

PUBLIC SCOPING REPORT

**TIERRA ROBLES PLANNED
DEVELOPMENT**

Zone Amendment Z10-002
Tract Map 1996

SCH NO. 2012102051

LEAD AGENCY:



Department of Resource Management
Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001
(530) 225-5532

TECHNICAL ASSISTANCE BY:

RBF Consulting
4540 Duckhorn Drive, Suite 202
Sacramento, CA 95834

December 2012



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I.0 INTRODUCTION

The environmental review of the Tierra Robles Planned Development Project, Zone Amendment Z10-002, Tract Map 1996) (proposed project) is being conducted by the Shasta County Department of Resource Management (County) and therefore is regulated by the California Environmental Quality Act (CEQA) under California law. The intent of the public scoping process under CEQA is to initiate the public scoping for the Environmental Impact Report (EIR), provide information about the proposed project, and solicit information that will be helpful in the environmental review process.

This Public Scoping Report for the proposed project documents the issues and concerns expressed by members of the public, government agencies, and organizations during the October 2012 – November 2012 EIR public scoping period. The release of the Notice of Preparation (NOP) to prepare an EIR initiated the County's 30-day public scoping period under CEQA. The comment period allowed the public and regulatory agencies an opportunity to comment on the scope and content of the environmental document, including the alternatives to be considered, and issues that should be addressed in the EIR.

Shasta Redd, LLC, the project proponent or applicant, has filed an application with the County to subdivide the property into 166 residential lots, along with separate parcels for open space uses. As part of the review process, the County will prepare an EIR, which will evaluate the potential environmental impacts associated with the Tierra Robles Planned Development Project and will identify mitigation measures to reduce these impacts, where possible.

I.1 PURPOSE OF SCOPING

The process of determining the focus and content of the EIR is known as scoping. Scoping helps to identify the range of actions, alternatives, environmental effects, and mitigation measures to be analyzed in depth, and eliminates from detailed study those issues that are not pertinent to the final decision on the proposed project. The scoping process is not intended to resolve differences of opinion regarding the proposed project or evaluate its merits. Instead, the process allows all interested parties to express their concerns regarding the proposed project and thereby ensures that all opinions and comments applicable to the environmental analysis are addressed in the EIR. Scoping is an effective way to bring together and address the concerns of the public, affected agencies, and other interested parties. Members of the public, relevant federal, State, regional and local agencies, interests groups, community organizations, and other interested parties may participate in the scoping process by providing comments or recommendations regarding issues to be investigated in the EIR.

Comments received during the scoping process are part of the public record as documented in this scoping report. The comments and questions received during the public scoping process have been reviewed and considered by the County in determining the appropriate scope of issues to be addressed in the EIR. The purpose of the scoping for the Tierra Robles Planned Development Project was to:

- ✓ Inform the public and relevant public agencies about the proposed project, CEQA requirements, and the environmental impact analysis process;
- ✓ Identify potentially significant environmental impacts for consideration in the EIR;
- ✓ Identify possible mitigation measures for consideration in the EIR;
- ✓ Identify alternatives to the Tierra Robles Planned Development Project for evaluation in the EIR; and



- ✓ Compile a mailing list of public agencies and individuals interested in future public hearings and notices.

I.2 SUMMARY OF TIERRA ROBLES PLANNED DEVELOPMENT

The project site is located approximately five miles east of the City of Redding, between the unincorporated communities of Bella Vista and Palo Cedro. The 715.4-acre site is bounded by Old Alturas Road to the north and Boyle Road to the south and located 1.6 miles west of Deschutes Road.

The proposed project consists of a residential Planned Development requiring a Zone Amendment (Z10-002) to change the current zoning from Rural Residential 5-acre minimum (RR-BA-5), Rural Residential 3-acre minimum (RR-BA-3), and Unclassified (U) to a Planned Development (PD) zone district establishing a conceptual development plan covering the entire site; and a Tract Map (TR 1996) to divide the 715.4-acre property into 166 residential parcels ranging from 1.5 acres to 7.5 acres in size, and four open space parcels totaling 175.4 acres. As proposed, the project would include a non-contiguous annexation of the 715.4-acre property into County Service Area No. 8, for sewage treatment and disposal. The proposed annexation is considered in this Initial Study, but would be subject to a separate application and approval from the Shasta County Local Agency Formation Commission (LAFCO).

The Planned Development proposes the following design features: (1) Inclusion of solar design in new homes which reduces annual energy usage by 15 percent or more; (2) Variation of housing design and setbacks with not more than 5 percent of the same building footprint or building design; (3) Class I public bikeways within the project site; and (4) pedestrian pathways and equestrian trails located along project roadways. The proposed Project would include four open space parcels, ranging in size from 2.62 acres to 150.4 acres, which contain sensitive habitat features and/or species. The largest open space parcel is generally located on steep slopes (>30% slope) adjacent to waterways in the eastern portion of the project site. This open space area would serve as both a conservation and recreation area for the proposed subdivision.

Primary access would be from Boyle Road at the south end of the project with a north-south oriented arterial roadway connecting to Old Alturas Road at the north end of the site. The internal street network would be built to applicable local street standards and would include two bridge crossings of Clough Creek with public utility easements for water, sewer, electricity, telephone and storm-drain improvements within the road right-of-way. Domestic and fire suppression water would be provided by the Bella Vista Water District. The project would require construction of approximately 1.3 miles of sewer line on-site and 3.4 miles of new force main sewer line off-site (and outside the boundary of the County Service Area) within the Boyle Road and Deschutes Road right-of-way. The new off-site sewer main line would extend from the southern portion of the project site to an existing County Service Area No. 8 manhole located near the intersection of Old 44 Drive and Deschutes Road in Palo Cedro. New on- and off-site sewer lines would be sized to meet the requirements of County Service Area No. 8 and LAFCO and upon completion would be dedicated to County Service Area No. 8, which would be responsible for on-going operation and maintenance.



I.3 SCOPING REPORT ORGANIZATION

This scoping report includes four main sections and appendices, as described below:

- ✓ Section 1 provides an introduction to the report and describes the purpose of scoping and a brief overview of the Tierra Robles Planned Development Project.
- ✓ Section 2 provides information on the scoping meeting and notification materials, including the NOP.
- ✓ Section 3 summarizes the comments received and highlights the key issues raised during the scoping comment period.
- ✓ Section 4 describes the next steps in the EIR process.

Appendices consist of all the supporting materials used during scoping. These appendices include copies of the NOP and meeting materials provided at the public scoping meeting. They also include copies of the scoping comment letters received during the NOP public comment period.



2.0 INTRODUCTION

This section describes the methods used by the County to notify the public and agencies about the scoping process conducted for the proposed project. It outlines how information was made available for public and agency review and identifies the different avenues that were and are available for providing comments on the project (i.e., meetings, fax, email, mail, and phone).

2.1 NOTICE OF PREPARATION

As required by CEQA Guidelines §15082, the County issued a Notice of Preparation (NOP) on October 26, 2012 that summarized the proposed project, stated its intention to prepare an EIR, and requested comments from interested parties (see Appendix A for full copy of the NOP). The NOP also included notice of the County's public scoping meeting that was held on November 8, 2012 at the North Cow Creek Elementary School in Palo Cedro, California. The NOP was filed with the State Clearinghouse on October 25, 2012 (SCH# 2012102051), which initiated the 30-day public scoping period. The review period for the NOP ended on November 26, 2012. Over 80 copies of the NOP were distributed to federal, State, regional, and local agencies; and elected officials. In addition, four copies of the NOP were delivered to local repository sites where documents and project information can be reviewed. The NOP and all future proposed project-related documents are available for review at the information repository sites listed in Table I.

Table I
Repository Sites

| REPOSITORY SITE | LOCATION | PHONE NUMBER | HOURS OF OPERATION |
|--|---|--------------|--|
| Shasta County RMA | 1855 Placer Street, Suite 103 | 530-225-5532 | MON – FRI: 8:00 am – 5:00 pm |
| Shasta County Library | 1100 Parkview Avenue Redding, CA 96001 | 530-245-7250 | MON – THR: 10:00 am – 8:00 pm FRI – SAT: 10:00 am – 6:00 pm SUN: 1:00 pm – 5:00 pm |
| Shasta County Library – Anderson Branch | 3200 West Center Street Anderson, CA | 530-365-7685 | TUE – FRI: 9:00 am – 6:00 pm SAT: 10:00 am – 2:00 pm SUN, MON Closed |
| Shasta County RMA Website | http://www.co.shasta.ca.us/index/drm_index/planning_index/eirs.aspx | NA | NA |

2.1.1 NOP Scoping Meeting

The County held one public scoping meeting on November 8, 2012 at the North Cow Creek Elementary School gymnasium that provided an opportunity for the public and government agencies to obtain more information on the proposed Tierra Robles Planned Development Project, to learn more about the CEQA environmental review process, to ask questions regarding the proposed project, and to provide formal scoping comments. The meeting was held between 7:00 pm and 9:00 pm.

Handouts and informational materials made available at the meeting are listed below. Appendices A and B include copies of these materials.

- ✓ Sign-In Sheet
- ✓ Notice of Preparation
- ✓ PowerPoint Presentation



- ✓ Introduction to CEQA Flyer
- ✓ Comment Cards

Newspaper and Media Advertisements

The date and location of the public scoping meeting was advertised in three newspapers of local circulation and two local media networks (refer to Table 2). The advertisements provided a brief synopsis of the project and encouraged attendance at the meeting to share comments on the proposed project.

**Table 2
Newspaper and Media Advertisements**

| PUBLICATION | ADVERTISEMENT DATE |
|----------------------------|---------------------------|
| East Valley Times | October 31, 2012 |
| Redding Record Searchlight | November 5, 2012 |
| Valley Post | October 31, 2012 |
| KQMS Newstalk 1400 | October 31, 2012 |
| KRCR TV News Channel 7 | October 31, 2012 |



3.0 SCOPING COMMENTS

This section summarizes the comments raised by the public and agencies during the scoping process for the Tierra Robles Planned Development Project EIR. This summary is based upon both written and oral comments that were received during the NOP 30-day public review period, from October 26, 2012 through November 26, 2012. All written and oral comments received during the public comment period for the NOP were reviewed for this report, including comments received during the public scoping meeting, and via email.

Fifty-four (54) comment letters were submitted by private individuals during the scoping process, and approximately forty-seven (47) individuals presented oral comments during the November 8, 2012 scoping meeting. In addition to private individuals, five (5) government agencies and two (2) private organizations submitted written and/or oral comments. Section 3.1 discusses the key issues that were raised during the scoping process. Appendix C, which summarizes all comments received during the scoping period and contains all of the scoping comment letters in their original format as submitted by commenters.

Government Agencies

Bella Vista Water District
California Department of Transportation – District 2
City of Redding
Governor's Office of Planning and Research
Shasta County Department of Public Works
Shasta County Local Agency Formation Commission

Private Organizations

Wintu Audubon
Shasta Cascade Bicycle Coalition

Private Citizens

Ms. Sandra Kotch
Mr. Steve Davis
Ms. Sue A. Harbert
Mr. Thomas Rowe
Mr. & Mrs. Vern Deatherage and Barbara Deatherage
Ms. Vickie Wolf
Ms. Virginia Siemens
Mr. & Mrs. William Jenkins and Peggy Perkins
Ms. Zoie Griffin
Mr. Allan Schmidt
Mr. Allen Toney
Mr. & Mrs. Brad Seiser and Barbee Seiser (4 comment submissions)
Mr. Bill Walker
Mr. Bruce Shafer
Ms. Elaine Flavin (2 comment submissions)
Ms. Enid Bissot



Mr. Gerald Hayler
Mr. & Mrs. Glenn Hoxie and Sara Hoxie
Mr. & Mrs. Greg Tucker and Julie Tucker
Mr. Greg Gibson
Mr. Gregory Marshall
Mr. Howard G. Harbert
Mr. Jack A. Sanders Jr.
Ms. Jeanise Karimi
Ms. Jeannette Baugh
Mr. Jim Savase
Ms. Joan Tornai
Mr. & Mrs. John Ahern and Pam Ahern (2 comment submissions)
Ms. E. Judith Knowles
Ms. Kay Gibson
Mr. & Mrs. Ken Brackett and Jane Brackett
Mr. Kris Conner
Ms. Leslie Golden
Ms. Linda Blue
Ms. Loraine Towne
Mr. & Mrs. Loren Alldrin and Kristen Alldrin
Ms. Marcia Russell
Mr. & Mrs. Lawrence W. Schilling
Ms. Nancy Main
Mr. & Mrs. Paul McCracken and Norma McCracken
Mr. & Mrs. Raymond Ramos and Carol Ramos
Ms. Rebecca Final
Mrs. Renee Ottzman
Mr. & Mrs. Rick Marty and Patty Marty
Mr. Robb Lightfoot
Mr. Robert J. Grosch
Mr. Robert Tornai
Letter of Opposition (43 local residents)
Three (3) Anonymous Comments

3.1 KEY ISSUES RAISED DURING THE PUBLIC COMMENT PERIOD

As discussed above, written and oral comments and suggestions were provided by members of the public, organizations, and government agencies. The discussion below presents the key issues identified from the written and oral comments received on the proposed project during scoping. Where one or more comments address a similar issue or concern, those comments were combined together and summarized to minimize redundancy. Appendix C presents a comprehensive summary of all oral and written comments received from the general public, government agencies, and private organizations. Appendix C-1 to C-3 provides a summary of all written comments received. Appendix C-4 summarizes all of the oral comments received during the scoping process.



The specific issues raised during the public scoping process are summarized below according to the following topics:

- ✓ Aesthetics
- ✓ Agricultural Resources
- ✓ Air Quality
- ✓ Biological Resources
- ✓ Hydrology and Water Quality
- ✓ Hazards
- ✓ Land Use and Planning
- ✓ Noise
- ✓ Public Services
- ✓ Recreation
- ✓ Transportation and Traffic
- ✓ Utilities and Service Systems
- ✓ Project Alternatives

Aesthetics

- ✓ Concerns with the introduction of new sources of light (streetlights) with the proposed project and impacts to the night sky.
- ✓ Concerns with the aesthetic impact of converting over 500 acres of the site to small lot residential which is inconsistent with the rural character of the area.
- ✓ Concerns were expressed with regards to the development including overhead power lines and telephone poles.

Agricultural Resources

- ✓ The property has an agricultural history that should be maintained to allow local farmers the ability to contribute to local sustainability.
- ✓ How will the project mitigate the loss of soils identified by the Natural Resource Conservation Service as “farmland of statewide importance?”

Air Quality

- ✓ Concerns that more homes may change current open burning restrictions and burn days.
- ✓ Concerns of air quality impacts to local residents during project construction, including the sewer line construction.
- ✓ Concerns with the project’s potential impacts on global warming and its consistency with the State’s policies on greenhouse gas emissions and the proposed Shasta County Climate Action Plan.

Biological Resources

- ✓ Significant concerns expressed regarding the project impacts to mature blue oak habitat and the related species that live in the area, including albino deer.
- ✓ Several special status plant species and anadromous fish should be considered in the biological evaluation.
- ✓ Concerns that the project will displace deer, wild turkeys, birds, skunks, and possum.



- ✓ Recommendations that the cumulative effect of the project in the context of loss of biodiversity needs to be studied.
- ✓ Recommendations for breeding bird surveys, surveys for nesting raptors, vernal pool, riparian habitat and streams surveys.

Hydrology and Water Quality

- ✓ Concerns raised related to water quality and aquatic species impacts along Clough Creek.
- ✓ Concerns regarding major impacts to storm water runoff due to the alteration of existing runoff patterns.
- ✓ Short and long-term negative effects on the local environment due to increased runoff volumes, velocities and sediment transport.

Hazards

- ✓ Additional homes in an extreme wildland fire hazard area will contribute to the fire risk.

Land Use and Planning

- ✓ Concerns that a higher density development will change the rural character of the area and is not consistent or compatible with the existing zoning surrounding the site. Project would result in a diminution of property values.
- ✓ Concerns were raised that the project is inconsistent with the Objectives and Policies of the Shasta County General Plan, particularly concerning density. How is the project consistent with the land capability analysis for the property?
- ✓ Concerns that the project's growth inducing impacts will set precedence for increasing density in the area.
- ✓ The increase in density will create greater hazards to the community.
- ✓ Concerns that potential blight would occur if the subdivision is left undeveloped or with a significant number of unfinished lots.
- ✓ The areas currently proposed for open space should be expanded.
- ✓ Concerns that complaints from the project's residents would force the closure of the nearby Redding Gun Club.

Noise

- ✓ Increase in traffic-related noise within a normally quiet rural area.

Public Services

- ✓ Concerns that crime will increase in the area of the homes are purchased for investments rather than as a primary residence.
- ✓ Increased demand on already constrained County sheriff and fire services.
- ✓ Current school capacity would not be able to accommodate the increase in student population as a result of the project.



Recreation

- ✓ Concerns that this development would impact the Palo Cedro Park. Will the development provide funds for the needed improvements to the park?
- ✓ Regional park impact to Redding, Anderson and Shasta Lake.

Transportation and Traffic

- ✓ Concerns regarding existing roadway geometries being inadequate to support the development, contributing to an already unsafe condition at many locations due to high rates of speed and blind curves.
- ✓ Concerns that the project will contribute to existing traffic impacts along Boyle Road and traffic safety conflicts at Foothill High School.
- ✓ Access from Deschutes Road should be provided. Two access locations to the project may not be sufficient to support the development.
- ✓ Safety concerns at Old Alturas entrance due to the existing roadway configuration.
- ✓ Concerns that efforts to widen roadways may require acquisition of private property outside of the existing right-of-way.
- ✓ Responsible parties for on-site and off-site roadway maintenance.
- ✓ Concerns raised regarding Northgate Drive being used as the emergency access road for fire. The roadway is a private road which cannot handle the increased traffic. Residents located along Northgate Drive have not given permission for the road to be used for the purpose of emergency access.

Utilities and Service Systems

- ✓ Significant concerns express with regards to Bella Vista Water District's (BVWD) ability to supply water to the project. Noted concerns of BVWDs inability to provide water during drought conditions, including inadequate water for fire suppression and poor water pressure for existing customers.
- ✓ Concerns raised that property owners along the sewer alignment who are currently on septic systems will be forced to connect to the sewer system proposed by the development. Inducing off-site growth due to the extension of the proposed sewer line.
- ✓ BVWD cannot meet current water needs. Existing occurrences of water rations, restricted allocations and higher rates compared to other neighboring water districts.
- ✓ Concerns over costs to existing property owners to maintain the new infrastructure required of the project, particularly the proposed sewer line extension to CSA No. 8.
- ✓ Concerns expressed that special water assessments and costs will be distributed to all Bella Vista Water District customers.

Project Alternatives

- ✓ The property should be split into three to ten acre parcels that are consistent with the surrounding rural area.



4.0 NEX STEPS IN THE EIR PROCESS

4.1 EIR EVENTS AND DOCUMENTS

While scoping is the initial step in the environmental review process, additional opportunities to comment on the project EIR will be provided. The County will provide for additional public input when the Draft EIR is released for public review, and during the public meetings for the Draft EIR. Table 3 below presents the proposed timeline for the proposed Tierra Robles Development Project environmental review process, and identifies where in the process the public and agencies can provide additional input in the environmental review process.

**Table 3
EIR Events and Documents**

| EVENT / DOCUMENT | PURPOSE | | APPROXIMATE DATE |
|-------------------------------------|-------------------------------------|--|---------------------------------|
| Completed Events / Documents | | | |
| Notice of Preparation (NOP) | Release of NOP | Notified interested parties and agencies of the County's intent to prepare an EIR. | October 26, 2012 |
| | Public Review Period | NOP and Initial Study released for 30-day public/agency review period to provide for public comments on the scope of the EIR. | October 26 to November 26, 2012 |
| Scoping Meeting | One Scoping Meeting was Held | Presented information on the project and provided opportunity for public and agency comments in a public forum. | November 8, 2012 |
| Scoping Report for CEQA NOP Process | Submittal of Scoping Meeting Report | Reported public and agency comments on the proposed project and environmental issues of concern to the public and agencies. This report includes comments made during the scoping process for the CEQA NOP. | December 15, 2012 |
| Upcoming Events / Documents | | | |
| Draft EIR | Release of Draft EIR | Draft EIR Notice of Completion is filed with the State Clearinghouse. EIR presents analysis of impacts and proposes mitigation measures for the proposed project and alternatives brought forward for analysis. Includes other required analysis per CEQA, | May 2013 |
| | Public Review Period | 45-day minimum CEQA-required public review period. | May/August 2013 |
| | Draft EIR Public Meeting | Allows for public comment on the Draft EIR | September 2013 |
| Final EIR | Release of Final EIR | Final EIR issued by the County, including responses to public comments. | October 2013 |
| | Decision on the Project | County certifies the Final EIR and Notice of Determination is filed with the State Clearinghouse. | October/November 2013. |

Notes:

1. The NOP was mailed to interested parties, property owners within ½-mile of the proposed project, federal, State, and local regulatory agencies, and elected officials.
2. Refer to the County's website for specific EIR document dates: http://www.co.shasta.ca.us/index/drm_index/planning_index/eirs.aspx.



Appendices

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Appendix C **Comment Letters Received in Response to NOP**

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Notice of Preparation

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A-1: Notice of Preparation (agency)

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. 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.

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: _____ Kent Hector, Senior Planner

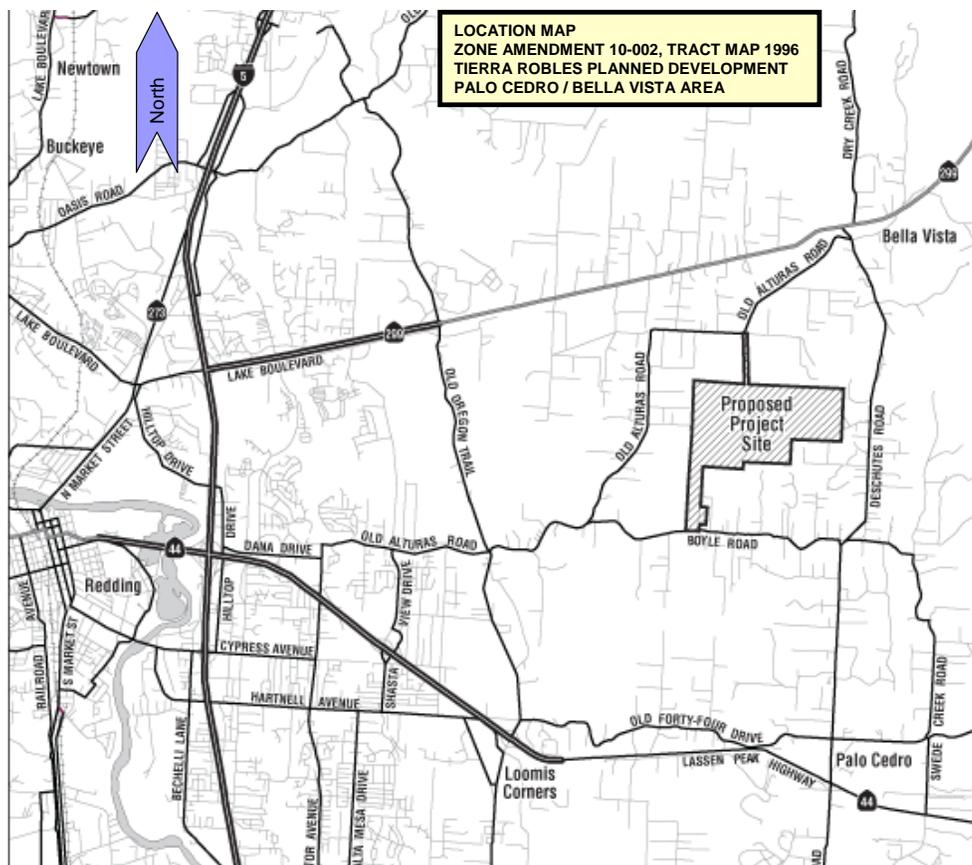


A-2: Notice of Preparation (radius mailing)

**NOTICE OF PUBLIC SCOPING MEETING FOR
AN ENVIRONMENTAL IMPACT REPORT**

PROPOSED TIERRA ROBLES PLANNED DEVELOPMENT PROJECT

As lead agency under the California Environmental Quality Act, Shasta County will prepare an Environmental Impact Report (EIR) for the proposed Tierra Robles Planned Development project. A public meeting will be held to help the County identify the potential environmental impacts which could result from development of the project. The meeting will be held on **Thursday, November 8, 2012, beginning at 7:00 p.m., in the gym at North Cow Creek Elementary School, 10619 Swede Creek Road, Palo Cedro, California**, and will be facilitated by the County's environmental consulting firm, RBF Consulting. The intent of this meeting is to receive public comments regarding the potential environmental impacts that should be addressed in depth in the EIR. The merits of the project will not be discussed, and no comments regarding approval or denial of the project will be addressed at this meeting. Upon completion, the draft EIR will be made available for public review and comment, and a new notice will be published indicating when and where the draft EIR may be reviewed, and specifying the public review time frame.



Shasta Red, LLC, the project applicant, is proposing a residential Planned Development requiring a Zone Amendment (Z10-002); a Tract Map (TR1996); and a proposed non-contiguous annexation of the 715.4-acre property into County Service Area No. 8, for sewage treatment and disposal. Shasta Red, LLC, has requested approval of the following:

- Zone Amendment. A Zone Amendment (Z10-002) is requested to change the current zoning from Rural Residential 5-acre minimum (RR-BA-5), Rural Residential 3-acre minimum (RR-BA-3), and Unclassified (U), to a Planned Development (PD) zone district establishing a conceptual development plan covering the entire site.
- Tract Map. A Tract Map (TR 1996) is requested to divide the approximate 715.4-acre property into 166 residential parcels ranging from 1.38 acres to 7.86 acres in size, and four open space parcels totaling 174.66 acres.
- Annexation to County Service Area (CSA) No. 8. Proposal for a non-contiguous annexation of the 715.4-acre property into County Service Area No. 8, for sewage treatment and disposal. The proposed annexation would be subject to a separate application and approval from the Shasta County Local Agency Formation Commission.

Written Comments will be accepted until November 26, 2012, at 5:00 p.m., and should be directed to the attention of Kent Hector, Senior Planner, Shasta County Department of Resource Management, Planning Division, 1855 Placer Street, Suite 103, Redding CA 96001. Comments may also be sent to Kent Hector at khector@co.shasta.ca.us. A copy of the Notice of Preparation, comment forms and the project file are available at the Shasta County Department of Resource Management, Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001, Monday through Friday 8:00 a.m. to 5:00 p.m. Application documents may also be viewed on the internet at the following site: http://www.co.shasta.ca.us/index/drm_index/planning_index/eirs.aspx. If you have any questions concerning this project, please contact Kent Hector at (530) 225-5532.



A-3: Environmental Initial Study

ENVIRONMENTAL INITIAL STUDY

Tierra Robles Planned Development
Zone Amendment 10-002
Tract Map 1996

Shasta Red, LLC

October 26, 2012

INITIAL STUDY CHECKLIST
References and Documentation

Prepared by
SHASTA COUNTY DEPARTMENT OF RESOURCE MANAGEMENT
PLANNING DIVISION
1855 Placer Street, Suite 103
Redding, California 96001

**SHASTA COUNTY
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY**

1. Project Title:

Tierra Robles Planned Development – Zone Amendment 10-002 & Tract Map 1996, Shasta Red LLC

2. Lead agency name and address:

Shasta County Department of Resource Management, Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001-1759

3. Contact Person and Phone Number:

Kent Hector AICP, Senior Planner (530) 225-5532

4. Project Location:

The project site is located approximately five miles east of the City of Redding, between the unincorporated communities of Bella Vista and Palo Cedro. The 715.4-acre site is bounded by Old Alturas Road to the north and Boyle Road to the south and located 1.6 miles west of Deschutes Road.

5. Applicant's Name and Address:

Shasta Red LLC
Geringer Capital
9595 Wilshire Blvd., Suite 214
Beverly Hills, CA 90212

Representative's Name and Address:

Frank Lehmann
Frank Lehmann & Associates Consulting
1212 South Street, Suite B
Redding, CA 96001

6. General Plan Designation:

Rural Residential 'A'

7. Zoning:

Rural Residential 5-acre minimum (RR-BA-5), Rural Residential 3-acre minimum (RR-BA-3), and Unclassified (U)

8. Description of Project:

The proposed project consists of a residential Planned Development requiring a Zone Amendment (Z10-002) to change the current zoning from Rural Residential 5-acre minimum (RR-BA-5), Rural Residential 3-acre minimum (RR-BA-3), and Unclassified (U) to a Planned Development (PD) zone district establishing a conceptual development plan covering the entire site; and a Tract Map (TR 1996) to divide the 715.4-acre property into 166 residential parcels ranging from 1.5 acres to 7.5 acres in size, and four open space parcels totaling 175.4 acres. As proposed, the project would include a non-contiguous annexation of the 715.4-acre property into County Service Area No. 8, for sewage treatment and disposal. The proposed annexation is considered in this Initial Study, but would be subject to a separate application and approval from the Shasta County Local Agency Formation Commission (LAFCO).

The Planned Development proposes the following design features: (1) Inclusion of solar design in new homes which reduces annual energy usage by 15 percent or more; (2) Variation of housing design and setbacks with not more than 5 percent of the same building footprint or building design; (3) Class 1 public bikeways within the project site; and (4) pedestrian pathways and equestrian trails located along project roadways. The proposed Project would include four open space parcels, ranging in size from 2.62 acres to 150.4 acres, which contain sensitive habitat features and/or species. The largest open space parcel is generally located on steep slopes (>30% slope) adjacent to waterways in the eastern portion of the project site. This open space area would serve as both a conservation and recreation area for the proposed subdivision.

Primary access would be from Boyle Road at the south end of the project with a north-south oriented arterial roadway connecting to Old Alturas Road at the north end of the site. The internal street network would be built to applicable local street standards and would include two bridge crossings of Clough Creek with public utility easements for water, sewer, electricity, telephone and storm-drain improvements within the road right-of-way. Domestic and fire suppression water would be provided by the Bella Vista Water District. The project would require construction of approximately 1.3 miles of sewer line on-site and 3.4 miles of new force main sewer line off-site (and outside the boundary of the County Service Area) within the Boyle Road and Deschutes Road right-of-way. The new off-site sewer main line would extend from the southern portion of the project site to an existing County Service Area No. 8 manhole located near the intersection of Old 44 Drive and Deschutes Road in Palo Cedro. New on- and off-site sewer lines would be sized to meet the requirements of County Service Area No. 8 and LAFCO and upon completion would be dedicated to County Service Area No. 8, which would be responsible for on-going operation and maintenance.

9. Surrounding Land Uses and Setting:

Surrounding properties are designated Rural Residential A (RA) and zoned Rural Residential (R-R). Adjacent properties to the east, south, and west consist primarily of 5 to 10-acre parcels used for residential and part-time agricultural uses. Properties to the north consist of 80-acre to 160-acre parcels used for residential and cattle grazing activities. A gun and rod club operation is also located on adjacent parcels northeast of the property. The 715.4-acre project site lies at an elevation of approximately 600 to 650 feet above mean sea level with the topography consisting of broad, nearly level meadows, steep hills, ridges, and gullies. The property is dissected by three major drainage systems which include Clough Creek, which flows southwest across the northwest corner of the property, an unnamed stream that flows south across the east central portion of the property, and a major unnamed drainage that flows from north to southeast across the eastern side of the property. In addition, there are two small streams with attached tributaries which drain the central portion of the property. Along Clough Creek there is a narrow belt of riparian habitat interspersed with upland vegetation with annual grasses. Common species found within this area are willows, black cottonwood, and occasional alders. There are also scattered pockets of riparian habitat located along the creek in the northeast portion of the property. California wild grape, Himalayan blackberry, spike rush are also present. The upland areas of the project site have a vegetative composition that is dominated by blue oaks with scattered gray pine over an annual grassland understory. Tree canopy cover ranges from 10 to 50 percent with the majority of the trees being greater than 6" dbh. Annual grasses and forbs comprise the understory with patches of manzanita, coffee berry, and poison oak being the predominant shrubs. Some occurrences of live oak are also found within the steeper draws of the drainage in the northeast corner of the property. Currently, the property is vacant, but has been used for ranching and cattle grazing activities in the past.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

U.S. Army Corps of Engineers (USACE): Clean Water Act (CWA) Section 404 permit;
Central Valley Regional Water Quality Control Board (RWQCB) (Region 5): CWA Section 401 Certification;
National Pollutant Discharge Elimination System (NPDES) Stormwater General Construction Permit;
California Department of Fish & Game (CDFG): Fish & Game Code Section 1602 Streambed Alteration Agreement;
U.S. Fish & Wildlife Service (USFWS): incidental take permit under Endangered Species Act (ESA) Section 10 or consultation under ESA Section 7; and
State Historic Preservation Officer (SHPO): compliance with National Historic Preservation Act (NHPA) Section 106.
Shasta County Environmental Health Division
Shasta County Department of Public Works
Bella Vista Water District
Shasta County Air Quality Management District
Shasta Local Agency Formation Commission (LAFCO)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

| | | | | | |
|---|-------------------------------|---|------------------------------------|---|--------------------------|
| ✓ | Aesthetics | ✓ | Agricultural Resources | ✓ | Air Quality |
| ✓ | Biological Resources | ✓ | Cultural Resources | ✓ | Geology / Soils |
| ✓ | Hazards & Hazardous Materials | ✓ | Hydrology / Water Quality | ✓ | Land Use / Planning |
| | Mineral Resources | ✓ | Noise | ✓ | Population / Housing |
| ✓ | Public Services | | Recreation | ✓ | Transportation / Traffic |
| ✓ | Utilities / Service Systems | | Mandatory Findings of Significance | | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Copies of the Initial Study and related materials and documentation may be obtained at the Planning Division of the Department of Resource Management, 1855 Placer Street, Suite 103, Redding, CA 96001. Contact Kent Hector, Senior Planner at (530) 225-5532.

Kent Hector, AICP
Senior Planner

Date

Richard W. Simon, AICP
Assistant Director of Resource Management

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A “No Impact” answer is adequately supported if all the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less-than-significant with mitigation, or less-than-significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more, “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less-than-significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less-than-significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section XVIII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures: For effects that are “Less-than-significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. General Plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify the following:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less-than-significant.

| I. AESTHETICS: Would the project: | Potentially Significant Impact | Less-Than-Significant With Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Have a substantial adverse effect on a scenic vista? | ✓ | | | |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? | ✓ | | | |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | ✓ | | | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ✓ | | | |

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a,b) Scenic vistas are defined as expansive views of highly-valued landscapes from publicly accessible viewpoints. Scenic vistas include views of natural features such as topography, water courses, outcrops, and natural vegetation, as well as man-made scenic structures. The primary character of the project site proposed for development consists of broad, nearly level meadows interspersed with oak trees with a grassland understory. The project site is not located within a State scenic highway. However, development of approximately 540 acres of the project site for the proposed planned development would result in the removal of an undetermined number of oaks and other trees along with the introduction of roadways, bikeways, 166 residential dwellings and accessory buildings which could substantially change the visual character of the project site and potentially result in substantial adverse impacts to scenic vistas and resources.
- c) See previous comments under (a,b)
- d) The development of 166 parcels for residential buildings and uses could potentially create a new source of substantial light or glare which could result in night sky illumination and/or other adverse effects on day and nighttime views in and around the area.

Mitigation/Monitoring: Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in an Environmental Impact Report to be prepared for this project.

| II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural, Land Evaluation and Site Assessment Mode (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project: | Potentially Significant Impact | Less-Than-Significant With Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Convert Prime Farmland, Unique Farmland, or Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ✓ | | | |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | | | | ✓ |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? | ✓ | | | |

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The portion of the project site proposed for residential development is currently used for cattle grazing. Project implementation would result in the conversion of approximately 540 acres of grazing land to non-agricultural uses which would be considered to be a significant impact on agricultural resources.
- b) None of the parcels within the project site are under a Williamson Act contract. While agricultural uses occur on some adjacent properties, these properties are not zoned for agricultural uses, and are not under Williamson Act contracts. Therefore, project implementation would not result in conflicts with existing agricultural zoning.
- c) See discussion under II.a above.

Mitigation/Monitoring: Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in an Environmental Impact Report to be prepared for this project.

| III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | Potentially Significant Impact | Less-Than-Significant With Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | ✓ | | | |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | ✓ | | | |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)? | ✓ | | | |
| d) Expose sensitive receptors to substantial pollutant concentrations? | ✓ | | | |
| e) Create objectionable odors affecting a substantial number of people? | | | | ✓ |

Discussion: Based on related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a-d) The applicable air quality plan for the project area is the Northern Sacramento Valley Air Basin’s (NSVAB’s) 2009 Air Quality Attainment Plan (“Plan”). The Plan is primarily concerned with the pollutant ozone for which the NSVAB has been designated non-attainment. In particular, the Plan presents strategies necessary to attain the California ambient air quality standard for the 1-hour ozone standard at the earliest practicable date. Due to the scale of the proposed project, further analysis is required to determine the extent to which increases in Nitrogen (NOx), Reactive Organic Gasses (ROG), and Inhalable Particulate Matter (PM10) generated from project construction and operational activities may conflict with or obstruct implementation of the 2009 Air Quality Attainment Plan as well as what, if any, mitigation measures should be incorporated to reduce the impacts to a level that is less than significant. Therefore, these impacts are considered to be potentially significant and will need to be addressed in an EIR.

Another potential air quality impact is the project’s incremental increase in emissions of greenhouse gases (GHGs). These gases, mainly water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone, and chlorofluorocarbons (CFCs) all act as effective global insulators, reflecting back to earth visible light and infrared radiation. Scientists have theorized that human activities, such as burning coal to produce electricity and gasoline to run cars have accelerated the accumulation of these gases in the Earth’s atmosphere which in turn has been causing the Earth’s temperature to rise. Scientists predict a warmer Earth may lead to changes in rainfall patterns, smaller polar ice caps, and a rise in sea levels, along with the corresponding impacts on plants, wildlife and humans.

Individual development projects contribute relatively small amounts of greenhouse gases. However, when added to all other greenhouse gas producing activities around the world, the accumulation of these GHG’s results in global climate changes. At this time, no state-wide standards or thresholds of significance has been established for what would constitute a cumulatively significant increase in greenhouse gases for individual development projects. In the absence of these thresholds, impacts from individual projects are considered to be less-than-significant if the project incorporates California Air Pollution Control Officers Association (CAPCOA)

suggested mitigation measures and reduces its “business-as-usual” emissions levels by 15%, which is in accordance with the California Air Resources Board’s (CARB) “Approved Scoping Plan” for reducing overall GHGs in California. Since the proposed project does not contain measures which would reduce its overall GHG emissions levels by 15%, these impacts are considered to be potentially significant and will need to be addressed in an EIR.

- e) Due to the characteristics of the proposed development, it is unlikely that the project would cause air emissions which would create objectionable odors affecting a substantial number of people. No impact has been identified.

Mitigation/Monitoring: Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in an Environmental Impact Report to be prepared for this project.

| IV. <u>BIOLOGICAL RESOURCES:</u> Would the project: | Potentially Significant Impact | Less-Than-Significant With Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ✓ | | | |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ✓ | | | |
| c) Have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ✓ | | | |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ✓ | | | |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ✓ | | | |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plan? | | | | ✓ |

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a-c) The wetlands delineation study prepared by Wildland Resource Managers Inc. in December 2008, identified 5.7 acres of Jurisdictional Waters of the U.S. and 0.37 acres of Non-Jurisdictional Waters, both consisting of ephemeral and intermittent streams. Potentially significant impacts to existing riparian and wetland areas on the property could occur due to the removal or disturbance of vegetation and wildlife habitat resulting from the development of project access roads, driveways, and future home sites on the 715.4-acre property. In addition, increased surface water runoff mixed with sediments and various pollutants generated from future residential development and uses on the property may adversely impact water quality in wetland areas located on or adjacent to the property.
- d) Due to the large scale of the project, the movement of any native resident or migratory wildlife species or established native resident or migratory wildlife corridors may be significantly impacted from future development of the property.

- e) Shasta County Board of Supervisors' Resolution No. 95-157 provides guidance regarding use and protection of oak trees on a voluntary basis. The Biological Evaluation prepared by Wildland Resource Managers in January 2005, identified Blue Oak Woodlands within the project site. Due to the large scale of the proposed development, the project has the potential to significantly impact this biological resource.
- f) No habitat conservation plans or other similar plans have been adopted for the project site or project area.

Mitigation/Monitoring: Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in an Environmental Impact Report to be prepared for this project.

| <u>V. CULTURAL RESOURCES</u> – Would the project: | Potentially Significant Impact | Less-Than-Significant With Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | ✓ | | | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | ✓ | | | |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ✓ | | | |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | ✓ | | | |

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a-d) An archaeological report prepared by Coyote and Fox Enterprises (July, 2004) for a previous project proposed on the project site indicates that there is at least one prehistoric site on the property which should be considered to be a potentially significant cultural resource. This archaeological report and any further studies necessary to determine the project's potential impacts on cultural resources will be discussed in the EIR.

Mitigation/Monitoring: Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in an Environmental Impact Report to be prepared for this project.

| <u>VI. GEOLOGY AND SOILS</u> - Would the project: | Potentially Significant Impact | Less-Than-Significant With Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i) Rupture of a known earthquake, fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publications 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? | ✓ | | | |
| b) Result in substantial soil erosion or the loss of topsoil? | ✓ | | | |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | ✓ | | | |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | ✓ | | | |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water? | | | | ✓ |

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

a) The project would may expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault;

According to the Alquist-Priolo Earthquake Fault Zoning Maps for Shasta County, there is no known earthquake fault on the project site.

ii) Strong seismic ground shaking;

According to the Shasta County General Plan Section 5.1, Shasta County has a low level of historic seismic activity. The entire County is in Seismic Design Category D. According to the Seismic Hazards Assessment for the City of Redding, California, prepared by Woodward Clyde, dated July 6, 1995, the most significant earthquake at the project site may be a background (random) North American crustal event up to 6.5 on the Richter scale at distances of 10 to 20 km. All structures shall be constructed according to the seismic requirements of the currently adopted Uniform Building Code.

iii, iv) The Preliminary Geotechnical Report prepared by Brown & Mills, Inc, (December 18, 2006) for a previously proposed project on the project site does not contain sufficient information for determining whether or not all the residential sites would be subject to seismic-related ground failure and/or landslides. Further evaluation in the EIR is required.

b) Construction and development of roads, bikeways, residential sites, and driveways for the proposed development would result in substantial grading, soil compaction, removal of vegetation, and the creation of impervious surfaces; all of which could contribute to a significant increase in wind erosion and in the amount of surface water runoff, both of which would result in greater erosion of soils on and off the project site. Further evaluation in the EIR is required.

- c) The Preliminary Geotechnical Report prepared by Brown & Mills, Inc, (December 18, 2006) for a previously proposed project on the project site does not contain sufficient information for determining whether or not all the residential sites proposed under this planned development would be located on a geologic unit or soil that is unstable, or would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Further evaluation in the EIR is required.
- d) The Preliminary Geotechnical Report prepared by Brown & Mills, Inc, (December 18, 2006) for a previously proposed project on the project site does not contain sufficient information for determining whether or not all the residential sites proposed under this planned development contains expansive soils. Further evaluation in the EIR is required.
- e) Preliminary indications related to capacity are that sewage collection and treatment for the proposed project could be provided by Shasta County Service Area No. 8.

Mitigation/Monitoring: Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in an Environmental Impact Report to be prepared for this project.

| VII. HAZARDS AND HAZARDOUS MATERIALS: Would the project: | Potentially Significant Impact | Less-Than-Significant With Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | | ✓ |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | | ✓ |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | | ✓ |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | | | ✓ |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | | | | ✓ |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | | | | ✓ |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | ✓ |
| h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas, or where residences are intermixed with wildlands? | ✓ | | | |

Discussion: Based on these comments, the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) Small quantities of potentially hazardous substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used at the project site and transported to and from the site during construction. In addition, some potentially hazardous construction waste may be generated during the construction phase. Construction wastes from the site would be disposed of in accordance with the Standard Specifications in the California Code of Regulations. Compliance with federal and state laws would reduce the potential for hazards related to construction waste to a less-than-significant level.

Operation of the project would not include the use or transportation of significant amounts of potentially hazardous materials, including fuels or other hazardous liquids. The project would therefore not result in a significant hazard to workers, the public, or the environment through the routine transport, use, or disposal of hazardous materials. Compliance with applicable regulations and hazardous materials plans sufficiently minimizes potential exposure and risk.

- b) Construction of the proposed project could expose construction workers, the public, or the environment to hazardous materials through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Small quantities of potentially hazardous substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used at the project site. Accidental releases of these substances could potentially contaminate soils and degrade the quality of surface water and groundwater, resulting in a public safety hazard. Compliance with standard safety procedures and hazardous materials handling regulations will reduce any impacts to a less-than-significant level.
- c) The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- d) The project is not located on a site which is included on a list of hazardous materials sites and would not create a significant hazard to the public or the environment.
- e) The project is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) The project is not located within the vicinity of a private airstrip.
- g) There are no indications at this time that the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- h) Fire protection services for the project area are provided by the Shasta County Fire Department. The Shasta County Fire Department has indicated that the project is located in an area which is designated as “Moderate” fire hazard severity zone. The project site is considered to be at risk for wildland fires due to the rural character of the project site and existing on-site woodlands. Development of the project site would generally reduce fuels, and therefore fire hazards; however, the increased population would increase the potential for fires to be started.

All roadways, driveways, and buildings for the proposed planned development would be required to be constructed in accordance with the Shasta County Fire Safety Standards. These standards also require the clearing of combustible vegetation around all structures for a distance of not less than 30 feet on each side, or to the property line. The California Public Resources Code 4291 includes a “Defensible Space” requirement of clearing 100 feet around all buildings, or to the property line, whichever is less. In addition, the applicant would be required to prepare a Wildland-Fuel Vegetation Management Plan to address on-site vegetation management in areas within 100 feet of structures, and in open space areas. However, with the increased demand on the Shasta County Fire Department as a result of project build-out, there is a potentially significant impact as it could lead to an increased potential for loss, injury, or death involving wildland fires.

Mitigation/Monitoring: Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in an Environmental Impact Report to be prepared for this project.

| VIII. HYDROLOGY AND WATER QUALITY: Would the project: | Potentially Significant Impact | Less-Than-Significant With Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Violate any water quality standards or waste discharge requirements? | ✓ | | | |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a new deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | ✓ | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | ✓ | | | |

| VIII. HYDROLOGY AND WATER QUALITY: Would the project: | Potentially Significant Impact | Less-Than-Significant With Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? | ✓ | | | |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? | ✓ | | | |
| f) Otherwise substantially degrade water quality? | ✓ | | | |
| g) Place housing within 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | | ✓ |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | | | | ✓ |
| i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? | ✓ | | | |
| j) Inundation by seiche, tsunami, or mudflow? | | | | ✓ |

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The tentative subdivision map shows numerous drainages throughout the project site. Construction and development of roads, residential sites, and driveways for the proposed development would require substantial grading, and result in soil compaction, removal of vegetation, and the creation of impervious surfaces; all of which could contribute to changes in drainage patterns and a significant increase in the amount of surface water runoff, erosion of soils and discharge of sediments into existing drainages and to riparian and wetland habitat located on and off the project site.
- b) Water service for the project is to be provided by the Bella Vista Water District. The District has provided a Will Serve Letter and is responsible for review of groundwater supplies prior to approving the water supply for the proposed project.
- c,d,
e,f) See discussion under a) above.
- g) The project would not place housing within the 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. The project site is not located within a flood hazard boundary.
- h) The project would not place within a 100-year flood hazard area structures which would impede or redirect flood flows. No structures are proposed in the 100-year flood hazard area.
- i) Aerial photos show an approximately 9-acre water impoundment located on the adjacent property to the north which in the event of dam failure may impact residential home sites downstream on the project site.
- j) The project would not result in inundation by seiche, tsunami, or mudflow. The project is not located near a large lake or the ocean so would not be subject to seiche or tsunami. It is not located on or near a mountainside or hillside which is subject to mudflows.

Mitigation/Monitoring: Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in an Environmental Impact Report to be prepared for this project.

| IX. LAND USE AND PLANNING - Would the project: | Potentially Significant Impact | Less-Than-Significant With Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Physically divide an established community? | | | | ✓ |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | ✓ | | | |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | ✓ |

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The 715.4-acre site is not located in any established community. The project does not include the creation of any road, ditch, wall, or other feature which would physically divide an established community.
- b) The proposed planned development would require changes to the existing zoning of the 715.4-acre property. In addition, the project would require annexation of the project site, along with the 3.4 miles of force sewer main off-site, into County Service Area No. 8. for sewage treatment and disposal. Policies and regulations regarding both the rezone and annexation necessary to support the proposed project along with potential impacts to the community and County Service Area No. 8 will be evaluated further and discussed in the EIR.
- c) The project would not conflict with any applicable habitat conservation plan or natural community conservation plan. There is no adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plans for the project site or project area.

Mitigation/Monitoring: Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in an Environmental Impact Report to be prepared for this project.

| X. MINERAL RESOURCES - Would the project: | Potentially Significant Impact | Less-Than-Significant With Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? | | | | ✓ |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, specific plan or other land use plan? | | | | ✓ |

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State. There are no known mineral resources of regional value located on or near the project site.
- b) The project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. The project site is not identified in the General Plan Minerals Element as containing a locally-important mineral resource. There is no other land use plan which addresses minerals.

Mitigation/Monitoring: None proposed.

| XI. NOISE – Would the project result in: | Potentially Significant Impact | Less-Than-Significant With Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ✓ | | | |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels | | | | ✓ |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | ✓ | | | |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | ✓ | | | |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | ✓ |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | | | | ✓ |

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) Construction activities that could produce potentially significant noise levels include use of engine-powered equipment, power tools, impact sounds, and vehicles. The actual period of construction noise and impacts associated with the project would vary with the location of the sensitive receptor, and it should be noted that the noise exposure for a given receptor would not be constant over the construction period. Rather, there are likely to be relatively short intermittent periods (days or weeks) of intense activity. The overall time frame for noise exposure at a given sensitive receptor location would be limited. However, overall noise due to construction activities may result in a potentially significant impact. Additional automobile and truck traffic generated from the proposed project may also result in potentially significant noise impacts to residents along internal project roadways and along connecting roadways to project site. Noise associated with the gun club operation located on adjacent parcels northeast of the property may also significantly impact future residents on nearby parcels proposed in the Planned Development.
- b) The project would not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. There is no identified source of groundborne vibration or groundborne noise levels in the project area.
- c) See discussion under XI. a).
- d) See discussion under XI. a).
- e) The project is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) The project is not located within the vicinity of a private airstrip.

Mitigation/Monitoring: Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in an Environmental Impact Report to be prepared for this project.

| XII. POPULATION AND HOUSING – Would the project: | Potentially Significant Impact | Less-Than-Significant With Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | ✓ | | | |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | ✓ |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | | ✓ |

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) Project implementation could potentially induce off-site population growth. Off-site population growth may occur due to the proposed construction of approximately 3.4 miles of new force main sewer line within the Boyle Road and Deschutes Road right-of-way, from the southern portion of the project site to an existing County Service Area No. 8 manhole located near the intersection of Old 44 Drive and Deschutes Road in Palo Cedro, and the associate extension of the CSA No. 8 boundary through areas of the County currently not served, or within the existing boundary. The potential for growth inducement on properties adjacent to the 3.4 miles of new force main sewer line off-site may be significant.
- b,c) The project site is primarily undeveloped, and is being used for agricultural purposes. The project would have a less-than-significant impact with regard to the displacement of housing and people.

Mitigation/Monitoring: Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in an Environmental Impact Report to be prepared for this project.

| XIII. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | Potentially Significant Impact | Less-Than-Significant With Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| Fire Protection? | ✓ | | | |
| Police Protection? | ✓ | | | |
| Schools? | ✓ | | | |
| Parks? | | | ✓ | |
| Other public facilities? | ✓ | | | |

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

The project could result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:

Fire Protection:

The project is located in a “Moderate” fire hazard severity zone. However, due to the size of the proposed planned development which includes 166 additional residential parcels, significant additional level of fire protection, including new facilities, may be necessary.

Police Protection:

The County has a total of 147 sworn and 119 non-sworn County peace officers (Sheriff's deputies) for the County population of 71,091 (Calif. Dept. of Finance, Official State Estimates as of May 2009) persons in the unincorporated area of the County. That is a ratio of one officer per 267 persons. The project will result in 166 additional residences, with an additional population of 435 persons (use 2.621 persons per household per Calif. Dept. of Finance Official State Estimates as of January 1, 2003). The project may warrant additional sworn or non-sworn peace officers, or related facilities.

Schools:

The project area is currently served by The North Cow Creek Elementary District and the Columbia Elementary District. School related impacts will be addressed in the EIR

Parks:

See discussion under XIV. RECREATION a,b.

Other public facilities:

The proposed project would require construction of approximately 1.3 miles of sewer line on site and 3.4 miles of new force main sewer line off site (within the Boyle Road and Deschutes Road right-of-way) and would require annexation into County Service Area No. 8 for sewage treatment and disposal. County Service Area No. 8 would also be responsible for on-going operation and maintenance of this additional system. Impacts to County Service Area No. 8 from the proposed project will be addressed in the EIR.

Mitigation/Monitoring: Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in an Environmental Impact Report to be prepared for this project.

| XIV. <u>RECREATION:</u> | Potentially Significant Impact | Less-Than-Significant With Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | ✓ | |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | ✓ | |

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The County does not have a neighborhood or regional parks system or other recreational facilities.
- b) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. School facilities are typically used for sports and recreation. The City of Redding also has a number of recreational facilities. In addition, there are tens of thousands of acres of rivers, lakes, forests, and other public land available for recreation in Lassen National Park, the Shasta and Whiskeytown National Recreation Areas, the National Forests, and other public land administered by Bureau of Land Management.

Mitigation/Monitoring: None proposed

| XV. <u>TRANSPORTATION/TRAFFIC</u>: Would the project: | Potentially Significant Impact | Less-Than-Significant With Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)? | ✓ | | | |
| b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highway? | ✓ | | | |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | | | | ✓ |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ✓ | | | |
| e) Result in inadequate emergency access? | ✓ | | | |
| f) Result in inadequate parking capacity? | | | | ✓ |
| g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)? | ✓ | | | |

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a,b) The project would result in the construction of 166 additional residences, which would be expected to generate ten vehicle trips per day, per residence. A traffic impact study prepared by Omni-means (February, 2008) for a previous project proposed on the subject property indicates that additional vehicle trips generated by the proposed project, along with anticipated traffic from other future development in the area, will require mitigation measures to provide additional capacity (e.g. intersection and roadway widening) and improved control and safety (e.g. intersection signals and roundabouts). This traffic study along with and changes to traffic on local street systems and affected intersections since this study was performed will need to be analyzed and addressed in the EIR.
- c) The project would not result in a change in air traffic patterns. The project would result in the construction of single-family residences which would not affect air traffic patterns.
- d,e) The potentially significant increase in vehicular trips on existing roadways could result in an increase in traffic hazards on roads and at intersections leading to and from the site. Access connections with Boyle Road and Old Alturas Road, along with other intersections and/or road segments that may be affected, will need to be addressed in the EIR.
- f) The project would not result in inadequate parking capacity. The project design incorporates adequate area for off-street parking in accordance with County standards.
- g) Project design includes a Class I Bikeway along some of the roadways within the proposed Planned Development. However, the proposed Class I Bikeway does not provide any connection between the project site and school sites, other bikeways, or to shopping areas, and conflicts could result between automobiles, pedestrians, and bicyclists along existing roadways in the area.

Mitigation/Monitoring: Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in an Environmental Impact Report to be prepared for this project.

| XVI. UTILITIES AND SERVICE SYSTEMS: Would the project: | Potentially Significant Impact | Less-Than-Significant With Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | ✓ | | | |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | ✓ | | | |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | ✓ | | | |
| d) Have sufficient water supplies available to serve the project which serves or may serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | | | ✓ | |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ✓ | | | |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | ✓ | | | |
| g) Comply with Federal, State, and local statutes and regulations related to solid waste? | | | | ✓ |

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) There are no indications at this time whether or not the proposed project would exceed wastewater treatment requirements of the Regional Water Quality Control Board.
- b) The proposed project would require construction of approximately 1.3 miles of sewer line on site and 3.4 miles of new force main sewer line off site (within the Boyle Road and Deschutes Road right-of-way) and would require annexation into County Service Area No. 8 for sewage treatment and disposal. Shasta County Department of Public Works states that a sewer capacity study will be required to determine any necessary additional improvements to existing County Service Area No. 8 treatment facilities resulting from the proposed project.
- c) The project would introduce impervious surfaces (e.g. roads, building sites) to a currently undeveloped area and therefore may have the potential to alter long-term drainage and groundwater infiltration patterns on and off site. The location, size and maintenance of the storm water drainage system will be analyzed and discussed in the EIR.
- d) The project site is located within the Bella Vista Water District. Development of the proposed planned development will require extension of the District's water lines to serve the proposed residential parcels for domestic water use and fire protection purposes and will be addressed in the EIR.
- e) See discussion under b) above.
- f) At present, information has not been received indicating whether or not the project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- g) The project would comply with Federal, State, and local statutes and regulations related to solid waste.

Mitigation/Monitoring: Additional project and environmental data, further discussion and analysis of environmental impacts, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in an Environmental Impact Report to be prepared for this project.

| XVII. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u> | Potentially Significant Impact | Less-Than-Significant With Mitigation Incorporated | Less-Than-Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | ✓ | | | |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | ✓ | | | |
| c) Does the project have potential environmental effects which may cause substantial adverse effects on human beings, either directly or indirectly? | ✓ | | | |

Discussion:

- a) Based on the discussion and findings in Section IV. Biological Resources, there is evidence to support a finding that the project would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal.

Based on the discussion and findings in Section V. Cultural Resources, there is evidence to support a finding that the project would have the potential to eliminate important examples of the major periods of California history or prehistory.

- b) Based on the discussion and findings in all Sections above, there is evidence to suggest that the project would have impacts that are cumulatively considerable.
- c) Based on the discussion and findings in all Sections above, there is evidence to support a finding that the project has potential environmental effects which may cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation/Monitoring: Additional project and environmental data, environmental impact analysis, recommendations for mitigations for potential impacts, and a mitigation monitoring plan, will be included in an Environmental Impact Report to be prepared for this project.

INITIAL STUDY COMMENTS

PROJECT NUMBER Z10-002 & TR1996 – Shasta Red LLC

GENERAL COMMENTS:

Special Studies: The following project-specific studies have been completed for the proposal and will be considered as part of the record of decision for the Negative Declaration. These studies are available for review through the Shasta County Planning Division.

1. “*Preliminary Geotechnical Investigation and Limited Geologic Hazards Evaluation of Proposed Residential Subdivision, Chatham Ranch, Shasta County, California*”, Brown & Mills, Inc., December 18, 2006.
2. “*Archaeological Reconnaissance for the Chatham Ranch (820 Acres North of Boyle Road) between Deschutes Road and Old Alturas Road, Palo Cedro, Shasta County, California*”, Coyote and Fox Enterprises, July 28, 2004.
3. “*Additional Archaeological Reconnaissance for the Chatham Ranch Development*”, Coyote and Fox Enterprises, April 3, 2006.
4. “*Chatham Ranch Biological Evaluation*”, Wildland Resource Managers, January 2005.
5. “*Wetlands Delineation for Chatham Ranch*”, Wildland Resource Managers, December 2008.
6. “*Chatham Ranch Development Traffic Impact Study*”, Omni-Means, February 2008.
7. “*Chatham Ranch Development Urbemis Air Quality Analysis*”, Omni-Means, January 2009.
8. “*Sewer System for Tierra Robles Subdivision*”, Lawrence & Associates, January 2011.
9. “*Chatham Ranch Wetlands Delineation Addendum*”, Wildland Resource Managers, May 2011
10. “*Wetland Delineation Addendum for Proposed Sewer Line Route*”, Wildland Resource Managers, May 2011 (On CD).

Conclusion/Summary: Based on a field review by the Planning Division and other agency staff, information provided by the applicant, and existing information available to the Planning Division, the project could potentially result in significant environmental impacts.

SOURCES OF DOCUMENTATION FOR INITIAL STUDY CHECKLIST

All headings of this source document correspond to the headings of the initial study checklist. In addition to the resources listed below, initial study analysis may also be based on field observations by the staff person responsible for completing the initial study. Most resource materials are on file in the office of the Shasta County Department of Resource Management, Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001, Phone: (530) 225-5532.

GENERAL PLAN AND ZONING

1. Shasta County General Plan and land use designation maps.
2. Applicable community plans, airport plans and specific plans.
3. Shasta County Zoning Ordinance (Shasta County Code Title 17) and zone district maps.

ENVIRONMENTAL IMPACTS

I. AESTHETICS

1. Shasta County General Plan, Section 6.8 Scenic Highways, and Section 7.6 Design Review.
2. Zoning Standards per Shasta County Code, Title 17.

II. AGRICULTURAL RESOURCES

1. Shasta County General Plan, Section 6.1 Agricultural Lands.
2. Soil Survey of Shasta County Area, California, published by U.S. Department of Agriculture, Soil Conservation Service and Forest Service, August 1974.

III. AIR QUALITY

1. Shasta County General Plan Section, 6.5 Air Quality.
2. Northern Sacramento Valley Air Basin, 2006 Air Quality Attainment Plan.
3. Records of, or consultation with, the Shasta County Department of Resource Management, Air Quality Management District.

IV. BIOLOGICAL RESOURCES

1. Shasta County General Plan, Section 6.2 Timberlands, and Section 6.7 Fish and Wildlife Habitat.
2. Designated Endangered, Threatened, or Rare Plants and Candidates with Official Listing Dates, published by the California Department of Fish and Game.
3. Natural Diversity Data Base Records of the California Department of Fish and Game.
4. Federal Listing of Rare and Endangered Species.
5. Shasta County General Plan, Section 6.7 Fish and Wildlife Habitat.
6. State and Federal List of Endangered and Threatened Animals of California, published by the California Department of Fish and Game.
7. Natural Diversity Data Base Records of the California Department of Fish and Game.

V. CULTURAL RESOURCES

1. Shasta County General Plan, Section 6.10 Heritage Resources.
2. Records of, or consultation with, the following:
 - a. The Northeast Information Center of the California Historical Resources Information System, Department of Anthropology, California State University, Chico.
 - b. State Office of Historic Preservation.
 - c. Local Native American representatives.
 - d. Shasta Historical Society.

VI. GEOLOGY AND SOILS

1. Shasta County General Plan, Section 5.1 Seismic and Geologic Hazards, Section 6.1 Agricultural Lands, and Section 6.3 Minerals.
2. County of Shasta, Erosion and Sediment Control Standards, Design Manual
3. Soil Survey of Shasta County Area, California, published by U.S. Department of Agriculture, Soil Conservation Service and Forest Service, August 1974.
4. Alquist - Priolo, Earthquake Fault Zoning Maps.

VII. HAZARDS AND HAZARDOUS MATERIALS

1. Shasta County General Plan, Section 5.4 Fire Safety and Sheriff Protection, and Section 5.6 Hazardous Materials.
2. County of Shasta Multi-Hazard Functional Plan
3. Records of, or consultation with, the following:
 - a. Shasta County Department of Resource Management, Environmental Health Division.
 - b. Shasta County Fire Prevention Officer.

- c. Shasta County Sheriff's Department, Office of Emergency Services.
- d. Shasta County Department of Public Works.
- e. California Environmental Protection Agency, California Regional Water Quality Control Board, Central Valley Region.

VIII. HYDROLOGY AND WATER QUALITY

- 1. Shasta County General Plan, Section 5.2 Flood Protection, Section 5.3 Dam Failure Inundation, and Section 6.6 Water Resources and Water Quality.
- 2. Flood Boundary and Floodway Maps and Flood Insurance Rate Maps for Shasta County prepared by the Federal Emergency Management Agency, as revised to date.
- 3. Records of, or consultation with, the Shasta County Department of Public Works acting as the Flood Control Agency and Community Water Systems manager.

IX. LAND USE AND PLANNING

- 1. Shasta County General Plan land use designation maps and zone district maps.
- 2. Shasta County Assessor's Office land use data.

X. MINERAL RESOURCES

- 1. Shasta County General Plan Section 6.3 Minerals.

XI. NOISE

- 1. Shasta County General Plan, Section 5.5 Noise and Technical Appendix B.

XII. POPULATION AND HOUSING

- 1. Shasta County General Plan, Section 7.1 Community Organization and Development Patterns.
- 2. Census data from U.S. Department of Commerce, Bureau of the Census.
- 3. Census data from the California Department of Finance.
- 4. Shasta County General Plan, Section 7.3 Housing Element.
- 5. Shasta County Department of Housing and Community Action Programs.

XIII. PUBLIC SERVICES

- 1. Shasta County General Plan, Section 7.5 Public Facilities.
- 2. Records of, or consultation with, the following:
 - a. Shasta County Fire Prevention Officer.
 - b. Shasta County Sheriff's Department.
 - c. Shasta County Office of Education.
 - d. Shasta County Department of Public Works.

XIV. RECREATION

- 1. Shasta County General Plan, Section 6.9 Open Space and Recreation.

XV. TRANSPORTATION/TRAFFIC

- 1. Shasta County General Plan, Section 7.4 Circulation.
- 2. Records of, or consultation with, the following:
 - a. Shasta County Department of Public Works.
 - b. Shasta County Regional Transportation Planning Agency.
 - c. Shasta County Congestion Management Plan/Transit Development Plan.
- 3. Institute of Transportation Engineers, Trip Generation Rates.

XVI. UTILITIES AND SERVICE SYSTEMS

- 1. Records of, or consultation with, the following:
 - a. Pacific Gas and Electric Company.
 - b. Pacific Power and Light Company.
 - c. Pacific Bell Telephone Company.
 - d. Citizens Utilities Company.
 - e. T.C.I.
 - f. Marks Cablevision.
 - g. Shasta County Department of Resource Management, Environmental Health Division.
 - h. Shasta County Department of Public Works.



A-4: State Clearinghouse – Notice of Completion

COPY

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Zone Amendment 10-002, Tract Map 1996 - Tierra Robles Planned Development

Lead Agency: Shasta County, Department of Resource Management Contact Person: Kent Hector, Senior Planner
Mailing Address: 1855 Placer Street, Suite 103 Phone: (530) 225-5532
City: Redding Zip: 96001 County: Shasta

Project Location: County: Shasta City/Nearest Community: Palo Cedro & Bella Vista
Cross Streets: Boyle Road / Porta DeGo Way Zip Code: 96073

Lat. / Long.: 40° 35' 36" N/ 122° 16' 01" W Total Acres: Approximately 715

Assessor's Parcel No.: 061-210-001, 061-240-001, 078-060-036, 078-060-039, and 078-250-002

Sections: Portions of Section 19, 30 Twp.: 32 North Range: 3 West Base: MDBM
Portions of Section 24, 25 Twp.: 32 North Range: 4 West Base: MDBM

Within 2 Miles: State Hwy #: SR-299 Waterways: Clough Creek Schools: North Cow Creek Elem.
Airports: Railways: Bella Vista Elem.

Document Type:

CEQA: [X] NOP [] Draft EIR NEPA: [] NOI [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other
[] Mit Neg Dec Other

RECEIVED
OCT 25 2012

Local Action Type:

[] General Plan Update [] Specific Plan [X] Rezone [X] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [X] Land Division (Subdivision, etc.) [] Other

STATE CLEARING HOUSE

Development Type:

[X] Residential: Units 166 Acres 715 [] Water Facilities: Type MGD
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational [] Waste Treatment: Type MGD
[] Recreational [] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

[X] Aesthetic/Visual [X] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Wildlife
[] Coastal Zone [X] Noise [X] Solid Waste [X] Growth Inducing
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Land Use
[X] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] Cumulative Effects
[] Other

Present Land Use/Zoning/General Plan Designation:

The proposed project consists of a residential Planned Development requiring a Zone Amendment (Z10-002) to change the current zoning from Rural Residential 5-acre minimum (RR-BA-5), Rural Residential 3-acre minimum (RR-BA-3), and Unclassified (U) to a Planned Development (PD) zone district establishing a conceptual development plan covering the entire site; and a Tract Map (TR 1996) to divide the 715.4-acre property into 166 residential parcels ranging from 1.5 acres to 7.5 acres in size, and four open space parcels totaling 175.4 acres. As proposed, the project would include a non-contiguous annexation of the 715.4-acre property into County Service Area No. 8, for sewage treatment and
Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in. January 2008

disposal. The proposed annexation is considered in this Initial Study, but would be subject to a separate application and approval from the Shasta County Local Agency Formation Commission (LAFCO).

The Planned Development proposes the following design features: (1) Inclusion of solar design in new homes which reduces annual energy usage by 15 percent or more; (2) Variation of housing design and setbacks with not more than 5 percent of the same building footprint or building design; (3) Class 1 public bikeways within the project site; and (4) pedestrian pathways and equestrian trails located along project roadways. The proposed project would include four open space parcels, ranging in size from 2.62 acres to 150.4 acres, which contain sensitive habitat features and/or species. The largest open space parcel is generally located on steep slopes (>30% slope) adjacent to waterways in the eastern portion of the project site. This open space area would serve as both a conservation and recreation area for the proposed subdivision.

Primary access would be from Boyle Road at the south end of the project with a north-south oriented arterial roadway connecting to Old Alturas Road at the north end of the site. The internal street network would be built to applicable local street standards and would include two bridge crossings of Clough Creek with public utility easements for water, sewer, electricity, telephone and storm-drain improvements within the road right-of-way. Domestic and fire suppression water would be provided by the Bella Vista Water District. The project would require construction of approximately 1.3 miles of sewer line on-site and 3.4 miles of new force main sewer line off-site (and outside the boundary of the County Service Area) within the Boyle Road and Deschutes Road right-of-way. The new off-site sewer main line would extend from the southern portion of the project site to an existing County Service Area No. 8 manhole located near the intersection of Old 44 Drive and Deschutes Road in Palo Cedro. New on- and off-site sewer lines would be sized to meet the requirements of County Service Area No. 8 and LAFCO and upon completion would be dedicated to County Service Area No. 8, which would be responsible for on-going operation and maintenance.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # 2 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # 5 |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input checked="" type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 1 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Integrated Waste Management Board | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input checked="" type="checkbox"/> Other: <u>National Marine Fisheries Service</u> |
| | <input checked="" type="checkbox"/> Other: <u>U.S. Army Corps of Engineers</u> |
| | <input checked="" type="checkbox"/> Other: <u>U.S. Fish and Wildlife Service</u> |

Local Public Review Period (to be filled in by lead agency)

Starting Date October 26, 2012 Ending Date November 26, 2012

Lead Agency (Complete if applicable): Shasta County, Resource Management Agency

| | |
|--|--|
| Consulting Firm: <u>RBI Consulting</u> | Applicant: <u>Shasta Red, LLC</u> |
| Address: <u>4540 Duckhorn Drive, Suite 202</u> | Address: <u>9595 Wilshire Blvd., Suite 214</u> |
| City/State/Zip: <u>Sacramento, CA 95834</u> | City/State/Zip: <u>Beverly Hills, CA 90212</u> |
| Contact: <u>Mr. Bruce R. Grove, Jr., RIA</u> | Phone: <u>(916) 502-7311</u> |
| Phone: <u>916-923-3636</u> | |

Signature of Lead Agency Representative: [Signature] Date: 10/26/12

Authority cited: Section 21083, Public Resources Code; Reference: Section 21161, Public Resources Code.



A-5: Notice of Preparation and Scoping Meeting Distribution List

**Tierra Robles Planned Development Project
Zone Amendment 10-002 and Tract Map 1996**

Notice of Preparation and Scoping Meeting - Distribution List

October 23, 2012

N = Receives Notice of Preparation and Scoping Meeting

R = Responsible Agency, T = Trustee Agency, C = Community Organization, X = Other

NX (4) Project files

Board of Supervisors

NX Board of Supervisors Office

NX David Kehoe

NX Leonard Moty

NX Glenn Hawes

NX Linda Hartman

NX Les Baugh

Planning Commission

NX Jim Chapin

NX Richard Franks

NX John Cornelius

NX Roy Ramsey

NX Darren Simmons

Shasta County

NX Larry Lees
Shasta County
County Administrative Officer

NX Clerk of the Board
Shasta County

NX Rubin Cruse
County Counsel

NX Dan Little
Regional Transportation Planning
Agency

NX Donnell Ewert
Shasta County
Department of Public Health

NR Pat Minturn
Shasta County
Department of Public Works

NX Russ Mull
Shasta County
Department of Resource Management

NX Ross Bell
Shasta County
Department of Resource Management
Air Quality Management

NR Russ Mull
Shasta County
Department of Resource Management
Environmental Health Division

NX Richard Simon
Shasta County
Department of Resource Management
Planning Division

NX Dan Hebrard
Shasta County Fire Department

NX Tom Bosenko
Shasta County Sheriff's Office

Libraries

NX Shasta County Library
1100 Parkview Avenue
Redding CA 96001

NX Shasta County Library
Anderson Branch
3200 West Center Street
Anderson, CA

NX County of Trinity
Planning Department
P.O. Box 2819
Weaverville, CA 96093-2819

Shasta County Cities

NX City of Redding
Development Services Department
Planning Division
777 Cypress Avenue
Redding, CA 96001

NX City of Anderson
Planning Department
1887 Howard Street
Anderson, CA 96007

NX Carla Thompson
City of Shasta Lake
Planning Department
PO Box 777
Shasta Lake CA 96019

Bordering Counties

NX County of Lassen
Community Development Department
707 Nevada Street
Susanville, CA 96103

NX County of Modoc
Planning Department
202 West Fourth Street
Alturas, CA 96101

NX County of Plumas
Planning Department
520 Main Street, Room 121
Quincy, CA 95971

NX County of Siskiyou
Planning Department
P.O. Box 1085
Yreka, CA 96097

NX County of Tehama
Planning Department
444 Oak Street, Room 1
Red Bluff, CA 96080

Schools

NX Columbia Elementary
10142 Old Oregon Trail
Redding, CA 96003

NX North Cow Creek Elementary
10619 Swede Creek Road
Palo Cedro, CA 96073

NX Bella Vista Elementary
P.O. Box 1070
Bella Vista, CA 96008

NX Junction Elementary
9087 Deschutes Road
Palo Cedro, CA 96073

NX Shasta Union High School District
1313 Yuba Street
Redding, CA 96001

NX Shasta College
PO Box 496006
Redding, CA 96049-6006

Local Agencies

NX Bella Vista Water District
11368 E. Stillwater Way
Redding, CA 96003

NR Community Services Area #8
Department of Public Works
1855 Placer Street
Redding, CA 96001

NR Amy K. Mickelson
Shasta LAFCO
2516 Goodwater Avenue, Suite A
Redding, CA 96002

NX Department of Conservation
801 K Street, MS18-01
Sacramento, CA 95814

- NX Shasta Mosquito and Vector Control
19200 Latona Road
Redding CA 96007
- NX Western Shasta Resource Conservation District
6270 Parallel Road
Anderson, CA 96007-4833
- NX Economic Development Corporation of Shasta County
410 Hemsted Drive #220
Redding, CA 96002
- NX Shasta County Farm Bureau
P.O. Box 970
Palo Cedro, CA 96073
- NX Gail Rich, President
Stillwater Churn Creek Watershed Alliance
5833 Beaumont Drive
Redding, CA 96003
- NX Susan Goodwin, President
Cow Creek Watershed Management Group
P.O. Box 71
Whitmore, CA 96096

Native American Groups

- NX Wintu Tribe and Toyon-Wintu Center
2675 Bechelli Lane
Redding, CA 95002
- NX Wintu Tribe of Northern California
PO Box 995
Shasta Lake, CA 96019
- NX Winnemem Wintu Tribe
14840 Bear Mountain Road
Redding, CA 96003
- NX Wintu Educational and Cultural Council
12138 Lake Boulevard
Redding, CA 96003
- NX Redding Rancheria
2000 Rancheria Road
Redding CA 96001

- NX Greenville Indian Rancheria
P.O. Box 279
410 Main Street
Greenville, CA 95947
- NX United Tribe of Northern California, Inc.
20059 Parocast Road
Redding, CA 95001
- NX Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

State Agencies

- NX State Clearinghouse
(15) PO Box 3044
Sacramento CA 95812 3044
- NX California Highway Patrol
Redding Office
2503 Cascade Boulevard
Redding, CA 96003
- NT California Historical Resources Information Systems
Northeast Information Center
123 West 6th Street, Suite 100
Chico, CA 95928
- NR Richard Lis
California Department of Fish & Game
601 Locust Street
Redding CA 96001
- NR Brian Smith
California Regional Water Quality Control Board
364 Knollcrest Drive, Suite 200
Redding CA 96002
- NX Marcelino Gonzalez
Caltrans District 2
1657 Riverside Drive
Redding CA 96001
- NX California Public Utilities Commission
505 Van Ness Avenue
San Francisco, CA 94102

NR State Water Resources Control Board
Division of Water Rights
P.O. Box 2000
Sacramento, CA 95812-2000

NR State Water Resources Control Board
P.O. Box 100
Sacramento, CA 95812-0100

NT Department of Water Resources
Northern District
2440 Main Street
Red Bluff, CA 96080

NX Department of Health Services
Drinking Water Division
Lassen District
415 Knoll Crest Drive
Suite 110
Redding, CA 96002

NX California Emergency Management Agency
3650 Schriever Ave.
Mather, CA 95655

Federal Agencies

NR Redding Office
U. S. Army Corps of Engineers
Sacramento District
152 Hartnell Avenue
Redding, CA 96002-1842

NX National Marine Fisheries Service
650 Capital Mall, Suite 6070
Sacramento, CA 95814

NR Jim Smith
U S Fish & Wildlife Service
10950 Tyler Road
Red Bluff CA 96080

NR Bureau of Reclamation
Mid-Pacific Region
2800 Cottage Way
Sacramento, CA 95825

Private Utilities

NX Pacific Gas and Electric Company
3600 Meadow View Road
Redding, CA 96002

NX Frontier Communications
9324 W. Stockton Blvd.
Oak Grove, CA 95758

NX A T & T, Inc,
175 E. Houston St.
San Antonio, TX 78205

News Media

NX KQMS Newstalk 1400
3660 Alta Mesa Drive
Redding CA 96002

NX KRCR TV News Channel 7
755 Auditorium Drive
Redding CA 96001

NX Redding Record Searchlight
1101 Twin View Blvd
Redding CA 96003

NX Valley Post
P.O. Box 1148
Anderson, CA 96007

NX East Valley Times
P.O. Box 100
Palo Cedro, CA 96073

Community Organizations

NC Palo Cedro Community Park Association
P.O. Box 1112
Palo Cedro, CA 96073

NC California Native Plant Society
Shasta Chapter
P. O. Box 990194
Redding, CA 96099-0194

NC Palo Cedro Chamber of Commerce
9090 Deschutes Road
Palo Cedro, CA 96073

Applicant/ Agents

- NX Shasta Red LLC
Geringer Capital
9595 Wilshire Blvd, Suite 214
Beverly Hills, CA 90212

- NX Lehmann & Associates Consulting
1212 South Street, Suite B
Redding, CA 96001

- NX David Storer
Development Advisory Services, Inc.
P.O. Box 6763
Folsom, CA 95763

\\Admin\pnshare\Kent\TIERRA ROBLES-SHASTA
RED\NOP\Tierra Robles PD Distribution
List.10-23-2012.wpd



Appendix B Scoping Meeting Materials

- B-1: Scoping Meeting Presentation
- B-2: Scoping Meeting Handouts
- B-3: Scoping Meeting Sign-In Sheet



B-I: Scoping Meeting Presentation

Public Scoping Meeting

Environmental Impact Report

For

**Tierra Robles Planned Development
Zone Amendment Z10-002
Tract Map 1996**

Initial Study / Notice of Preparation

November 8, 2012

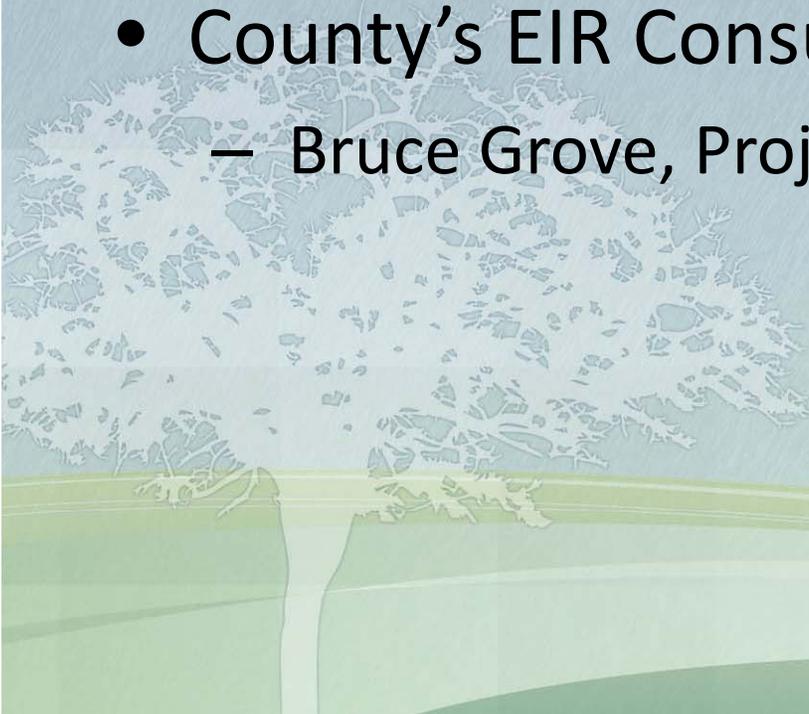


Tonight's Agenda

- Welcome and Introductions
- What is CEQA?
- Purpose of CEQA Scoping Meeting
- Description of Proposed Project
- Potential Environmental Impacts
- Proposed CEQA Review Schedule
- Contact Information
- Comments and Questions

Welcome and Introductions

- Shasta County Resource Management Staff
 - Kent Hector, Senior Planner
- County's EIR Consultant – RBF Consulting
 - Bruce Grove, Project Director



What is CEQA?

California Environmental Quality Act

- 1970 State of California environmental law
- Purpose of CEQA:
 - Provide information to decision makers and public about environmental consequences of actions
 - Evaluate the project's anticipated physical environmental effects
 - Provide the public with an opportunity to comment on the environmental issues
 - Obligation to avoid or reduce harm to the environment when feasible (“mitigation”)

Purpose of CEQA Scoping Meeting

- Receive additional input from the public and interested agencies on the environmental issues that the Draft EIR should address.
- The County has chosen to hold this meeting to enhance public participation as part of the project's review under CEQA.
- Today's meeting is NOT intended as a forum to discuss the merits of the proposed project.
 - Merits of the project may be discussed at future public hearings with the Planning Commission and Board of Supervisors.

Project Roles and Responsibilities

- The project applicant, Shasta Red LLC, has submitted an application to Shasta County to approve the project.
- Shasta County is the “Lead Agency” for CEQA review of the project.
- Shasta County has retained RBF Consulting to prepare an EIR for the project.

Project Roles and Responsibilities

- RBF Consulting works for Shasta County, not the project applicant.
- Avoids conflict of interest.
- The applicant has provided funds to the County to prepare the EIR.
- Local taxpayer dollars are not used.

Opportunities to Comment

- You are encouraged to comment tonight at this meeting.
- Written comments will be accepted instead of or in addition to verbal comments.
- Please limit comments to environmental issues to be analyzed in the EIR.
- NOP Comment Period will end on ***November 26, 2012 at 5:00 p.m.***
- 45-day Draft EIR Comment Period and Public Hearing (May – June 2013).
- Planning Commission and Board of Supervisors Hearings (September – October 2013).

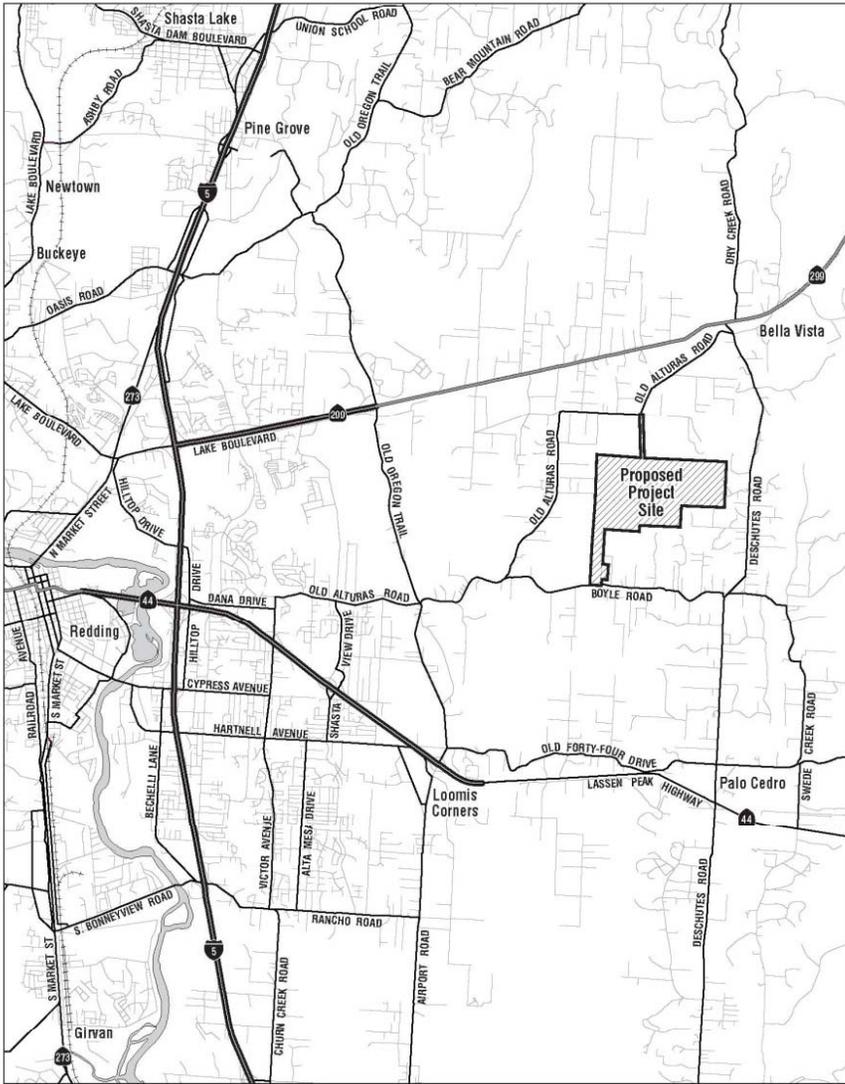
Environmental Impact Report

- Informational document based on facts, not speculation.
- Non-biased process that neither supports nor opposes the project.
- Primary Purpose: Educate decision makers to make an informed decision on the project.

Purpose of the Initial Study / Notice of Preparation (NOP)

- Section 15063 of the State CEQA Guidelines requires a Lead Agency to prepare a preliminary analysis to determine whether a Mitigated Negative Declaration (MND) or EIR is required.
- The Tierra Robles Initial Study and NOP serves as part of the scoping process to determine the appropriate environmental document for the project.
- Comments received as part of the NOP and Initial Study will be included in the Draft EIR.

Project Location

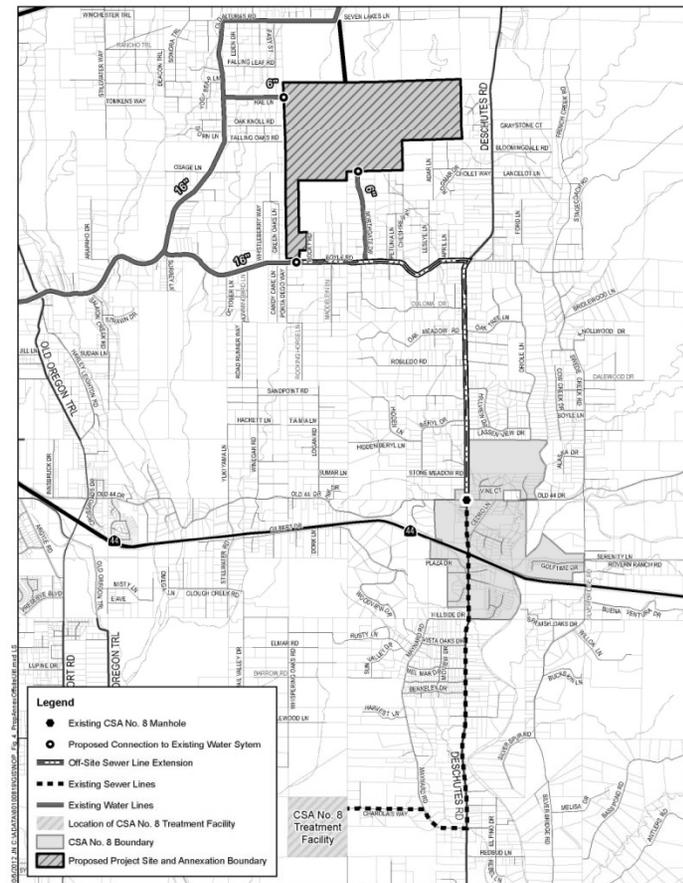


TERRA ROBLES PLANNED DEVELOPMENT
Site Vicinity

Figure 2

Proposed Actions

- Requested Actions by the Applicant:
 - Zone Amendment
 - RR-BA-3 / 5, Unclassified to Planned Development (PD)
 - Tract Map Approval
 - Annexation to CSA No. 8 – LAFCO Approval
- Residential Subdivision
- Open Space Use and other Amenities



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

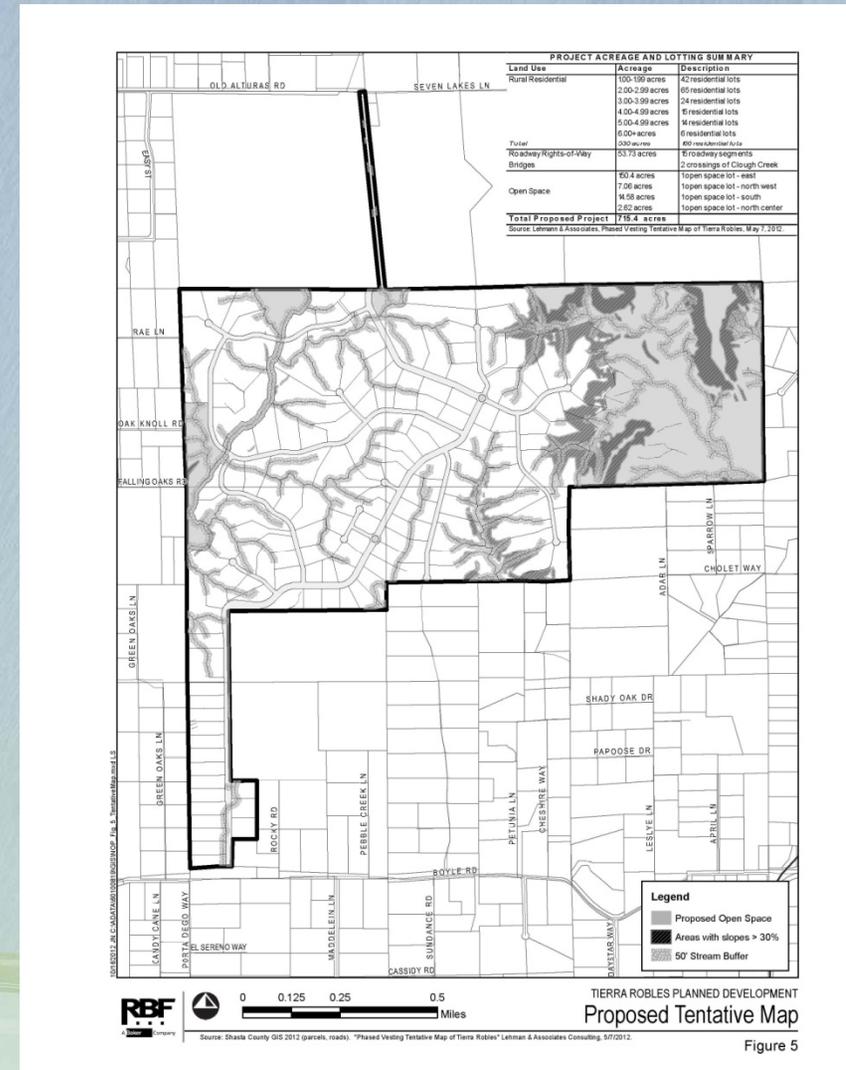
0 0.375 0.75 1.5 Miles

Source: Shasta County GIS (roads, parcels, streams, lakes).

Figure 4

Description of the Proposed Project

- 166 single-family residential lots on 530 acres
 - Lot sizes from 1.38 ac to 7.86 ac
- Four dedicated open space parcels
 - 2.62 ac to 150.4 ac
- Internal roadway network
 - 15 roadway segments
 - Two bridge creek crossings
- Project site access
- Full build-out anticipated by 2022



Description of the Proposed Project

- Infrastructure Improvements:
 - Sewer
 - 1.3 miles of sewer line on-site
 - 3.4 miles of new force main sewer off-site (outside of CSA No. 8) within the Boyle and Deschutes Road right-of-way
 - Water
 - Water lines connected at two locations
 - Water to be supplied by Bella Vista Water District
- Project Design Features:
 - Solar Design in New Homes
 - Class I Bikeways within Development
 - Pedestrian Paths
 - Variation of Housing Design

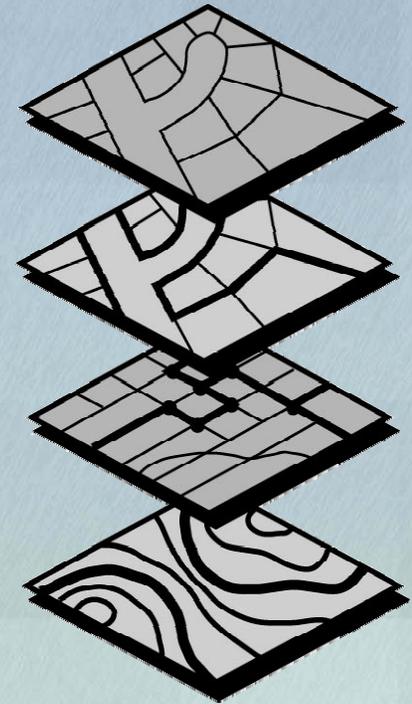
Potential Environmental Impacts

Based upon potential significant environmental effects, an EIR will be prepared to further evaluate issues identified in the Initial Study.

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Soils & Geologic Hazards
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Noise
- Air Quality
- Population & Housing
- Public Services & Fiscal Impacts
- Transportation & Traffic
- Utilities & Service Systems

Supporting Technical Analysis

- Air Quality / GHG Assessment
- Acoustical Evaluation
- Historical / Archaeological Resources
- Biological Resources
- Visual Impact Analysis
- Traffic Study
- Geotechnical Study
- Hydrology Study
- Water Evaluation Report
- Sewer Study
- Fiscal Impact Analysis



Analysis in Draft EIR

- Thresholds-based analysis
 - CEQA significance thresholds
- Short term impacts
 - Construction
- Long term impacts
 - Operational
- Cumulative impacts
- Project alternatives



Contact Information

- Please submit written comments (or e-mails) to:

Shasta County Department of Resource Management

Planning Division

Tierra Robles Planned Development Project

NOP and Draft EIR Comments

Attention: Mr. Kent Hector, AICP, Senior Planner

1855 Placer Street, Suite 103

Redding, CA 96001

khector@co.shasta.ca.us

- Comments must include, name, address, e-mail, or contact number.

THANK YOU FOR ATTENDING!!

PUBLIC COMMENTS & QUESTIONS





B-2: Scoping Meeting Handouts

Tierra Robles Planned Development

Introduction to the California Environmental Quality Act

California Environmental Quality Act Defined

The California Environmental Quality Act (CEQA) was enacted in 1970 requiring both state and local agencies to identify, disclose and consider environmental factors for projects requiring a discretionary action. A "discretionary project" as defined by CEQA means: *"a project which requires the exercise of judgment or deliberation when the public agency or body decides to approve or disapprove a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations"* (State CEQA Guidelines §15357). The intent of CEQA is to:

- ✓ Fully disclose the description of a proposed project.
- ✓ Evaluate a project's environmental effects.
- ✓ Consider relevant information before approving a project.
- ✓ Provide the public with an opportunity to review and comment on the environmental issues.
- ✓ Avoid or reduce potential harm to the environment when feasible.

A "project" is defined as an activity, or activities, which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps.

Purpose of the Environmental Impact Report

After thorough review of preliminary information provided by the project applicant (Shasta Red, LLC), including existing information available to the Shasta County Department of Resource Management (County), the County, acting as Lead Agency under CEQA, made the determination that the proposed Tierra Robles Planned Development Project could potentially result in significant environmental impacts.

The purpose of the Tierra Robles Planned Development Environmental Impact Report (EIR) is to provide state and local agencies, County decision-makers, and the general public with detailed information on the potentially significant environmental effects which the project is likely to have and to list ways which the significant environmental effects may be minimized and indicate alternatives to the project.

Where are we in the process?

The County has circulated a Notice of Preparation (NOP) requesting agency and public input on the anticipated environmental effects of the proposed Tierra Robles Planned Development Project. The NOP is circulated for a 30-day period to collect input based on the County's initial review of the anticipated environmental impacts. This evening's scoping meeting provides an initial opportunity for you to inform County staff of any environmental concerns or issues you believe should be evaluated in the Draft EIR.

Public Participation Process

Public participation is an essential part of CEQA. The County is formally requesting your input with regards to environmental issues important to you at this evening's meeting; however, as noted in the illustration below, there are additional opportunities to comment during the environmental review process.



Upon completion of the Draft EIR, the County will circulate the document for public comment. A noticed public hearing before the County Planning Commission will be scheduled. It is important to note that CEQA requires a minimum 45-day Draft EIR public review period and the County has elected to set a 60-day public review to allow responsible agencies and the interested public sufficient time to consider the information. At the conclusion of the 60-day Draft EIR review period, County staff will begin preparing responses to written comments received on the adequacy of the Draft EIR, including verbal testimony presented before the Planning Commission. Based on the comments received, revisions to the Draft EIR may be made.

A final public hearing will be scheduled when the Final EIR and proposed subdivision are presented before the County Board of Supervisors. The Board of Supervisors will consider the information presented in the Final EIR including responses, revisions, and findings, and ultimately decide if the environmental impacts have been fully addressed and disclosed. The Board of Supervisors may or may not decide to move forward with approving the proposed Tierra Robles Planned Development Project.

More on CEQA

To learn more about the CEQA process and requirements you can review the State CEQA Guidelines and other related information at the following web address: <http://ceres.ca.gov>.

County Contact Information



Shasta County
Department of Resource Management
Planning Division

Mr. Kent Hector, AICP, Senior Planner
1855 Placer Street, Suite 103
Redding, CA 96001
(530) 225-5532

Project Information Available At:

http://www.co.shasta.ca.us/index/drm_index/planning_index/eirs.aspx



PUBLIC SCOPING SUGGESTIONS/COMMENTS

TIERRA ROBLES PLANNED DEVELOPMENT PROJECT ZONE AMENDMENT Z10-002 AND TRACT MAP 1996 ENVIRONMENTAL IMPACT REPORT

Name:

Agency:

Mailing Address:

Phone Number:

Comments:

Send To: SHASTA COUNTY
Department of Resource Management
Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001
Attention: Kent Hector, Senior Planner
Fax: (530) 245-6468



B-3: Scoping Meeting Sign-In Sheet



**TIERRA ROBLES PLANNED DEVELOPMENT PROJECT
 ZONE AMENDMENT Z10-002 AND TRACT MAP 1996
 ENVIRONMENTAL IMPACT REPORT**

SIGN-IN SHEET

Public Scoping Meeting

North Cow Creek Elementary School
 10619 Swede Creek Road
 Palo Cedro, California

November 8, 2012
 7:00 PM

| | NAME | ADDRESS | PHONE | E-MAIL |
|-----|----------------------|--|--------------|----------------------------|
| 1. | AM SAVAGE | P.O. BOX 5 PALO CEDRO CA. | | |
| 2. | Betty Schilling | 21242 Boyle Rd Redding CA | 530-549-3447 | |
| 3. | Bill Schilling | 21242 Boyle Rd. Redding CA | 530-549-3447 | |
| 4. | Jannelle Bond | 21241 Boyle Road Redg. | 549-3118 | |
| 5. | GERALD HAYLER | 21212 OAK KNOLL RD | 549-5138 | GRHAYLER@CSUPOMONA.EDU |
| 6. | RONALD F. GIBART | 11397 EDEN DR REDDING | 549-3361 | rscibart@yahoo.com |
| 7. | VERA DEATH HEARNE | 21668 Boyle | 223 3956 | vera.death.hearne@csu.edu |
| 8. | VICKIE WOLF | 11048 Myrtlewood Dr | | |
| 9. | Jim & Christie Smith | 10613 April Lane | 549-4205 | smithfive@Frontier.net.net |
| 10. | Doug + Pam CARNEY | 10821 Green OAKS LN. ^{RD 6 96003} | 549-4819 | Carneydoug@gmail.com |
| 11. | Chuck + Betty HARNER | 21047 Red Hawk Ln Redding, CA 96003 | 223-0373 | |
| | Judy Tucker | 21342 Boyle Rd. CA | 549-4305 | linedancerjudy@a |

with 11/11/12

| | NAME | ADDRESS | PHONE | E-MAIL |
|-----|----------------------|--|----------|--------------------------------|
| 12. | Ed & Shirley Martin | 21168 Falling Leaf Rd. | 549 3123 | — |
| 13. | Monda Montres | 10576 Northgate Dr | 549-3870 | |
| 14. | Russ Klenham | 2859 Green Rattle Rdg | | |
| 15. | Stoc Nelson | | | |
| 16. | MARCIA RUSSELL | ^{P.O. Box 615} Bayle Rd P.C. | | |
| 17. | Sue MacSween | 10726 Northgate Dr. | 549-4672 | |
| 18. | Tracy Butlerford | 23491 Hwy 249 = Bella Vista Ca 90005 | 549-4234 | Butlerford ranch @gmail.com |
| 19. | Patty + John Hill | 10620 Whistleberry Wy | 549-4160 | — |
| 20. | Bob + Joan Tornai | 10576 April Lane | | |
| 21. | GARY TAYLOR | 8177 MAYNARD Ld. | 547-5772 | |
| 22. | Jim + Jodi White | 10771 Cheshire Way | 549-3906 | potluckantiques@gmail.com |
| 23. | TERRY & PEGGY TAYLOR | 10637 Pebble Creek Ln | 549-3878 | |
| 24. | Rene Carol Rando | 10801 Northgate | 549-5492 | 612 retiredefromherpub.net |
| 25. | RICK + TERI CHRIST | 22034 OLD ALTURAS RD | 549-4354 | bv9ps-7@frontiernet.net |
| 26. | Nancy Mann | 10697 Northgate | 549 4233 | nancy@shasta.com |
| 27. | Sharyn Cornelius | 2797 Deschutes Rd | 549-3988 | sharyn@eastvalleytimes.com |
| 28. | RICHARD & SUSAN RYAN | 21748 OLD ALTURAS RD | 549-4643 | |

| | NAME | ADDRESS | PHONE | E-MAIL |
|-----|-------------------|-----------------------|-----------|--------------------------|
| 29. | ERICK MATTHEW | 10738 GREEN OAKS | 604-3895 | EMATTHEW1934@GMAIL.COM |
| 30. | Charles Leach | 21865 Old H/Turns | 351 5672 | |
| 31. | STEF (DINA) DAUS | 10733 GREEN OAKS LN | 599 5727 | Stelavis@citlink.net |
| 32. | DAVID STEWART | 22027 Rustic Oak Ln. | 945-9167 | |
| 33. | KASEY STEWART | 8205 Maynard Rd. | 510-2150 | KaseyStewart@gmail.com |
| 34. | Elizabeth Taylor | 10950 Adair Ln | 549-3138 | betzytaylor@gmail.com |
| 35. | Garrett Taylor | " | " | " |
| 36. | Mary Colbert | 10621 April Ln | 549-3254 | |
| 37. | Wendy Weddle | 10990 Sparrow Ln. | 549-3673 | housewhacky@live.com |
| 38. | Gon Weddle | " | " | " |
| 39. | Patte Jelavich | | | patte@jelavich.com |
| 40. | Alice Montgomery | 10519 Neville Dr Pk | 549 4786 | scovern4@gmail.com |
| 41. | BRAD SEISER | 10603 Northgate Dr. | 549-3532 | bbseiser@frontiernet.net |
| 42. | Ed Hanson | 24473 Bilak Road | 757 2257 | |
| 43. | Penelope Crumpton | 21194 Rae Lane | _____ | |
| 44. | ALAN SCHMIDT | 10169 Rocky/Horseshoe | 215-0795 | ALSTR51@AOL.com |
| 45. | Buck Simonis | 21777 SHADY OAK | 549. 5780 | |

| | | | | |
|-----|--------------------------|--|-------------------|------------------------------|
| 46. | Jim Visco | 10396 Sundance | 549-3332 | |
| 47. | JACK AHERN | 21287 BOYLERD | 223-6633 | |
| 48. | Colton Schwennig | 10444 Candy Cane Lane | _____ | _____ |
| 49. | Kick Schwennig | 10444 Candy Cane Ln | 221-3402 | _____ |
| 50. | Richard + Donna Rersback | 10814 French Creek Rd | 547 5453 | |
| 51. | Scott & Alison Grant | 10349 MADDECEIN LN | 549 - 4947 | |
| 52. | GREG & KAY GIBSON | 10414 MADDELEIN | 222-4542 | |
| 52. | MICHAEL TRAVIS | 10141 ROCKING HORSE LN | 222 6434 | |
| 54. | Cindy Butler | 10297 Happy Hollow Ln | 524 8817 | cinderberri@gmail.com |
| 55. | PETE STONE | 21222 RAE LN. RD. CA | 945-2428 549-3980 | |
| 56. | Seon Swanson | 10571 Rocky Rd. | 530-646-8192 | |
| 57. | Shil SCARY | 10792 Northgate Dr | 227-927+ | |
| 58. | AUGEN TONEY | 10900 SPARROW LN | 549-3900 | allen@rt-c.com |
| 59. | Pam Zizza | 10076 Roadrunner way | | |
| 60. | Rock & Jan Mygls | | | |
| 61. | BRAD HARRISON | 21260 BOYLE ROAD | 530-605-9038 | bradharrison@frontiernet.net |
| 62. | Jackie O'Connor | 22044 Rustic Oak Ln. | | |
| 63. | FRANK Schabarum | 10615 Quail Hollow Lane Redding, CA 96003 | | |

| | | | | |
|-----|----------------|------------------|----------|--|
| 64. | VICTORIA BISON | 10076 ROADRUNNER | 222-4472 | |
| 65. | MARK MOFS | 10584 PETUNIA LN | 579-5409 | |
| 66. | | | | |
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Appendix C Comment Letters Received in Response to NOP

- C-1: Comment Letters from Government Agencies
- C-2: Comment Letter from Private Organizations
- C-3: Comment Letters from Private Citizens
- C-4: Summary of Oral Comments



C-1: Comment Letters from Government Agencies

Grove, Bruce

From: Kent Hector <khector@co.shasta.ca.us>
Sent: Tuesday, December 04, 2012 3:34 PM
To: Grove, Bruce
Subject: Tierra Robles NOP Comments - Shasta County Department of Public Works
Attachments: TierraRobWillServe.pdf

Kent,

DPW received the NOP for the above project. The Department specifically commented sewer service to the Developer in 2009—letter attached. The Department will stand by this conditional “Will Serve Letter” for the project.

Al Cathey
Shasta County
Department of Public Works
Ph (530)225-5661
Fax (530)225-5667
Email: acathey@co.shasta.ca.us



Shasta County

DEPARTMENT OF PUBLIC WORKS

1855 PLACER STREET
REDDING, CA 96001-1759
530 225-5661 530 225-5667 FAX
800 479-8022 California Relay Service at 700 or 800-735-2922

PATRICK J. MINTURN, DIRECTOR
C. TROY BARTOLOMEI, DEPUTY
SCOTT G. WAHL, DEPUTY

September 1, 2009

David Storer
DAS, Inc.
P.O. Box 6763
Folsom, CA 95763-6763

Subject: Pre-Application 09-001 Conditional Will Serve Letter

Dear Mr. Storer:

This letter is in response to our meeting with the Director of Public Works and the Assistant Director of Resource Management on August 27, 2009. The following paragraph summarizes the current and future capacity of the County Service Area (CSA) as permitted by the Regional Water Quality Control Board.

The Palo Cedro Sewer Plant has a capacity of 500 household equivalents (HEs). There are 464 HEs connected with 380 HEs on standby for a total of 844. Paralleling 6000' of force main from the main pump station to the plant would provide an 800 HE capacity. The master plan for the plant allows for staged construction to provide new capacity. The plan has three stages. Ultimate capacity of the plant, per the master plan, is 1585 HEs.

Because your project is well outside of the boundaries for CSA #8-Palo Cedro, the developer would have to do all necessary studies and build the required infrastructure, including potential plant capacity improvements, to accommodate the development. The sewer capacity study would need to be completed by the developer and approved by the Public Works Department. All costs associated with the study and the costs for checking and approving the study will be borne by the developer.

The study will quantify the improvements that will need to be in place with each phase of the proposed project. Given the nature of this proposal, it is not possible to quantify the total scope of the improvements until a detailed sewer study is submitted by the applicant. Sewer service is technically feasible, but many design details will need to be fleshed out prior to final approval of the study and conditioning for improvements.

David Storer
DAS, Inc.
September 1, 2009
Page 2

An annexation proceeding will need to be undertaken prior to providing sewer service to the proposed project. The developer will be responsible to pay all costs associated with the annexation. As proposed, the project would not be contiguous with the boundary for CSA #8-Palo Cedro. LAFCO would be the final arbiter on the proposed boundary for the modified CSA #8 boundary.

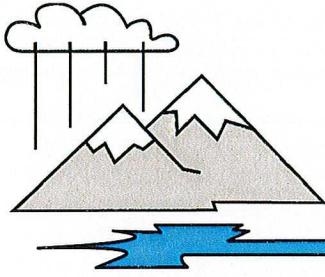
The subject property can be served subject to the requirements above.

Very truly yours,

Patrick J. Minturn, Director

By 
Alfred Cathey, Supervising Engineer
Development Services Division

ALC/lcg



· DIRECTORS ·
BOB NASH JEFF THOMPSON
JEFF O. STEPPAT LYNETTE BLAISDELL
LEIMONE WAITE

DAVID J. COXEY
Secretary/Treasurer/General Manager

BELLA VISTA WATER DISTRICT

11368 E. STILLWATER WAY • REDDING, CALIFORNIA 96003-9510
TELEPHONE (530) 241-1085 • FAX (530) 241-8354

November 27, 2012

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

Re: Proposed Tierra Robles Planned Development Project

Dear Mr. Hector:

The Bella Vista Water District has reviewed the "Environmental Initial Study" for the proposed Tierra Robles Planned Development. As you may know, the District receives nearly all of its water supply from the federal Central Valley Project (CVP) through a water service contract with the United States that is subject to severe shortage measures pursuant to the U.S. Bureau of Reclamation's municipal and industrial (M&I) shortage policy and any amendments thereto. The total contract quantity of 24,578 acre-feet/year is adequate for the current and planned needs of the District in normal year types. However, in single and consecutive "dry" or "severe" hydrologic year types, the District has experienced and anticipates severely reduced CVP allocations that may not meet current average year demands within the District. The yield of the Central Valley Project was reduced in 1992 with the passage of the Central Valley Improvement Act (H.R. 429, Public Law 102-575). The implementation of this Act combined with subsequent regulatory actions intended to protect threatened and endangered fish species has substantially reduced the reliability of CVP supplies, especially in shortage years. Current and anticipated regulatory actions and processes will further reduce the likelihood of the District receiving full water supply allocations especially in "below normal" year types and will exacerbate single and consecutive year shortages. Therefore, with regards to the Initial Study Environmental Checklist regarding water supply, specifically section XVI. Utilities and Service Systems, we believe a finding of "less than significant" is not accurate or appropriate.

Additionally, we offer the following comments regarding the potential environmental impacts that need to be addressed regarding the water supply, treatment and distribution requirements for the project:

1. There are presently no existing Bella Vista Water District water lines inside of the boundaries of the 715.4 acre tract.

We are an equal opportunity employer.

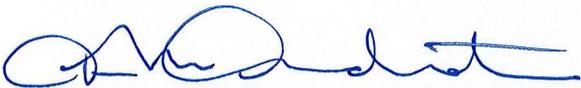
2. Plans for the water system improvements required to serve the proposed development must be submitted to Bella Vista Water District for review and the improvement plans will require the approval of the District.
3. The existing 16-inch line in Boyle Road and the 36-inch line in Old Alturas Road are owned by the U.S. Bureau of Reclamation, and operated and maintained by the District. The connection to the 16-inch main and the crossing of the 36-inch main will require the approval of Reclamation.
4. In addition to the connections to the District's existing water system shown in Figure 4 of the Notice of Preparation – "Proposed Annexation Boundary and Off-Site Utilities Improvements," connections to existing water lines in Old Alturas Road near Seven Lakes Land, in Oak Knoll Road and in Falling Oaks Road may be required. Hydraulic modeling will be necessary to determine the sizes of the connections and of the water lines within the project boundaries.
5. The required water system improvements must be installed and accepted by the District prior to the District providing permanent water service to any of the parcels proposed to be developed.
6. The proposed off-site force main will require a number of crossings of the District's water system facilities and the abandonment or relocation of the existing 8-inch water line in Boyle Road between Daystar Way and Leslye Lane. Detailed plans for each of the crossings and for the abandonment or relocation of the existing 8-inch water main must be submitted to the District for review and approval prior to the initiation of construction of the force main. Some of the water lines that the force main will cross are owned by the U.S. Bureau of Reclamation. The pipe crossings and any encroachments within Reclamation's rights-of-way will also require the approval of Reclamation.
7. The water supply needs for the project need to be determined based on the full potential range of development that will be allowed for the parcels. If there are no imposed land use restrictions then parcels may potentially be utilized for agricultural purposes which would have a larger annual water supply demand and a larger instantaneous flow (capacity) requirement than non-agricultural parcels.
8. The water supply needs for the project need to be determined based on the full range of water usage on similarly sized parcels within the District's service area not just the average water usage for similarly sized parcels. If there are no limits on meter sizes and allowable crop or landscape irrigation, then maximum water demands need to be calculated based on the irrigation of landscaping and/or crops for the entire parcel (less the building areas, driveways, walkways, etc.).
9. If the projected annual water demands for the project will exceed 250 acre-feet (the equivalent of a 500 residential dwelling unit project) then a Water Supply Assessment will be required pursuant to California Water Code 10910 et seq. The District is willing to work with the County to identify issues and develop strategies subject to reimbursement for project related expenses in accordance with the District's adopted Reimbursement Policy.
10. Possible mitigation measures to reduce the impact on the District's water supply and delivery capabilities that should be explored in the EIR include: imposition of restrictions for irrigated agricultural development, restricting landscaped areas, restricting the size of the water meters that will be permitted for the parcels, use of water efficient landscaping, use of water efficient plumbing

fixtures, and dry-year water supply augmentation to ensure the District's existing customers are not adversely impacted during single and consecutive dry years.

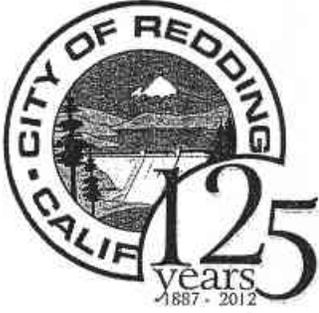
11. Landscaping will need to comply with the County's Landscape Irrigation ordinance (or the State's "Model Water Efficient Landscape Ordinance").
12. Water service to the parcels within the development will be subject to water service requirements, fees, and water service availability at such time as water service is requested from the District.

Please feel free to contact me if you have any questions regarding any of the above comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Don M. Groundwater". The signature is fluid and cursive, with a large initial "D" and "G".

Don M. Groundwater, P.E.
District Engineer



RECEIVED
SHASTA COUNTY

NOV 15 2012

DEPT OF RESOURCE MGMT
PLANNING DIVISION

CITY OF REDDING

DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

777 Cypress Avenue, Redding, CA 96001-2718

P.O. Box 496071, Redding, CA 96049-6071

530.225.4020 FAX 530.225.4495

November 13, 2012

L-010-390

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

Subject: Notice of Preparation
Tierra Robles Planned Development

Dear Mr. Hector:

Thank you for the Notice of Preparation for a draft environmental impact report (EIR) being prepared for the Tierra Robles Planned Development project. The Redding Planning Division has reviewed the project description and believes the project has the potential for increased traffic impacting the service level of certain city street segments and intersections. The City requests that the EIR include an analysis of potential project impacts on the service levels of:

- Old Alturas Road corridor between Old Oregon Trail and Browning Street, including the intersections at Rose Tree Lane, Shasta View Drive, Oak Mesa Lane, Edgewood Drive, Victor Avenue, and Browning Street.
- Shasta View Drive corridor between Old Alturas Road and SR44, including the intersection at Atrium Way and Viking Way.
- Victor Avenue corridor between Old Alturas Road and SR44, including the intersection at Dana Drive.

The City is available to meet with County staff and it's EIR consultant to further clarify or refine this requested element of the traffic analysis scope. To arrange such consultation, please contact me at (530) 225-4028 or demallie@ci.redding.ca.us.

Sincerely,

A handwritten signature in black ink that reads "Douglas DeMallie".

Douglas DeMallie
Planning Manager

DD:et
LTR12VE111312L-KH

cc: Chuck Aukland, Assistant Public Works Director

DEPARTMENT OF TRANSPORTATION
OFFICE OF COMMUNITY PLANNING
1657 RIVERSIDE DRIVE
REDDING, CA 96001-0536
PHONE (530) 229-0517
FAX (530) 225-3020
TTY 711

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SHASTA COUNTY

NOV 19 2012



*Flex your power!
Be energy efficient!*

November 15, 2012

DEPT OF RESOURCE MGMT
PLANNING DIVISION

IGR/CEQA Review
Sha-44-3.62, 7.0, 299-46.74
Tierra Robles Planned Development
NOP EIR
SCH # 2012102051

Mr. Kent Hector
Shasta County
Department of Resource Management
Planning Division
1855 Placer Street
Redding, CA 96001

Dear Mr. Hector:

Thank you for the opportunity to review the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) submitted on behalf of Shasta Red LLC to subdivide 715 acres into 166-parcels. The project is located on the north side of Boyle Road between the communities of Bella Vista and Palo Cedro and between State Routes (SR) 299 and SR 44.

Access to the site is available from several routes onto SR 44 and SR 299 or County roads into the City of Redding. A traffic study was prepared and reviewed by Caltrans in 2009. Highway facilities in this area that are identified for future improvements due to cumulative growth include the SR 44 road segment between Palo Cedro and the Airport Road interchange, and the Deschutes Road/SR 44 and Airport Road/SR 44 interchanges.

The need for signalization of the Deschutes Road/SR 44 interchange ramp intersections has been previously identified in the review of several County residential subdivision approvals and as early as the development of Foothill High School. We look forward to the DEIR and conditions of approval recognizing that the project will contribute traffic impact fees or a proportionate share mitigation funds toward the interchange signalization. As identified in the review of the Russell, Avantino, Brannon, and Trinity Equipment (Weibelhaus) subdivisions, Caltrans will work with the County in the design and construction of the signal improvements once the County programs the improvements. A two-year advanced notice prior to signalization construction is needed.

Caltrans looks forward to reviewing the traffic section of the DEIR. If you have any questions, or if the scope of this project changes, please call me at 225-3369.

Sincerely,

A handwritten signature in black ink, appearing to read "Marcelino".

MARCELINO GONZALEZ
Local Development Review
District 2



2516 Goodwater Avenue, Suite A
Redding, California 96002
530.242.1112
www.shasta.lafco.ca.gov

Les Baugh, Chairman
County Member

Larry Farr
City Member

Irwin Fust
Special District Member
Alternate

Linda Hartman
County Member
Alternate

Brenda Haynes
Special District Member

Patrick Jones
City Member

David Kehoe
County Member

John Mathena, Vice Chairman
Public Member

Stephen Morgan
Special District Member

Larry Russell
Public Member
Alternate

James Yarbrough
City Member
Alternate

Amy Mickelson
Executive Officer

November 26, 2012

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

Dear Kent,

Thank you for the opportunity to comment on the Notice of Preparation of an Environmental Impact Report (EIR) for the Tierra Robles Planned Development Project. As you know, due to the proposed non-contiguous annexation to CSA#8, Shasta Local Agency Formation Commission (LAFCO) is a responsible agency in this project. We look forward to working with you over the course of this proposal.

As requested, the following are hereby identified as significant environmental effects and mitigation measures that will need to be explored and discussed within the EIR, according to LAFCO policies and practice:

1. The conversion of agricultural lands;
2. Capacity and service availability for sewage treatment and disposal provided by the proposed annexation to CSA No. 8;
3. The effect on fire protection services, currently provided by Shasta County Fire Department (CSA No.1);
4. The effect on Bella Vista Water District, specifically, the availability of adequate water supplies.
5. Detailed discussion regarding the substantial growth-inducing nature of the proposal location, particularly along the proposed extension of the new force main sewer line;
and
6. Whether or not the proposed project would exceed wastewater treatment requirements of the Regional Water Quality Control Board.

As to special studies and other information that our agency believes are necessary for the County to analyze the significant environmental effects, alternatives, and mitigation measures you have identified; we would be looking towards a sewer capacity study to answer many of our questions in regard to this project. Alternatives to annexation should also be discussed in detail. We would also be looking for more information regarding Bella Vista Water District's water service capabilities and limitations regarding a readily available water supply. As noted above, we also have concerns regarding the effect on fire protection services. An update to the CSA No. 1 Municipal Service Review (MSR) will be a requirement prior to consideration by Shasta LAFCO, with the cost of the update born by the applicant.

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SHASTA COUNTY

DEC 03 2012

DEPT OF RESOURCE MGMT
PLANNING DIVISION

November 26, 2012

Page 2 of 2

If you have any questions or concerns, please feel free to contact me at:

Amy Mickelson
Executive Officer
Shasta Local Agency Formation Commission
2516 Goodwater, Suite A
Redding, California 96002
(530)242-1112
exec@shasta.lafco.ca.gov

Again, thank you for your time and consideration of our comments.

Regards,

A handwritten signature in cursive script that reads "Amy K. Mickelson".

Amy Mickelson
Executive Officer



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR
RECEIVED
SHASTA COUNTY

Notice of Preparation

October 25, 2012

OCT 29 2012

DEPT OF RESOURCE MGMT
PLANNING DIVISION

To: Reviewing Agencies

Re: Zone Amendment 10-002, Tract Map 1996 - Tierra Robles Planned Development
SCH# 2012102051

Attached for your review and comment is the Notice of Preparation (NOP) for the Zone Amendment 10-002, Tract Map 1996 - Tierra Robles Planned Development draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

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

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2012102051
Project Title Zone Amendment 10-002, Tract Map 1996 - Tierra Robles Planned Development
Lead Agency Shasta County

Type NOP Notice of Preparation
Description The proposed project consists of a residential Planned Development requiring a Zone Amendment (Z10-002) to change the current zoning from Rural Residential 5-acre minimum (RR-BA-5), Rural Residential 3-acre minimum (RR-BA-3), and Unclassified (U) to a Planned Development (PD) zone district establishing a conceptual development plan covering the entire site; and a Tract Map (TR 1996) to divide the 715.4-acre property into 166 residential parcels ranging from 1.5 acres to 7.5 acres in size, and four open space parcels totaling 175.4 acres. As proposed, the project would include a non-contiguous annexation of the 715.4-acre property into County Swervice Area No. 8, for sewage treatment and disposal.

Lead Agency Contact

Name Kent Hector
Agency Shasta County Department of Resource Management
Phone 530 225-5532 **Fax**
email
Address 1855 Placer Street, Suite 103
City Redding **State** CA **Zip** 96001

Project Location

County Shasta
City
Region
Cross Streets Boyle Road / Porta Dego Way
Lat / Long 40° 35' 36" N / 122° 16' 01" W
Parcel No. 061-210-001, 061-240-001, 078-060-036, 078-060-039, and 078-250-002
Township 32 N **Range** 3,4 W **Section** 19,30, **Base** MDBM

Proximity to:

Highways SR-299
Airports
Railways
Waterways Clough Creek
Schools No. Cow Creek Elem, Bella Vista Elem
Land Use

Project Issues Schools/Universities; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Fiscal Impacts; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Aesthetic/Visual; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Resources, Recycling and Recovery; Department of Fish and Game, Region 1; California Highway Patrol; Native American Heritage Commission; Caltrans, District 2; Regional Water Quality Control Bd., Region 5 (Redding)

Date Received 10/25/2012 **Start of Review** 10/25/2012 **End of Review** 11/26/2012