

## NOTICE OF PREPARATION

**TO:** State Clearinghouse  
State Responsible Agencies  
  
State Trustee Agencies  
Other Public Agencies  
Interested Organizations  
Members of the Public

**FROM:** County of Shasta  
Shasta County Dept. of Resource Management,  
Planning Division

**CONTACT:** Kent Hector, Senior Planner  
1855 Placer Street, Suite 103  
Redding, CA 96001  
(530) 225-5532

**SUBJECT:** Notice of Preparation of an Environmental Impact Report (EIR) for the Tierra Robles Planned Development Project (Zone Amendment 10-002, Tract Map 1996)

### EIR CONSULTANT

RBF Consulting  
Bruce Grove, Vice President  
4540 Duckhorn Drive, Suite 202  
Sacramento, CA 95834  
(916) 928-2636

Shasta County is the Lead Agency under the California Environmental Quality Act (CEQA), and is preparing an Environmental Impact Report (EIR) for the project identified as the Tierra Robles Planned Development Project (Zone Amendment 10-002, Tract Map 1996).

An Initial Study has been prepared for the project and is available on the internet at: [http://www.co.shasta.ca.us/index/drm\\_index/planning\\_index/eirs.aspx](http://www.co.shasta.ca.us/index/drm_index/planning_index/eirs.aspx). Also, attached to this Notice of Preparation (NOP) are graphics showing the proposed project location, zone amendment, tract map, and area to be annexed to Community Service Area #8 (see Figures 1 through 5). The project description and project applicant are noted in the Initial Study (IS). The IS lists anticipated environmental impacts including those that will require detailed analysis, and technical studies that will need to be evaluated and/or prepared as part of the EIR. The EIR will also consider all substantive environmental issues which are raised by responsible agencies, trustee agencies, other interested agencies, and members of the public or related groups during the NOP process, and will analyze these potential effects to the detail necessary to make a determination on the level of significance. Discussion of those environmental effects that have been determined to be less-than-significant or no impact will be limited to a brief explanation of why those effects are not considered potentially significant. We need to know the views of your agency or organization as to the scope and content of the environmental information germane to your agency's statutory responsibilities or of interest to your organization in connection with the proposed project. Specifically, we are requesting the following:

1. If you are a public agency, state if your agency will be a responsible or trustee agency for the project and list the permits or approvals from your agency that will be required for the project and its future actions;
2. Identify significant environmental effects and mitigation measures that you believe need to be explored in the EIR with supporting discussion of why you believe these effects may be significant;
3. Describe special studies and other information that you believe are necessary for the County to analyze the significant environmental effects, alternatives, and mitigation measures you have identified;
4. Provide the name, title, and telephone number of the contact person from your agency or organization that we can contact regarding your comments;

**Due to the time limits mandated by State law, your response must be received by the County of Shasta by the following deadlines:**

- **For responsible and trustee agencies, not later than 30 days after you receive this notice,**
- **For all other agencies, organizations, and individuals not later than 30 days following the publication of this Notice of Preparation. The 30-day review period ends on November 26, 2012.**

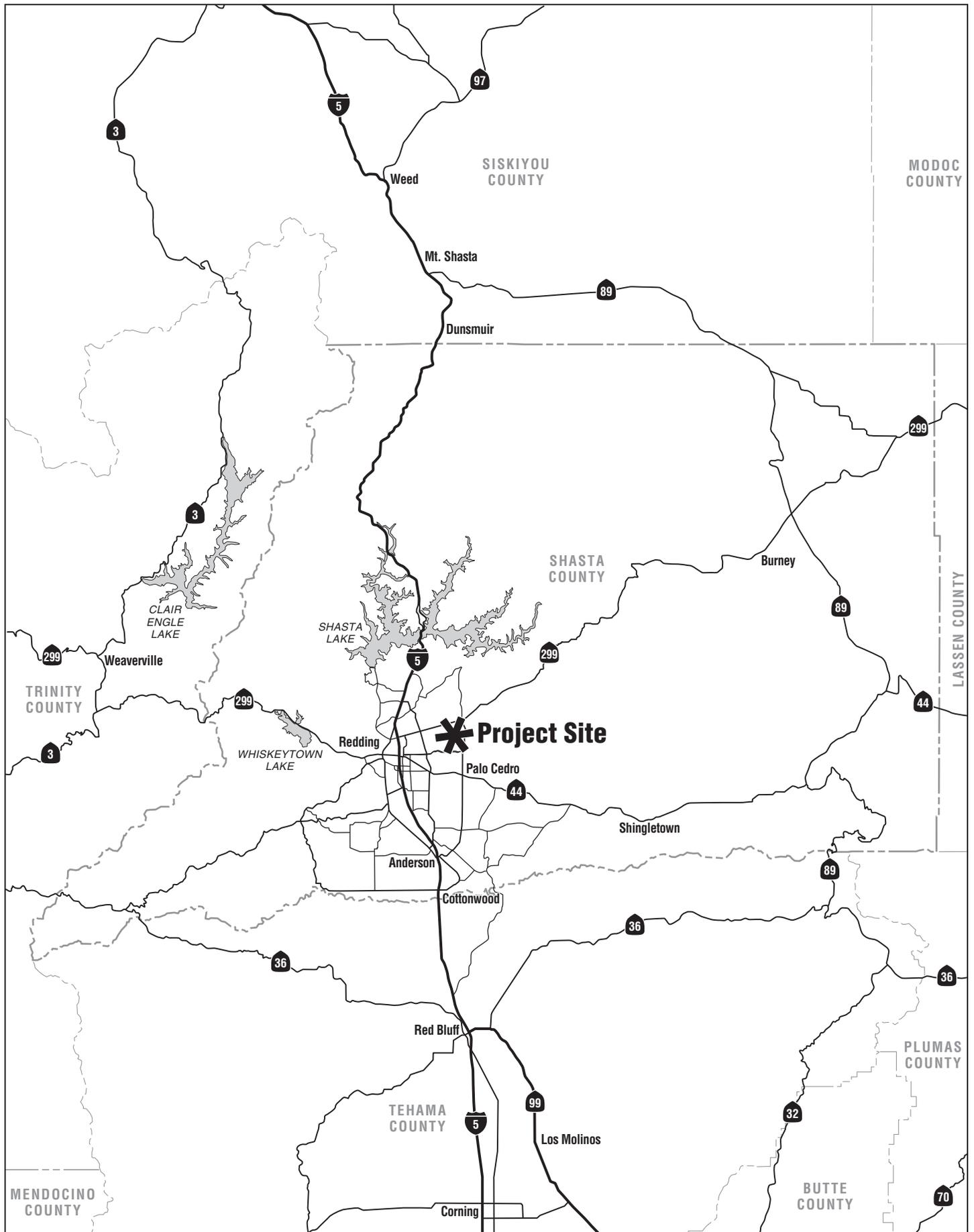
If we do not receive a response from you, your agency or organization within the applicable time frame, we will presume that you, your agency or organization has no response to make.

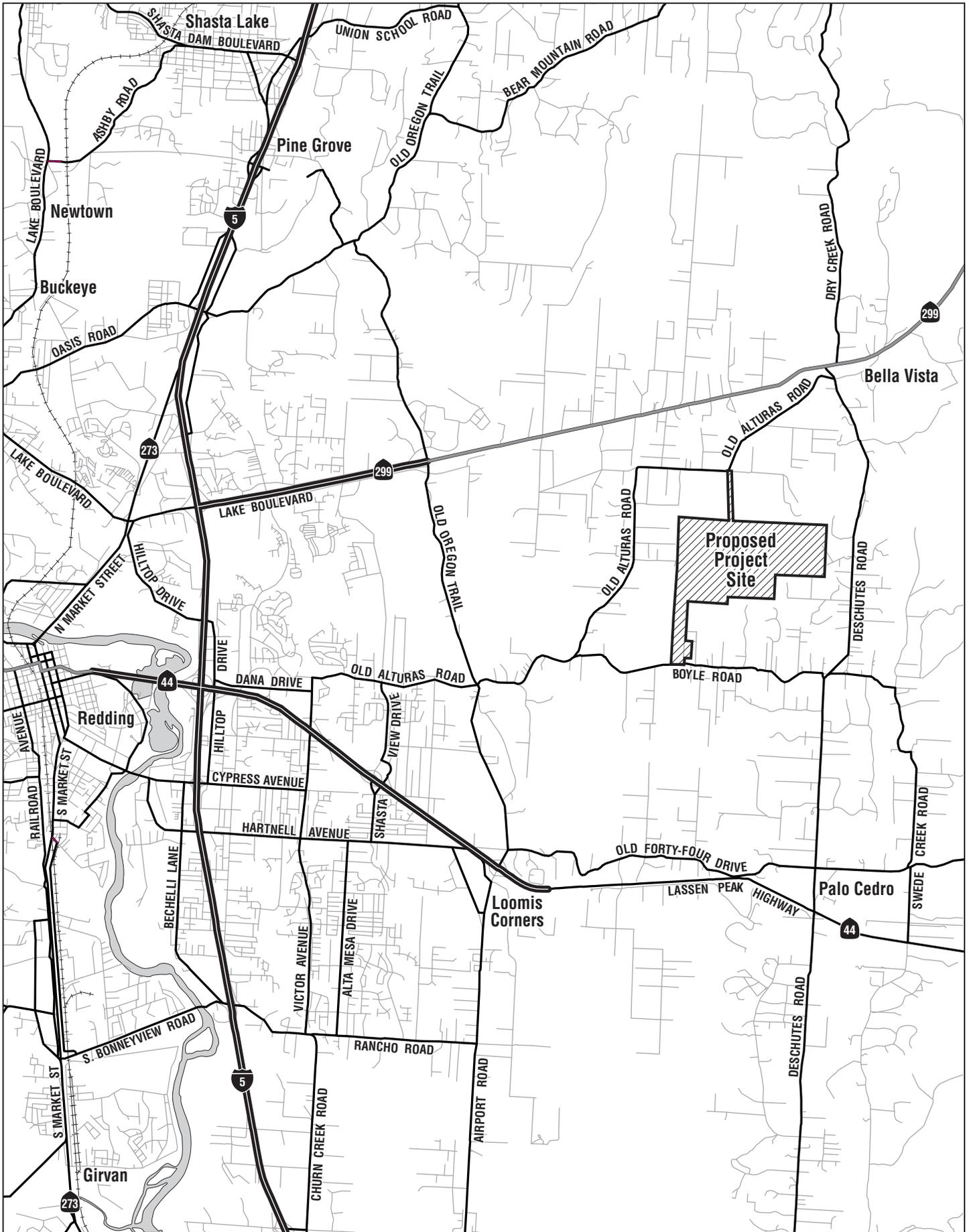
A responsible agency, trustee agency, or other public agency may request a meeting with Shasta County or its representatives in accordance with Section 15082(c) of the CEQA Guidelines. A public scoping meeting will be held during the NOP public review period. Electronic copies of project related document and technical studies are available by clicking on the Tierra Robles Planned Development link on the Shasta County Department of Resource Management homepage at [http://www.co.shasta.ca.us/index/drm\\_index/planning\\_index/eirs.aspx](http://www.co.shasta.ca.us/index/drm_index/planning_index/eirs.aspx).

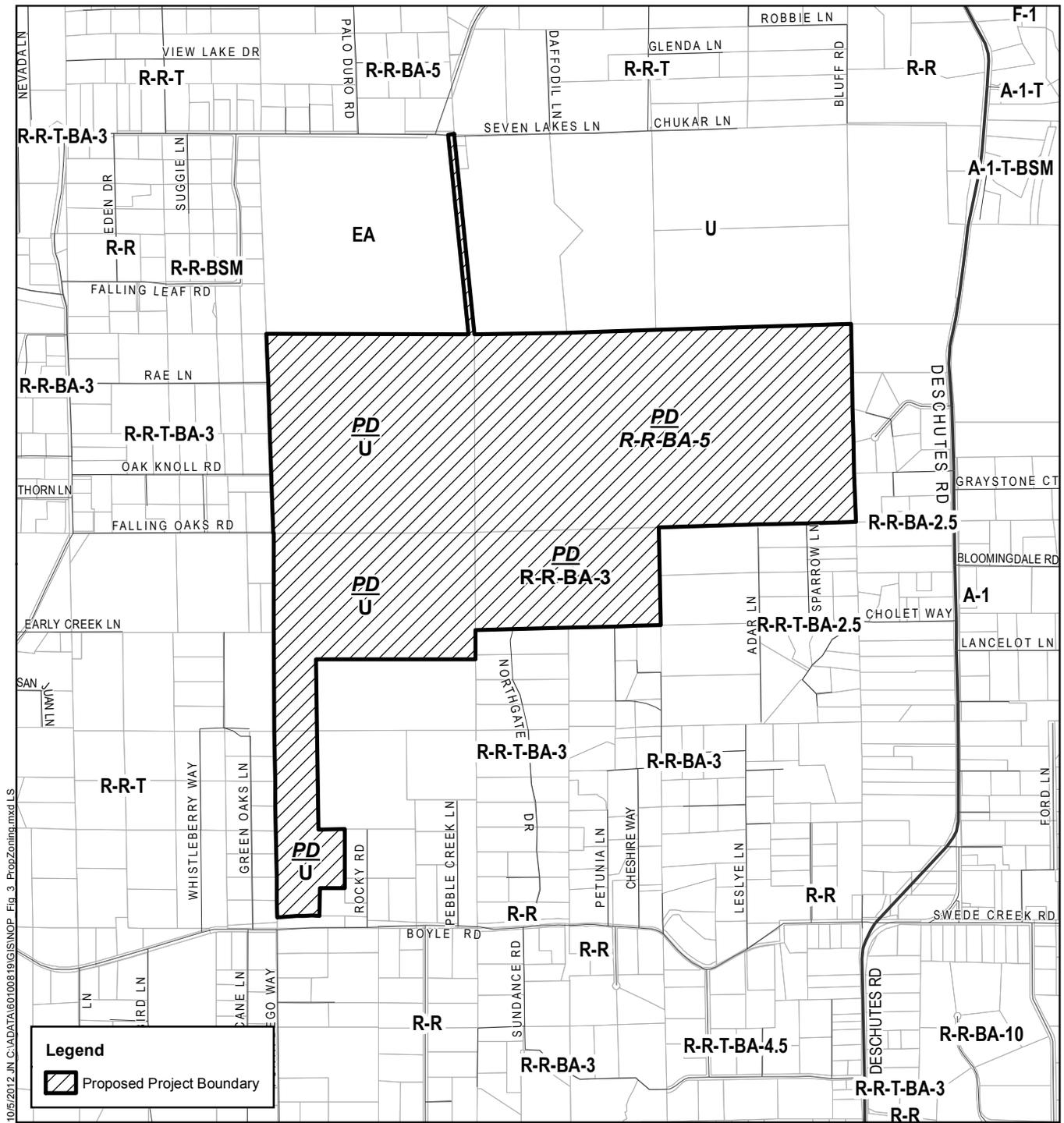
**Scoping Meeting Notice:** Shasta County will hold a public scoping meeting for individuals and agencies to learn more about the project and to receive comments regarding the appropriate scope and content of the EIR. The meeting will be held Thursday, November 8, 2012, at 7:00 p.m. at North Cow Creek Elementary School, 10619 Swede Creek Road, Palo Cedro, California.

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

Date: 10/26/12  Kent Hector, Senior Planner







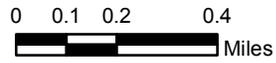
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**PROPOSED ZONING**

**PD** Planned Development

**EXISTING COUNTY ZONING**

<b>A-1</b> Limited Agriculture	<b>R-R-BA-3</b> Rural Residential 3-acre minimum
<b>A-1-T</b> Limited Agriculture with Mobile Home	<b>R-R-BA-5</b> Rural Residential 5-acre minimum
<b>A-1-T-BSM</b> Limited Agriculture with Mobile Home and minimum	<b>R-R-BSM</b> Rural Residential with minimum lot area is area of individual lot
<b>EA</b> Exclusive Agriculture	<b>R-R-T</b> Rural Residential with Mobile Home
<b>F-1</b> Designated Floodway	<b>R-R-T-BA-2.5</b> Rural Residential with Mobile Home 2.5-acre minimum
<b>R-R</b> Rural Residential	<b>R-R-T-BA-3</b> Rural Residential with Mobile Home 3-acre minimum
<b>R-R-BA-10</b> Rural Residential 10-acre minimum	<b>R-R-T-BA-4.5</b> Rural Residential with Mobile Home 4.5-acre minimum
<b>R-R-BA-2.5</b> Rural Residential 2.5-acre minimum	<b>U</b> Unclassified

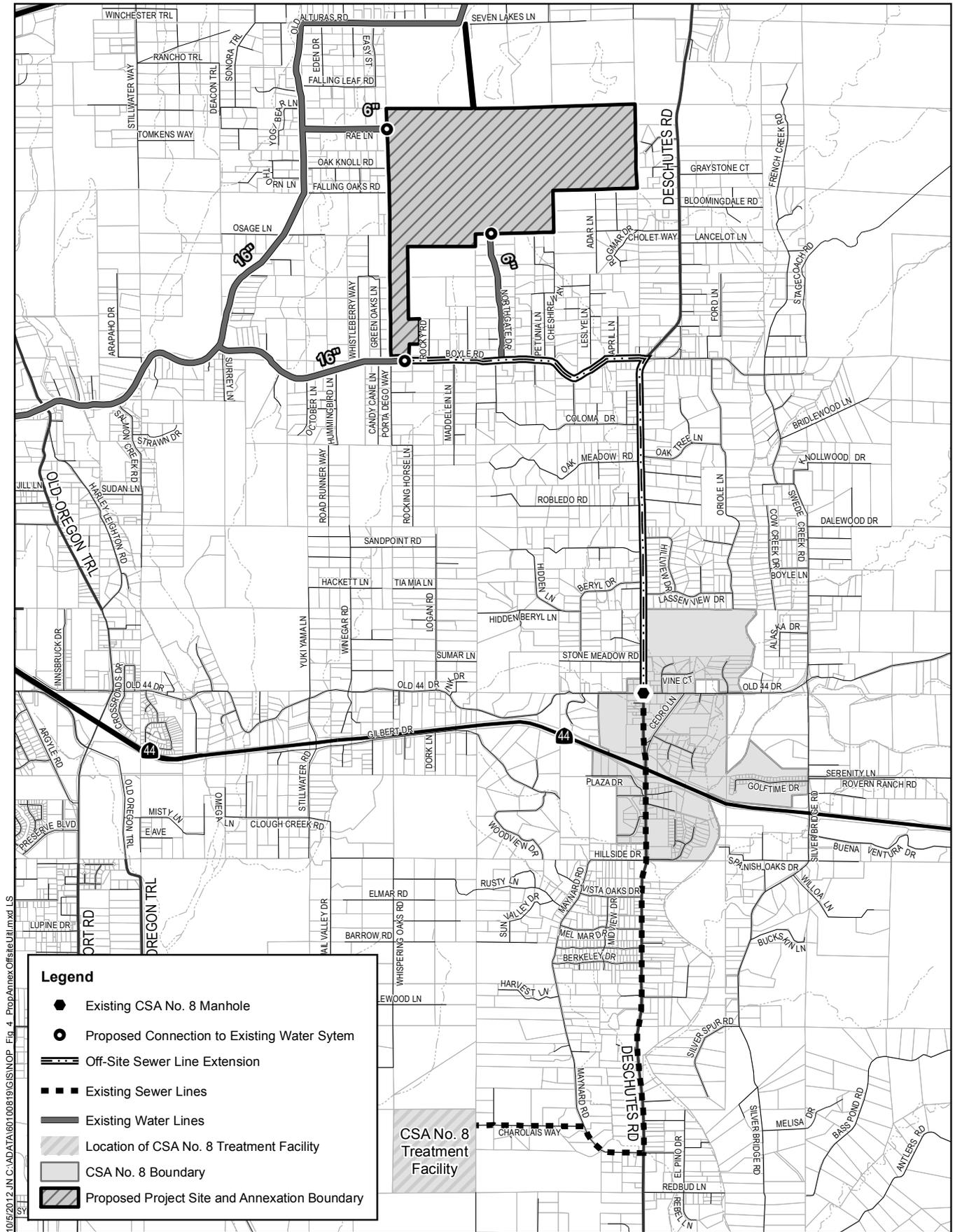


Source: Shasta County GIS 2012 (parcels, zoning)

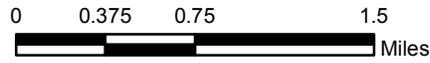
TIERRA ROBLES PLANNED DEVELOPMENT

## Existing and Proposed Zoning Classifications

Figure 3

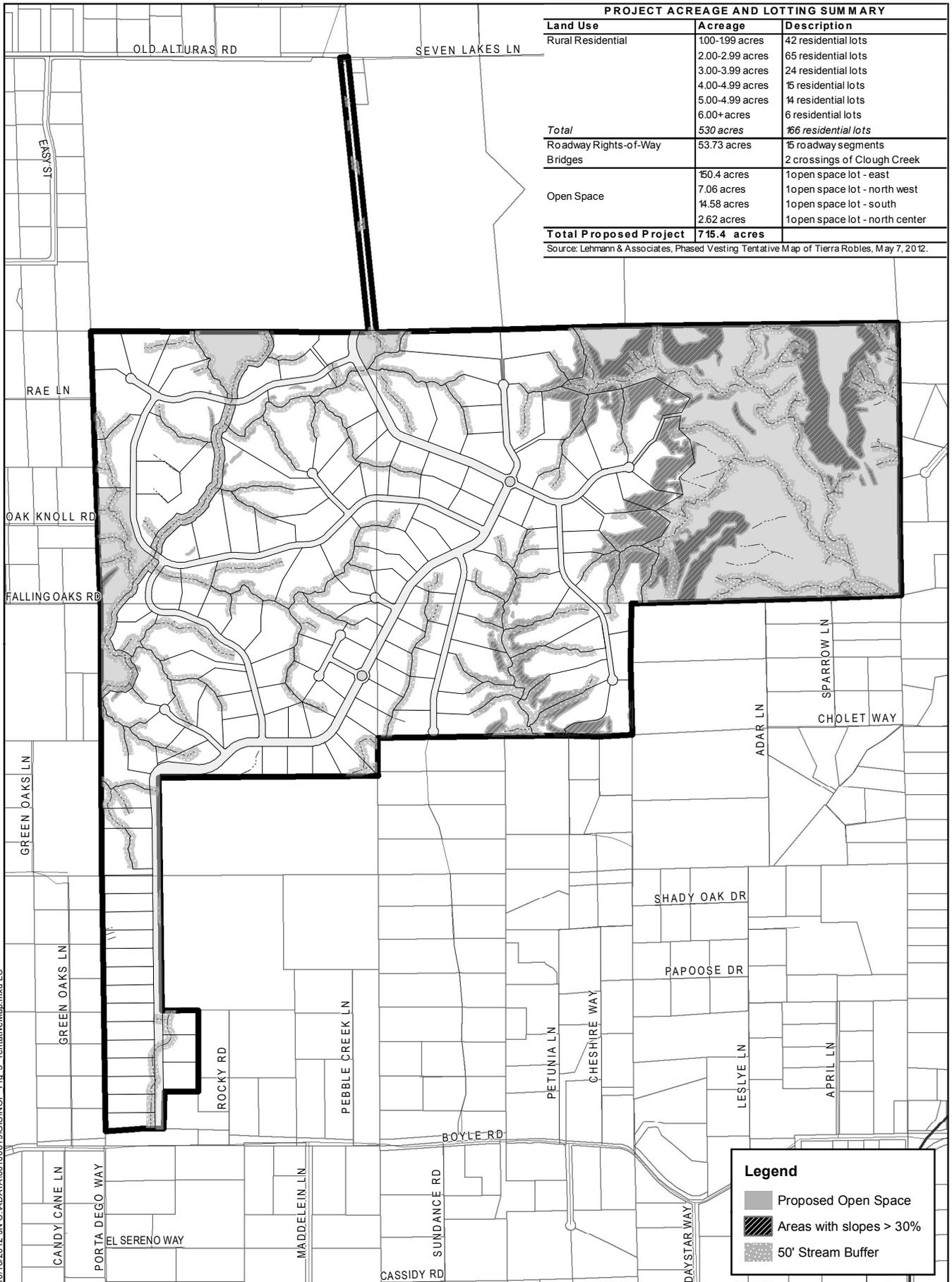


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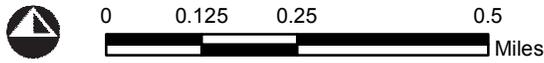


TERRA ROBLES PLANNED DEVELOPMENT  
**Proposed Annexation Boundary  
 and Off-Site Utilities Improvements**

Figure 4



10/16/2012 JN C:\ADAT\A\0100819\GIS\INOP\_Fig 5\_TentativeMap.mxd LS



TIERRA ROBLES PLANNED DEVELOPMENT  
**Proposed Tentative Map**

Source: Shasta County GIS 2012 (parcels, roads). "Phased Vesting Tentative Map of Tierra Robles" Lehman & Associates Consulting, 5/7/2012.

Figure 5