the County either today, or mail them to the address below by March 21, 2008.

Comments can be mailed to Kent Hector, County of Shasta, Department of Resource Management, 1855 Placer Street, Suite 103, Redding, CA 96001.

The Density is way too high!
Water Shed - drainage - roads can not
safely provide the traffic impact!
The developer is proposing a conceptual
idea that is not conducive to this rural
area! We do not want a Rancho Tehama!
He is a paper developer - and what comes
after he sales this project? The response
should not allow for such density!
Scale back the density!

March 4, 2008

Donna and Brian Caldwell
P.O. Box 1084
4288 Jim Dandy
Cottonwood, CA 96022

DEPARTMENT OF
RESOURCE MANAGEMENT
RECEIVED

MAR 05 2008

PLANNING/BUILDING
DIVISIONS

Kent Hector
County of Shasta
Department of Resource Management
1855 Placer Street, Suite 103
Redding, CA 96001

RE: Panorama Development/Romar Homes, Inc.

Dear Mr Hector:

Originally, when the developer approached the Cottonwood Water District with his proposed project, the build out was 300 homes. Thus to justify the infrastructure costs of development, the build out turned out to be of 430, way too high of density for our area!

Shasta County has always allowed Cottonwood to be at the bottom of the proverbial totem pole. We do not ever have any routine maintenance, road repairs, nor any other services. This is absurd at best to say, the traffic impact would be allowed to continue for years, as proven by the disaster that continues on at Rhonda Road and Gas Point Road.

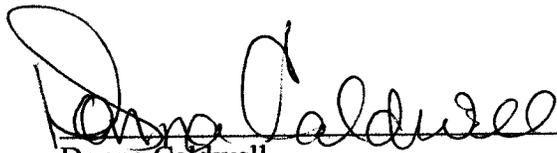
Just because a paper developer has high ambition to make money, does not make good responsible sense to impact a community! I supposed the money collected by the county would be beneficial to the county departments, but not to the specific area that will be affected!

Also, in the beginning of the proposed project, Romar Homes was using Pace Civil Inc., as engineers to the proposed project. I understood that they had to hire a different firm, simultaneously, to perform the survey! Why you ask? Well, the original marker to be used for such a important survey in this area, could not be located on Black Lane. I know this from a impending law suite on Trefoil Lane between two neighbors undergoing land dispute of property lines.

We would like adequate assurance that the present survey to this proposed project is exactly perfect!

The size of this proposed project, the traffic impact, and the egress, exit of Balls Ferry Road are of major concerns! We can not allow the egress or exit to be allowed at this very tight area. The developer will not be held accountable, but lives will!

The sharp "S" turn over the railroad tracks must be mandated to be of priority before the project were ever allowed to be approved!


Donna Caldwell


Brian Caldwell

County of Shasta
Department of Resource Management

Notice of Preparation of an Environmental Impact Report,
Panorama Planned Development

Scoping Meeting

February 27, 2008

Please write any comments, suggestions, or concerns you may have about Shasta County's proposed Panorama Planned Development Project on this form and return.

We Want to Hear What You Have to Say!

Name Donna Caldwell
Brian Caldwell Date 3-4-08

Organization _____ (If applicable) E-mail _____

Address 4288 Jim Dandy City, State, Zip Cottonwood
PO Box 1084 CA 96022

Please feel free to attach additional comment sheets as necessary. Also, please hand your comments to a representative of the County either today, or mail them to the address below by March 21, 2008.

Comments can be mailed to Kent Hector, County of Shasta, Department of Resource Management, 1855 Placer Street, Suite 103, Redding, CA 96001.

- 1) We question the survey for exact accuracy.
- 2) We oppose the ingress or exit at the Bauls Ferry RD proposed site
- 3) We oppose the traffic impact as to the serious nature of the present Jim Dandy RD's concerns & problems
- 4) We question the feasibility of the density !!!

County of Shasta
Department of Resource Management

Notice of Preparation of an Environmental Impact Report,
Panorama Planned Development

Scoping Meeting

February 27, 2008

Please write any comments, suggestions, or concerns you may have about Shasta County's proposed Panorama Planned Development Project on this form and return.

We Want to Hear What You Have to Say!

Name Donna Caldwell
Brian Caldwell Date March 5, 2008
Organization _____ (If applicable) E-mail water fairy 3 @ snowcrest.net
Address 4288 Jim Dandy City, State, Zip Cottonwood
PO BOX 1084

Please feel free to attach additional comment sheets as necessary. Also, please hand your comments to a representative of the County either today, or mail them to the address below by March 21, 2008.

Comments can be mailed to Kent Hector, County of Shasta, Department of Resource Management, 1855 Placer Street, Suite 103, Redding, CA 96001.

(530) 347-6951

See attached

March 4, 2008

Brian and Donna Caldwell
P.O. Box 1084
4288 Jim Dandy
Cottonwood, CA 96022
(530) 355-5200

DEPARTMENT OF
RESOURCE MANAGEMENT
RECEIVED

MAR 06 2008

Kent Hector
County of Shasta
Department of Resource Management
1855 Placer Street, Suite 103
Redding, CA 96001

PLANNING/BUILDING
DIVISIONS

RE: Panorama Planned Development

Dear Mr Hector:

Upon reviewing the entire scoping meeting, we have concluded to several areas of this proposed project.

1. **The proposed DENSITY is too high!**
 - a. Traffic impact is too immense for the Locust ST, Trefoil LN, and Balls Ferry RD.
 - b. The County has always provided Cottonwood with the least amount of concern, IE. . .law enforcement, road maintenance, fire services.
 - c. There is NO protection unless a citizen files a formal complaint, for fire abatement, vehicle abandonment, ditch abatement, littering, or trash abatement. We are at the bottom of the list of services provided too.
2. The traffic impact is of our major concern for our community. At best, the egress, or exit should not be allowed at the proposed location, the traffic at the sharp "S" turn over the railroad tracks is presently very dangerous. When any vehicle, other than a typical car, truck, or motorcycle crosses, they must navigate a sweeping wide turn, thus crossing over the yellow lines, to complete the sharp turn safely. This endangers the traffic traveling North bound at this area!
3. Wildlife! Just yesterday, I personally counted in my front yard 138 wild turkeys! How do you propose their impact? In January we had a mountain lion, in November a bob cat, every day coyotes. We have occasional road runners, cotton tails, jack rabbits, squirrels, valley quail, deer, and some species that I may be forgetting.
4. The original zoning was significantly planned that the run off's, the roads, the traffic, the wildlife, could safely and responsibly be adhered too. ~~We~~

CAN NOT BUILD MORE LAND!

Page 2, Caldwell

We are requesting all dates that are pertinent to this project, whereas, we may attend, and be allowed to address our concerns.

We are aware of the EIR report work to be completed. However we will maintain, that no one knows the area, the situations better than the long term citizens of the community.

If you wish to outline the dates that would address this proposed project, I am providing to you, our pertinent information.

Thank you so much,



Brian Caldwell



Donna Caldwell

MAR 11 2008

County of Shasta
Department of Resource Management

PLANNING/BUILDING
DIVISIONS

Notice of Preparation of an Environmental Impact Report,
Panorama Planned Development

Scoping Meeting

February 27, 2008

Please write any comments, suggestions, or concerns you may have about Shasta County's proposed Panorama Planned Development Project on this form and return.

We Want to Hear What You Have to Say!

Name Donna Caldwell
Brian Caldwell Date 3-10-08

Organization _____ (If applicable) E-mail waterguy?³@snowcrest.net

Address PO BOX 1004 City, State, Zip Cottonwood
96022

Please feel free to attach additional comment sheets as necessary. Also, please hand your comments to a representative of the County either today, or mail them to the address below by March 21, 2008.

Comments can be mailed to Kent Hector, County of Shasta, Department of Resource Management, 1855 Placer Street, Suite 103, Redding, CA 96001.

If this developer causes one vehicle to
use our private road = Jim Dandy, as
changes our ingress/exit - he should
have to pave Jim Dandy - or else
he should have to leave it
entirely alone - as preferred!
He has no business on
Jim Dandy - it's a one road in
and one road out for 20
homes.

County's proposed Panorama Planned Development Project on this form and return.

We Want to Hear What You Have to Say!

Name Donna Caldwell
BRIAN Caldwell Date 3-12-08

Organization _____ (If applicable) E-mail _____

Address PO BOX 1084 City, State, Zip Cottonwood
4288 Jim Dandeg 96022

Please feel free to attach additional comment sheets as necessary. Also, please hand your comments to a representative of the County either today, or mail them to the address below by March 21, 2008.

Comments can be mailed to Kent Hector, County of Shasta, Department of Resource Management, 1855 Placer Street, Suite 103, Redding, CA 96001.

Previously sent to you concerns of this project. The ethical obligation to the citizens, property owners are great. The intense density for this area is too immense. The traffic impact is irresponsible. The fact that the paper developer stands to make more profit is not the zoning that is reasonable for this rural area! please do not allow the density to be so great!! Regulation, and sensibility!!

Comments, suggestions, or concerns you may have about Shasta

March 18, 2008

Brian L. & Donna S. Caldwell
P.O. Box 1084
4288 Jim Dandy
Cottonwood, CA 96022

Shasta County Board of Supervisors
David Kehoe, Mark Cibula, Glen Hawes, Linda Hartman, and Les Baugh
1450 Court Street, Suite 308B
Redding, CA 96001-1680

Shasta County Department of Resource Management
Kent Hector, Senior Planner, and Mr. Simon
1855 Placer Street, Suite 103
Redding, CA 96001-1759

DEPARTMENT OF
RESOURCE MANAGEMENT
RECEIVED

MAR 19 2008

PLANNING/BUILDING
DIVISIONS

RE: Proposed Project Panorama Development/Romar Homes

Our vested life, financial investment, and vested interest sit here on Jim Dandy, Cottonwood. We purchased the property in 1979, raised our family, and were active members of this wonderful community. Over the years, we were involved with the Chamber of Commerce, annual events such as the Cottonwood Rodeo, and various other activities.

We attended the Scoping meeting of February 27th to review a brief assessment of the proposed development. As far as the public questions, it was not enough to satisfy the curiosities, actual facts, nor the broader information that the general public need to have answers to.

Our property is located at the very end of Jim Dandy (1 ½ miles in) , a private road, one way in, one way out for 20 homes. This entirely dirt road, is maintained solely by the property owner's for repairs, maintenance, and materials. We find it unacceptable that our private road, could be put on a map, as a future devise to straighten Balls Ferry RD, and the complication at the railroad crossing, at the sharp "S" turn. On the proposed map, they have designed for us to, in the future, use the egress and exit of this proposed subdivision. This is an area designated for future of 36 homes. This would alleviate the roadway for Jim Dandy, that is not acceptable.

This is absurd, it would most certainly increase the delay of any future emergency navigation to reach our needs of fire or medical emergencies. This design would jeopardize our welfare, our lives, our necessities to obtain certain and immediate response.

With the development of 36 homes at this location, you can most certainly expect at least two vehicles per household, thus increasing the traffic impact. This does not count for the existing traffic, and the near future of the opening of the Shasta Ranch Gravel Quarry that is scheduled to open soon. **Traffic impact will surpass any safe driving, it will become most hazardous!**

Please heed our voices, our concerns. . .this is not responsible growth! The fate of this does lie within the Board of Supervisors, thus granting the zone amendment to have such high density.

When we purchased our property, we investigated the zoning, we were seeking the rural life, the ability to have livestock, and not particularly vulnerable to living in the suburbs. We appreciated the zoning, and the general plan, RURAL.

Our property originally was set up with a double wide mobile home. We had the luxury of removing the mobile home, and built a house in 1987. Upon going through the necessary steps to obtain permits, pay fees, and move ahead on the project, we paid a dirt road impact fee of \$700.00. We were informed that this money would be pooled for future improvements of dirt roads, to be eventually paved, thus achieving improvement of air quality.

During this time, we were also advised that there was NOT any further lot adjustments to be made. We were told by the County that a minimum of 5 acres per parcel was the zoning, and it would not change until the dirt road was paved! Therefore, people that live in this area were denied any future developments, as example; to build out for family members on our properties.

We are solid tax payer's, solid citizens for Shasta County, hard worker's, and expect the same respect that we have shown to the County and our Community.

Please DO NOT RUBBER STAMP this re-zoning as proposed.

The density is too great. The area of Balls Ferry, should not be allowed to have a egress or exit on Balls Ferry! The traffic impact is too great for the present roads involved. Our needs for expanded Fire Protection, Law Enforcement, must be address first and foremost. Please do not jeopardize our present citizens.

The consequences of dry years, fire is of very serious concerns. Our fire department is too under-staffed, not equipped to handle if fire were to break out on our hillsides. One former employee of the Cottonwood Fire Department said, that enforcing fire abatements issues could not be taken care of due to lack of funds, and under-staffing. They used to cite property owners that did not make fire breaks, automobile abatement, nuisance of garbage. . .now it is up to the citizens to make a citizen complaint.

I am inviting each and every one of you, please drive to my house. See the consequence of the dangerous area of the railroad crossing. See the immense need for safe and careful practices

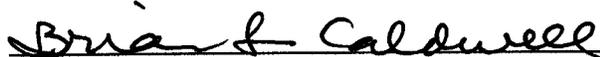
of trash abatement, fire prevention, traffic impacts. It is already a risky area.

If the zoning is changed to accommodate this project. . .all of the responsible previous planning and efforts of this quaint, rural, and wildlife area will be forever lost. We CAN NOT BUILD MORE LAND!

Another concern is run-off's caused from hillside change, during the rain seasons. The EIR can address all of the issues, but they do not reside here. We have endured much flooding in season's past, and the roads can not handle any increase in run off's.

We urge you to consider downsizing the density. A responsible limited development would best suit this area. The zoning was previously designated to keep intact the land, the wildlife, the natural beauty of our rural area, our terrain, and protection of our wonderful trees. For all of the obvious reasons, please achieve a RESPONSIBLE GROWTH determination.

Most Sincerely,



Brian L. Caldwell



Donna S. Caldwell

July 26, 2008

Donna and Brian Caldwell
P.O. Box 1084
4288 Jim Dandy
Cottonwood, CA 96022
(530) 347-6551

DEPARTMENT OF
RESOURCE MANAGEMENT
RECEIVED

JUL 29 2008

PLANNING/BUILDING
DIVISIONS

Kent Hector
County of Shasta
Department of Resource Management
1855 Placer Street, Suite 103
Redding, CA 96001

RE: Panorama Development/Romar Homes, Inc.

Dear Mr Hector:

Originally, when the developer approached the Cottonwood Water District with this proposed project, the build out was 300 homes. Thus to justify the infrastructure costs of development, the build out increased dramatically to become 430, way too high of density for our area!

Shasta County has always allowed Cottonwood to be at the bottom of the proverbial totem pole. We do not ever have any routine maintenance, road repairs, nor any other services. This is absurd at best to say, the traffic impact would be allowed to continue for years, as proven by the disaster that continues on, at Rhonda Road and Gas Point Road. As of today, stopping at the stop sign on Trefoil Lane, to make a turn onto Balls Ferry is hazardous, the over growth of high grasses, bushes, ECT creates a very dangerous area, without viability to safely make the turns.

Just because a paper developer has high ambition to make money, does not make good responsible sense to impact a community! The money collected by the county would be beneficial to the county departments, but not to the specific area that will be affected!

Also, in the beginning of the proposed project, Romar Homes was using Pace Civil Inc., as engineers to the proposed project. I understand that they had to hire a different firm, simultaneously, to perform the survey! Why you ask? Well, the original marker to be used for such a important survey in this area, could not be located on Black Lane. I know this from a impending law suite on Trefoil Lane between two neighbors undergoing land dispute of property lines.

We witnessed a gentleman one morning counting vehicles that traveled at Jim Dandy and Balls Ferry. He sat there one morning, during Spring break from school, thus decreasing the traffic impact by 50%, not a accurate accounting!

We would like adequate assurance that the present survey to this proposed project is exactly perfect!

Page 2 Continue: Caldwell

The size of this proposed project, the traffic impact, and the egress, exit of Balls Ferry Road are of major concerns! We can not allow the egress or exit to be allowed at this very tight area. The developer will not be held accountable, but lives will!

The sharp "S" turn over the railroad tracks must be mandated to be of priority before the project were ever allowed to be approved!

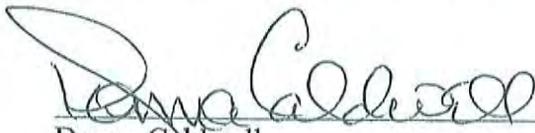
We are requesting that you recommend to the Planning Commission, that this proposed project does not fit with the area of Cottonwood. The style of housing will not blend with this rural area, nor will the traffic impact work within this area.

Mr. Hector, please make the recommendations, that due to the present housing situation, and the negatives that this would create on our rural area, it **WOULD NOT ENHANCE, NOR IMPROVE** our community. We built our lives, our futures, our homes here. . .merely for a simple reason, we love our community, our rural lifestyle, and would love to preserve it.

Cottonwood has a unique and simple structure within the community, and would love to decrease the density in this proposed project. Please Mr Hector, realize that one developer can stand before a group of citizens and make statements that he intends to make improvements, and make things so wonderful. You and I know that paper developers are concerned of one thing, to make money, and that is the bottom line!.

He did not state that the odor from Wheel-A-Brator, the Shasta County Livestock Yard, the noise of the train, the P.G. & E. transmission lines, the large trucks crossing the railroad tracks, the lousy roadways with ditches on each side, the wild life that will be decimated, the inability to equip the Cottonwood Fire Department, and of course the demand on the water. . .would be of any concern. Mr Hector, please... we are relying on you. . .with reasonable expectations that you will make the determination, not to rubber stamp this project.

We are also adamantly opposed to this development making any changes to Jim Dandy DR. We do not want to be looped through a housing track with our horse trailers, livestock trailers, my husbands dump truck, etc. Why should we be imposed upon? The more this proposed development wants to infringe upon others, the more disenchanted the community is!


Donna Caldwell


Brian Caldwell

August 18, 2008

Brian and Donna Caldwell
P.O. Box 1084
4288 Jim Dandy LN
Cottonwood, CA 96022

DEPARTMENT OF
RESOURCE MANAGEMENT
RECEIVED

AUG 21 2008

Kent Hector, Senior Planner
Shasta County Department of Resource Management
1855 Placer Street
Redding, CA 96001

PLANNING/BUILDING
DIVISIONS

RE: Panorama Homes Project/Mark Rychlik

Dear Mr Hector:

First of all, at present the situation on Balls Ferry Rd has major concerns. We are asking, that it not be allowed for this proposed project be granted access to put an ingress or exit on Balls Ferry. The sharp "S" turn over the rail road tracks has always been a dangerous area, and for those that have experience will tell you, that to impact this tight area with more density, is irresponsible. We know for certain, that with this development stating that they are making allowance for an easement to rectify the realignment of Balls Ferry Road, it is also a certainty that it is merely words, and does not allow for ANY CREDIBILITY! If it is the true concern, of all responsible parties, this aspect of the project should be required to realign Balls Ferry prior to the projects beginning phase. If this road situation is not corrected, and at the cost to the developer, it will never see the light of day! That is a given! Look at the situation presently at Rhonda Road and Gas Point Road. Future planning means just that, way down the future! Do not risk the lives of any citizen, for a mere profit that a paper developer will make!

This developer is a paper developer, they sell their projects. So with the Supervisors allowing for zone change, which we so adamantly oppose, it will destroy any allowance for what the citizens want in their vested properties, Rural!

This is why the elected officials are given such a responsible position, because we elected you and your constituents to hear our voices, know us, concern for us, allow for the responsibilities of the community, and make solid decisions with our voices!

The density of 36 homes, all very small, right at this location, is a estimated two cars per household. The thought of adding 72 more vehicles using this badly flawed area, add the scenario of the soon to be open Shasta Ranch Gravel Quarry traffic, and it's already a nightmare.

At present the area of Balls Ferry that this will so badly effect, has problems that are seriously dangerous. The South side of Balls Ferry sits insufficiently lower, thus making it very difficult to see oncoming traffic from the North side of the railroad tracks, if they are low profile vehicles.

Any large vehicle, bus, truck, livestock transport, anyone hauling a trailer of any kind, must make a sweeping wide turn, to safely navigate the railroad crossing.

The project has designated for 36 homes to be built right at this area, and with the proposed access on Balls Ferry. This is a very tight area, very incapable of handling any added volume of traffic!!!! I invite all Board of Supervisors to see this first hand, and realize this is of serious consequence! PLEASE do not allow, any traffic impact to develop this dangerous area.

Yes, the law states that as property owners, we can develop, within the law, zoning, ordinances for our environment, and any all impacts that would be detrimental to the area that would be affected. The feasibility of impacting this area with traffic is not responsible! Please drive the distance up Jim Dandy as well, and see that we are a one way in, one way out roadway. If we should ever have to immediately evacuate, due to a wild fire, how could we escape safely if this proposed project were to jeopardize the existing property owners?

You must realize that Cottonwood has the most antiquated Fire Department in Shasta County. You must realize that on any given day, they may have 3 or 4 people that can immediately respond to a fire. This is a situation that must be figured into the equation!

We are requesting that you personally look at the perspective as yourselves living where we live. This is no differently, that a responsible person, thus knowing the laws, and realizing that making a important decision must evaluate the reasonable facts! This is presently a dangerous area, and it must not be overlooked, and it must not be impacted! Very serious consequence is at jeopardy here!

In conclusion, we are very opposed to this project. The reality of this ever becoming a real part of the essence of Cottonwood, is absurd. It does not fit in with Country or Rural life style. The fact that the Vineyards is such a quagmire is enough to make any responsible person realize, it would not behoove nor enhance Cottonwood. The impact on this area would be so detrimental, and who would be responsible to keep the negative effects from imploding?

We ask of each and every Supervisor, to truly use the facts, the conscience, and determine this project ill suited to a present rural community! Please oppose this project as proposed.

Sincerely,

Donna S. Caldwell
(530) 355-5200

Brian L. Caldwell

August 20, 2008

DEPARTMENT OF
RESOURCE MANAGEMENT
RECEIVED

AUG 21 2008

PLANNING/BUILDING
DIVISIONS

Brian & Donna Caldwell
P.O. Box 1084
4288 Jim Dandy DR
Cottonwood, CA 96022

Kent Hector, Senior Planner
Shasta County Department of Resource Management
1855 Placer ST, Suite 103
Redding, CA 96001

RE: Panorama Project, Cottonwood, Mark Rychlik

Dear Mr Hector:

Upon reviewing present projects, the housing situation, and the proposed zone change, we are vehemently opposed to this project.

The zone change, goes against all that has been in place, rural, agriculture land, and great reduction in lot sizes. PLEASE DO NOT ALLOW THIS PROJECT in our community.

Our life style, our personal investment has been our property, where we have resided for 30 years. We made our decision to live where we are at for all of the reasons of rural, country, and the present zoning.

The wildlife is a concern as well, but more-so, our life style as to which we have grown very accustomed to.

Sincerely,

Brian L. Caldwell

Donna Caldwell

August 21, 2008

Mr and Mrs Brian L. Caldwell (property owners)
P.O. Box 1084
4288 Jim Dandy
Cottonwood, CA 96022

DEPARTMENT OF
RESOURCE MANAGEMENT
RECEIVED

AUG 21 2008

Kent Hector
Senior Planner, Shasta County Department of Resource Management
1855 Placer Street
Redding, CA 96001

PLANNING/BUILDING
DIVISIONS

Dear Mr Hector:

We have taken the position that it would be unrealistic, and irresponsible to allow the proposed project of Panorama Project, Cottonwood to be accepted.

The re-zoning in itself, is not condusive with Cottonwood, and the rural atmosphere that Cottonwood is all about. This is a historic township, and we as citizens want it to remain as is.

The area alone where this project is proposed at is RURAL, presently a setting for a cattle area.

We did look at the project in Redding, where Mr Ryhclik encouraged the citizens to view, and the Tuscan style houses were ugly, and not anything that anyone would expect to ever see in Cottonwood!

Drive around in Cottonwood today, there is plenty of housing available for many years to come, with the empty houses sitting due to foreclosures. Look at the project that was permitted, Seale Court, and it remains dead in the water, after the land was rezoned.

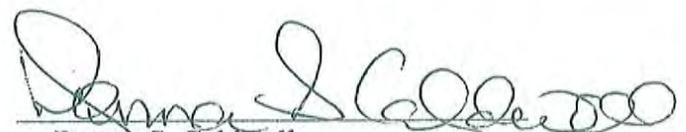
Look at the quagmire presently in Anderson, The Vineyards. . .we do not want another unfinished waste of land.

The Bowman area previously dedicated by the same developer of Panorama Project remains untouched. . .why rezone, land when the probable future is dismal for many years to come. It does not make good common sense, and we invested our lives here for the reason of rurla life-style!

WE OPPOSE THIS PROJECT, and are requesting of you NOT TO APPROVE THIS PROJECT.

Most Sincerely,


Brian L. Caldwell


Donna S. Caldwell

August 7, 2009

Brian L & Donna S Caldwell
P.O. Box 1084
4288 Jim Dandy
Cottonwood, CA 96022
(530) 347-6551

Shasta County District Supervisors:
Les Baugh, Glenn Hawes, Mark Cibula, David Kehoe, and Linda Hartman

REF: Panorama Project proposed zone change and 430 home development for Balls Ferry, Jim Dandy, and Locust RD, Cottonwood

Dear Supervisors:

In reference to the above described proposed project, we request that the zoning remain intact as is, or please reduce the proposed plan, as it will subject Cottonwood to suburban sprawl. The density of such magnitude can not be afforded to our roadways, the law enforcement, the traffic impact, water, sewer, fire suppression, erosion of the hillsides, or the particular area in which to be developed. Other major concerns are the wildlife, to which is native home to wild turkeys, bob cats, occasional mountain lions, racoons, fox, coyotes, opossums, quail, jack rabbits, cottontails, squirrels, skunks, and more. The decimation of countless oak trees, and natural habitat.

We have lived on our property for 30 years and have watched the growth in Cottonwood. The rural country side is not appropriate for Tuscan villa type homes, nor the density. This is livestock area, which affords us the ability to own horses, ride, run cattle, and live in the rural setting. We did not invest our life's work to enter in and out of a dense community. This project borders our property, and will create a life style in which we did not intend to ever be at our front door.

The present zoning has been in place, and upon prior to buying and building our own home, we were assured by the county planning department, that ..the minimum on our hill was 5 acres, and with development of roads, the minimum would not be less than two acre minimums.

Please, keep the Southern Part of Shasta County growth with responsibility, and not greed of a developer. He will be long gone as it would create a forced life-style change upon the good citizens in our area. Consistent planning for areas should be a priority and responsibility of the elected officials, to maintain good and objective growth.

Respectfully,

Brian L Caldwell

Donna S Caldwell

Received Time Sep. 28. 11:44AM

TOTAL P.002

County of Shasta
Department of Resource Management

Notice of Preparation of an Environmental Impact Report,
Panorama Planned Development

Scoping Meeting

February 27, 2008

Please write any comments, suggestions, or concerns you may have about Shasta County's proposed Panorama Planned Development Project on this form and return.

We Want to Hear What You Have to Say!

Name Imelda Carlton Date 2/27/08
Organization _____ (If applicable) E-mail _____
Address 21750 Antique Ln City, State, Zip Cottonwood

Please feel free to attach additional comment sheets as necessary. Also, please hand your comments to a representative of the County either today, or mail them to the address below by March 21, 2008.

Comments can be mailed to Kent Hector, County of Shasta, Department of Resource Management, 1855 Placer Street, Suite 103, Redding, CA 96001.

on exiting Jim Dandy & having to wait for
exit at the endersection of the new Rd & Jim Dandy,
make sure there is A stop sign or
we will be having wrecks trying to exit.

Please send me a CD copy of the draft EIR
Imelda Carlton 21750 Antique Ln Cottonwood
CA 96022

County of Shasta
Department of Resource Management

Notice of Preparation of an Environmental Impact Report,
Panorama Planned Development

Scoping Meeting

February 27, 2008

Please write any comments, suggestions, or concerns you may have about Shasta County's proposed Panorama Planned Development Project on this form and return.

We Want to Hear What You Have to Say!

Name IMELDA CARLTON Date 2/27/08
Organization _____ (If applicable) E-mail _____
Address 21750 Antique Ln Cottonwood City, State, Zip CA 96022

Please feel free to attach additional comment sheets as necessary. Also, please hand your comments to a representative of the County either today, or mail them to the address below by March 21, 2008.

Comments can be mailed to Kent Hector, County of Shasta, Department of Resource Management, 1855 Placer Street, Suite 103, Redding, CA 96001.

I have concerns about

- ① The entrance to Jim Dandy - inconveniencing homeowners on entering Jim Dandy to Antique Lane
- ② light pollution - impacting our Country way of life
- ③ water use sinking new wells into aquifer
- ④ Traffic impact on Ballsferry & Trefoil lane
- ⑤ Bussing children to school - Bus stops
- ⑥ speeding vehicles in the morning & evening rush
- ⑦ heavy trucks using the same corner Ballsferry & Jim Dandy
- ⑧ preserving our privacy free from ATVs, motorcycles, bikes etc.

Cross me walking?

Solar?

- ⑨ impact on Fire district

Kent Hector
Senior Planner
Shasta County Department of Resource Management
Planning Division
1855 Placer Place ste 103
Redding, CA 96001

Dear Sir,

I reside on Antique Lane in Cottonwood. I am strongly against the planned Panorama Project. My-self and several neighbors have signed a petition circulated by Dr. Michael McGuire and we felt that this petition would be considered with full weight. We were recently notified that the petition has not been considered and that our signatures were ineffective. I would not have signed the petition if I did not whole-heartedly agree with it.

Let me reiterate my opinion here. I feel the Panorama Project would be ill advised. I am opposed to the added congestion and smog. I enjoy the rural life here and the darkened sky is important to me so I also oppose the light pollution. I am concerned with the large water well and storage facility to be built right there in our neighborhood. Can you guarantee our water will not run dry as it has in other neighborhoods where people have to drive out and bring water home? What about fire danger, can you guarantee that no children will decide to learn how to strike a match and send a fire ball up our hill?

Also we have zoning for a reason. People have animals here. How is it the zoning can be changed? Will you change mine so I can build another house? I am not far from the planned project. Is it fair that some people have to follow the so-called rules and others do not? I think the county has a responsibility of fairness. Changing the zoning for this project encourages inequality, blight, smog, light pollution, water restrictions, and fire danger.

I look forward to your answer.



Imelda Carlton
21750 Antique Lane
Cottonwood, CA 96022

DEPARTMENT OF
RESOURCE MANAGEMENT
RECEIVED

MAR 10 2008

PLANNING/BUILDING
DIVISIONS

Kent Hector
Senior Planner, Shasta County Department of Resource Management
1855 Placer Street, Suite 103
Redding CA 96001

Dear Mr. Hector:

I am strongly against the proposed General Plan Amendment, Zone Amendment, and the Tract Map 1960 located in the Cottonwood Planning Area. I believe this area should remain rural residential, in keeping with the rural nature of the surrounding area. The roads in this area are ill equipped to handle such a large traffic increase. Having grown up in Cottonwood and appreciating the small town atmosphere, I feel that this sort of development can only produce a negative impact on this beautiful area. I am also concerned that this will lead to further zone amendments and urbanization. There are other areas in Shasta County that would better support this type of development.

Sincerely,



Donna Chalfant
21907 Lone Tree Rd
Anderson, CA 96007

Frontier Mobile Home Park

3789 Main St.
Cottonwood, Ca 96022

Business office:
Donald & Maxine Chuck
1891 Nora Drive
Hollister, CA 95023
831.634.0112phone/fax

DEPARTMENT OF
RESOURCE MANAGEMENT
RECEIVED

MAR 20 2008

PLANNING/BUILDING
DIVISIONS

March 18, 2008

Shasta County Planning Dept.
Kent Hector, Senior Planner
1855 Placer St.
Redding, CA 96001-1759

RE: Romar Homes project

We own Frontier Mobile home Park on Main Street in Cottonwood. We have a creek in the rear of our property and a drain ditch along the front of the property on 3789 Main Street. The drainage systems are at full capacity during a large storm. Because of our location being below your project, we are concerned for the storm water draining from your site. I do understand you are planning to retain the storm water in retention ponds on the site.

I am concerned about the soil type beneath your retention ponds, because of the water peculating into the soil and raising our current water table which is already high.

I am also concerned that you do not create any assessments on your neighbors.



Donald Chuck
Property owner

Paul Bolton - Senior Planner
Department of Resource Management
Shasta County
1855 Placer St.
Redding, CA 96001

DEPARTMENT OF
RESOURCE MANAGEMENT
RECEIVED

FEB 28 2007

PLANNING/BUILDING
DIVISIONS

Subject: Early Referral (Tr 1960)

This is input with questions and observations on the described project of approximately 445 residential lots in Northeast Cottonwood. Some members of the Cottonwood Planning Group and Concerned Citizens of Cottonwood present these questions.

1. New wells and new water storage tank will be needed for this project how will this affect the neighbors with private wells at depths up to 400 feet? The Group is very concerned about water needs.
2. In respect to Cottonwood Sewer District the Group is concerned about the capacity of the plant for future development and the raising cost for current sewer district customers. Will this developer pay for all improvements to the sewer district needed for the development?
3. A new traffic impact fee was established for Shasta County Southern Region Transportation Project. The Eastern side of Cottonwood which is from Main St. east is in the Zone of Benefit 2 with a traffic impact fee of \$2801, as compared to the Zone of Benefit 1 on the west of Main St. at \$5229. The traffic impact on Locust Road, Trefoil Lane, Balls Ferry Road and Jim Dandy Lane will be very severe. The Developer should pay any cost for road improvement. Property owners on Jim Dandy Lane would like to know about access to roads in the area.
4. This development will impact wildlife in the area and need for open space is a great need. The maps show the only open space is in the area of P.G.&E. power lines. There is a need for a green belt around this subdivision to protect adjacent property owners. Acreage for Parks will need to be established. What type of fencing will be required for the development?
5. There is a great concern that a development of this size will put pressure on the Cottonwood Fire Department. The questions of staffing and fire equipment needs are a concern of the Group.

6. There will be a need for a Sheriff Substation to be established in Cottonwood. Who will help pay for this necessity?

7. This development will impact the Schools in Cottonwood; this will need to be addressed.

8. The Group wants to know where the two-acre and five-acre boundaries will now be established on the eastern side of Cottonwood.

Sincerely,

Concerned Citizens of Cottonwood

*Kenneth L. and Edith M. Dill
P.O. Box 586, 4254 Jim Dandy Rd.
Cottonwood, CA 96022*

DEPARTMENT OF
RESOURCE MANAGEMENT
RECEIVED

August 25, 2008

AUG 27 2008

Kent Hector, Senior Planner
Shasta County Dept. Resource Management
Planning Division
1855 Placer Place, Suite 103
Redding, CA 96001

PLANNING/BUILDING
DIVISIONS

Cc: SHASTA COUNTY BOARD OF SUPERVISORS:

Supervisor David Kehoe Supervisor Mark Cibula Supervisor Glenn Hawes
Supervisor Linda Hartman Supervisor Les Baugh

Dear Mr. Hector:

Please accept the following as a vigorous and highly concerned protest of the "Panorama Project"; a poorly planned and unattractively designed local real estate development currently being considered for implementation by your office, as well as that of the Shasta County Board of Supervisors.

We urge you both to deny implementation of the project for the following reasons:

- Changing the zoning from the current 2 acres per household to 1.25 to .25 acres per household will, without a doubt, produce much more traffic, congestion and crime to our peaceful area – a situation that most of us moved here originally to escape! The idea is repugnant to most of us old residents!
- Our water supply is sure to be impacted, since 1400 additional residents will place an heavy demand upon current supply; while we have no way of knowing whether that can even be supported, long term, since no studies have been made of the situation. And surely you, sworn as you are to protect and uphold the public interest, cannot allow such an important and valuable resource to be threatened in such a manner?
- The Panorama Project is a particularly unattractive one; especially at the proposed Balls Ferry Entrance, where the ¼ acre lots are shown jammed together, destroying utterly any concept of a rural environment!
- Neither this family nor any of our near neighbors are able to perceive any significant benefit to the local community, should implementation of the "Panorama Project" proceed. If there are any benefits from your vantage point, please be informed that "crowding", "trespassing" and "a forced sharing of already scarce resources" are no benefit whatsoever, from ours!
- Which reminds of the current dire shortage of fire and police personnel for this area! Adding another 1,400 lives to the need for such services, coupled with the already short supply of funding, can only spell danger and disaster for everyone!

- Another hugely troubling issue is the proposed entrance of the project on Balls Ferry! It is absolute insanity to even consider the entrance and egress of an additional 1400 citizens from such an already dangerous area!!!
- While a final, exceptionally aggravating point is this: Apparently, the "Panorama Project" is classified as a "Paper Project", wherein the developers proposing all this local distress do NOT intend to build out the houses! **They are only doing the paper work to obtain (FROM YOU!) "permits to build"!** **And when/if this is accomplished, they plan to sell it and move on!**
We've noticed that the developers were so certain that you will approve their project, that it has already been listed for sale at \$18,000,000...actually listed MONTHS ago, in advance of even the Environmental Impact Report...and wonder HOW they could have been so certain of the project's success at that point; particularly when neither the developers nor their financial resources are local!

There is something not only perverse but downright insidious about the fact that money from elsewhere can result in so traumatizing our small community that it is inducing some of our long-time residents to consider moving from the area, while leaving the rest of us to deal with the unhappy consequences of this **poorly planned, unattractively designed, dangerously situated, proposed blight upon our earlier peaceful, happy and productive little community!**

Questions: ladies and gentlemen; Shasta County Resource Management and Supervisors; have you ever denied one of these projects? Surely you realize that YOU and only you can prevent this damage to your constituency; YOU, our elected officials - elected to protect and guard against malfeasance against us - from whatever quarter it may appear! Surely there needs be no legal action filed in order to protect our properties and our peace of mind? **We, together with local family, friends and neighbors, hereby appeal to you to do your duty by those who elected you and reject this proposed Panorama Project!!**

Yours very truly,


Kenneth L. Dill


Edith M. Dill

DEPARTMENT OF
RESOURCE MANAGEMENT
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MAR 18 2008

PLANNING/BUILDING
DIVISIONS

County of Shasta
Department of Resource Management

Notice of Preparation of an Environmental Impact Report,
Panorama Planned Development

Scoping Meeting

February 27, 2008

Please write any comments, suggestions, or concerns you may have about Shasta County's proposed Panorama Planned Development Project on this form and return.

We Want to Hear What You Have to Say!

Name Warren + Peggy Frederick Date 3-15-08
Organization WA (If applicable) E-mail None
Address 21379 Trefoil Ln. Cotterwood City, State, Zip CA 96022

Please feel free to attach additional comment sheets as necessary. Also, please hand your comments to a representative of the County either today, or mail them to the address below by March 21, 2008.

Comments can be mailed to Kent Hector, County of Shasta, Department of Resource Management, 1855 Placer Street, Suite 103, Redding, CA 96001.

See attached sheet

Phone:
FAX:
email:

Saturday, March 15, 2008

Kent Hector
County of Shasta
Department of Resource Management

Comments concerning Panorama Planned Development.

We do not want expansion of water service. We enjoy our well water and do not want to be forced to hook up to a water system as we were forced to hook up to the sewer system.

Traffic on Trefoil Lane and Balls Ferry Rd. increases daily. Trefoil Lane is a lane not a road as its name implies. There is already enough traffic on Trefoil. In fact too much with the large trucks using it.

Our wildlife is already disappearing at a rapid rate. We do not want to lose what little is left. We enjoy the howling of the coyote, the croaking of the frogs and all of those wonderful wildlife sounds. The wildlife do not live in a planned community. 130 acres for animals, trees and plants how nice of Panorama to let them have that. Just keep pushing them out with houses and people and they will be gone from our community.

Our Fire Department will not be adequate with that many more houses and people. Nor will our schools.

Cottonwood does not need Panorama Planned Development project. There are already homes in the Cottonwood area to buy.

Please do not change the zoning to "Suburban Residential" leave it as it is.

Thank you,

Warren and Peggy Frederick

Warren Frederick
Peggy Frederick

21375 Trefoil Lane

Cottonwood, CA 96022

Phone:
FAX:
email:

DEPARTMENT OF
RESOURCE MANAGEMENT
RECEIVED

AUG 25 2008

Monday, August 18, 2008

Kent Hector,

PLANNING/BUILDING
DIVISIONS

Comments concering Panorama Planned Development.

We do not want expansion of water service. We enjoy our well water and do not want to be forced to hook up to a water system as we were forced to hook up to the sewer system.

Traffic on Trefoil Lane and Balls Ferry Rd. increases daily. There is already enough traffic on Trefoil. In fact to much with the large trucks using it.

Outlets from the project onto Locust Rd. and Balls Ferry Rd. will not be safe as a number of gravel trucks use both of these roads daily.

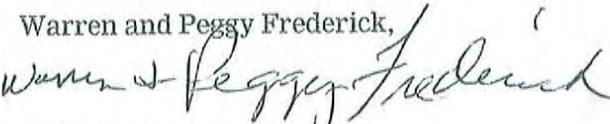
Our wildlife is disapperaing at a rapid rate. We do not want to lose what little is left. The wildlife does not live in a planned community. Just keep pushing them out with houses and people and they will be gone forever from our community.

Our Fire Department will not be adequate with that many more homes and people. Nor will our schools.

Crime will increase with more people in the area and we do not have the protection we need now. To few law enforcement and to many people to protect!

Cottonwood does not need and most people of our community do not want the Panorama project here. There are already homes in the Cottonwood area to buy.

Please do not change the zoning to "Suburan Residential" Leave it as it is.

Warren and Peggy Frederick,

21379 Trefoil Lane
Cottonwood, CA 96022

February 28, 2008

To:
Shasta County Planning Division
Attn: Kent Hector – Senior Planner
1855 Placer Street
Redding, CA 96001

Re: Panorama PD EIR.

Dear Kent:

I attended the scoping meeting held at the North Cottonwood Elementary School for the Panorama PD project. I represent Mr. Larry Yount and Louis Rizzo who own Assessor's Parcel Number 090-380-074. Their property is directly west of the project and on the west side of Locust Street.

I have three issues that must be addressed in the EIR. I have listed these items below.

1. Public Health.

The submitted subdivision plans have completely ignored serving adjacent properties with public sewer. Since this has not been planned, there is a public health issue should present or future septic systems fail in the area. Of particular concern is the Arroyo Manor Subdivision on the west side of Locust Street. This subdivision has 25 lots that are on septic systems. These 25 properties are 12,000± square foot lots. These parcels have nowhere near the ½ acre sewage disposal area that present Environmental Health Department standards require for subdivided properties.

The Panorama EIR needs to address the total area that should be served by public sewer and the location of sewer lines to serve these locations. One of the logical routes seems to be bringing a sewer line up Locust Street. The EIR must address this alternative sewer service route as well as any others that are needed.

RECEIVED

FEB 29 2008

**COUNTY OF SHASTA
BUILDING DIVISION**

THE LAND DESIGNERS
1975 PLACER STREET, SUITE A
REDDING, CA 96001
(530) 244-0506



2. Land Use Compatibility

The EIR must analyze the compatibility of the proposed density of the project to that of the surrounding area. The proposal places lots as small as 4,000 square feet adjacent to adjoining properties that have a minimum lot size of 5 acres. Normally in zoning and general plan land uses there is a stepping up or lowering of densities in a progressive order. For instance the County General Plan lowers its land use density by going from Suburban Residential to Rural Residential A to Rural Residential B. The proposal goes directly from Suburban Residential (3 du/ac) to Rural Residential B (5 ac. lots minimum).

The EIR needs to address the adjacent properties and state whether the adjacent land uses should stay at Rural Residential B or if there should be a transition of land uses from small lots to larger parcels.

3. Traffic and Circulation

The project completely ignores traffic circulation to adjacent properties. A traffic and circulation study must analyze how adjacent properties to the north and east are presently served and how these lands will be accessed in the future. A major concern is the total disregard of Arena Drive north of the project. This street serves a number of properties to the north. The development is designed so Arena Drive is on the rear lot lines of many lots in the project. Having double frontage lots is a major problem. The EIR must address how existing properties are accessed and the future circulation routes necessary to serve those properties to the north and east of the development.

Feel free to contact me should you have any questions regarding this matter.

Sincerely,



Keith Hamblin

Cc: Larry Yount and Louis Rizzo

RECEIVED

FEB 29 2008

**COUNTY OF SHASTA
BUILDING DIVISION**

Dear Mr. Bolton and Mr. Hector,

March 19, 2008

I am writing this letter as a concerned citizen of Cottonwood. Your meeting held last month was very unsatisfactory to me as it did not include all the agencies who would tell of the impact on our community. I feel that an informational meeting should be held with the following services represented: Hiway Patrol; Road Dep't ; Medical; Fire Dept; Water and Sewer Depts.; Fish and Game; Sheriff; and Cottonwood Grammar and High Schools. Only after we hear what their input is on this proposed development can we make an informed and responsible judgment. I have put in a request to my Supervisor Les Baugh for such a meeting to be held. I personally do not want one report from a second-hand study to influence my thinking.

Until such time I hear all the sides I remain an advocate for leaving the zoning as is.

Ethel Hicks 347-5697 3360 Main St. POBox 1026 Cottonwood 96022

Ethel Hicks

e-mail- Ethelhicks@sbcglobal.net

DEPARTMENT OF
RESOURCE MANAGEMENT
RECEIVED

MAR 21 2008

PLANNING/BUILDING
DIVISIONS

From LINDA JOHNSON 2/27/08

Do we really want to change the designation of 307 acres in Cottonwood from "Rural Residential" to "Suburban Residential" ? Romar Homes, Inc. is requesting Shasta County Department of Resource Management County Planning Division to do just that. I am pleased to see that Kent Hector, Senior Planner of Shasta County has concerns about the environmental impact on a project of this magnitude and has requested that an Environmental Impact Statement be required and that a "Public Scoping Meeting" be held on February 28, 2008 from 6 to 8 pm at the North Cottonwood School, 19920 Gas Point Road in Cottonwood. He has also asked that written comments be sent to him at 1855 Placer Street, Suite 103, Redding, CA 96001 by March 19th.

We moved into our home in Cottonwood in December, 2006 after searching throughout Shasta County to find a quiet, relaxing place to live. When we saw the rural setting that this house provided, with a covered deck, looking out onto the grove of oak trees, we knew this was where we wanted to live. We loved the rural feel that this location provided where you could hear the sounds of the cattle and horses that were on the other side of Locust Street. One of my concerns about the proposed Panorama Planned Development of 430 lots is that it appears that on the map on the "Notice of Public Scoping Meeting" sent out by the Planning Director, the westerly portion of the property that Romar Homes, Inc. is asking to have the designation changed from "Rural" to "Suburban" is the area that gave this part of Cottonwood it's relaxed, rural feel and what prompted us to buy this property.

I do not know what the impact would be on services to our unincorporated area, but I would imagine it would have some impact on the Cottonwood Fire Department, Sheriff's Department, post office, Sewer and Water Department and other service providers.

As Art Purham, Chairman of the Board of the Cottonwood Fire Protection District, stated to you in your interview with him in 2007, "When they come over Cottonwood Hill, people want to be able to relax..." Let's keep Cottonwood rural.

The basic proposal of the Panorama Planned Development is to change this land's zoning from rural residential to suburban residential. This is ill-advised and would fundamentally change the quality of life in this area of Cottonwood. Feeder roads (Locust and Panorama) cannot support 430 new residences. Where will the water come from? In a town with a single stoplight, more traffic lights would need to be installed in the area. Current housing projects in Anderson have been aborted. Are these houses also going to be abandoned halfway through construction? There is not enough demand for such housing in this area. Do we want to duplicate the urban sprawl typified by East Contra Costa County where this developer is based? Stockton-- part of that area – is now the “foreclosure capital of the U.S.”

How will sewage be handled? There are no large plants available in Cottonwood to handle such a load, especially so near the environmentally sensitive Sacramento River.

Cottonwood is not ready economically or infra-structurally for high density housing and those who live here value our rural quality of life.

Dr. Marta Kreps, Cottonwood, CA