

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,



Don M. Groundwater, P.E.
District Engineer



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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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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
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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

County: Yuba

Resources Agency

- Resources Agency
Nadell Gayou
- Dept. of Boating & Waterways
Nicole Wong
- California Coastal Commission
Elizabeth A. Fuchs
- Colorado River Board
Gerard R. Zimmerman
- Dept. of Conservation
Elizabeth Carpenter
- California Energy Commission
Eric Knight
- Cal Fire
Dan Foster
- Central Valley Flood Protection Board
James Heitola
- Office of Historic Preservation
Ron Parsons
- Dept of Parks & Recreation
Environmental Stewardship Section
- California Department of Resources, Recycling & Recovery
Sue O'Leary
- S.F. Bay Conservation & Dev't Comm.
Steve McAdam
- Dept. of Water Resources
Nadell Gayou

Fish and Game

- Dept. of Fish & Game
Scutt Flint
- Environmental Services Division
Donald Koch
- Fish & Game Region 1
Donald Koch

- Fish & Game Region 1E
Laurie Harnsberger
- Fish & Game Region 2
Jeff Drongeseri
- Fish & Game Region 3
Charles Amor
- Fish & Game Region 4
Julie Vance
- Fish & Game Region 5
Leslie Newton Reed
- Fish & Game Region 6
Gabrina Gatchel
- Fish & Game Region 6 IM
Brad Henderson
- Dept. of Fish & Game M
George Isaac
- Inyo/Mono. Habitat Conservation Program
- Habitat Conservation Program
- Dept. of Fish & Game M
Maine Region

Other Departments

- Food & Agriculture
Sandra Schubert
- Dept. of Food and Agriculture
Public School Construction
- Dept. of General Services
Anna Garheff
- Environmental Services Section
- Dept. of Public Health
Jeffery Worth
- Dept. of Health/Drinking Water
Delta Stewardship Council
Kevan Samsam
- Dept. of Agriculture
Dept. of Food and Agriculture
- Dept. of General Services
Public School Construction
- Dept. of Public Health
Jeffery Worth
- Dept. of Health/Drinking Water
- Delta Stewardship Council
Kevan Samsam
- Dept. of Fish & Game
Commission
Michael Machado
- Cal EMA (Emergency Management Agency)
Dennis Castrillo

Independent Commissions/Boards

- Delta Protection Commission
Michael Machado
- Cal EMA (Emergency Management Agency)
Dennis Castrillo

- Native American Heritage Comm.
Debbie Treadway
- Public Utilities Commission
Leo Wong
- Santa Monica Bay Restoration
Guangyu Wang
- State Lands Commission
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Business, Trans & Housing

- Caltrans - Division of Aeronautics
Philip Crimmins
- Caltrans - Planning
Terri Pencovic
- California Highway Patrol
Suzann Ikeuchi
- Office of Special Projects
Housing & Community Development
CEQA Coordinator
Housing Policy Division

Dept. of Transportation

- Caltrans, District 1
Rex Jackman
- Caltrans, District 2
Marcelino Gonzalez
- Caltrans, District 3
Gary Arnold
- Caltrans, District 4
Erik Alm
- Caltrans, District 5
David Murray
- Caltrans, District 6
Michael Navarro
- Caltrans, District 7
Dianna Watson

- Caltrans, District 8
Dan Kopitsky
- Caltrans, District 9
Gayle Rosander
- Caltrans, District 10
Tom Dumas
- Caltrans, District 11
Jacob Amstrong
- Caltrans, District 12
Marlon Regisford

Cal EPA

- Air Resources Board
Airpoll/Energy Projects
Jim Lerner
- Transportation Projects
Douglas Ito
- Industrial Projects
Mike Tollstrup
- State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance
- State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- State Water Resources Control Board
Phil Crader
Division of Water Rights
- Dept. of Toxic Substances Control
CEQA Tracking Center
- Department of Pesticide Regulation
CEQA Coordinator

- RWQCB 1
Catherine Hudson
North Coast Region (1)
- RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3
Central Coast Region (3)
- RWQCB 4
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S
Central Valley Region (5)
- RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- RWQCB 6
Lahontan Region (6)
- RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7
Colorado River Basin Region
- RWQCB 8
Santa Ana Region (8)
- RWQCB 9
San Diego Region (9)

- Other _____
- Conservancy _____

Dawn Duckett

From: Kent Hector
Sent: Tuesday, December 04, 2012 4:19 PM
To: Dawn Duckett
Subject: FW: Tierra Robles NOP Comments

Attachments: TierraRobWillServe.pdf

From: Alfred Cathey
Sent: Tuesday, December 04, 2012 3:31 PM
To: Kent Hector
Subject: Tierra Robles NOP Comments

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.



TierraRobWillServe.
pdf (93 KB)...

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

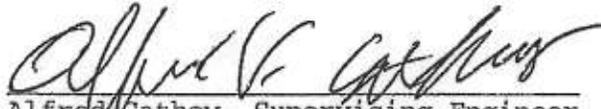
An annexation proceeding will need to be undertaken prior to providing sewer service to the proposed project. The developer will be responsible to pay all costs associated with the annexation. As proposed, the project would not be contiguous with the boundary for CSA #8-Palo Cedro. LAFCO would be the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