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SHASTA COUNTY
NOV 20 2012
DEPT OF RESOURCE MGMT
PLANNING DIVISION

PUBLIC SCOPING SUGGESTIONS/COMMENTS

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

Name: ALLAN SCHMIDT

Agency:

Mailing Address: 10169 ROCKING HORSE LN. REDG. 96003

Phone Number: 530-215-0794

Comments: (1A) ANY NEW ASSESSMENTS FOR AREA PROPERTY OWNER

(1) WHY NO ACCESS FROM DESCHUTES ROAD.

(2) BOYLE AND OLD ALTURAS ROADS ALREADY TRAFFIC PROBLEMS.

(3) WHO WILL PAY FOR THE SEWER CONSTRUCTION AND TRAFFIC PROBLEMS ON BOYLE AND DESCHUTES.

(4) WILL THE NEW SEWER EXTEND DOWN PORTA DEGO OR MADRONE AND WILL ~~THE~~ ANY OF THE PROPERTY OWNERS BE FORCED TO HOOK IN AND PAY EITHER NOW OR FUTURE

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

Kent Hector

From: Allen Toney [allen@rta-c.com]
Sent: Friday, November 16, 2012 10:13 AM
To: Kent Hector
Subject: Tierra Robles planned Development

Kent,

I am curious if a fire access is being considered through Cholet out to Deschutes like it is through Northgate?

Allen E. Toney PE
RTA Construction, Inc.
9614 Tanqueray Court
Redding, CA 96003
(530) 223-1100 ext. 13
(530) 223-6320 fax
allen@rta-c.com

Kent Hector

From: stockcarman@netzero.net
Sent: Monday, November 26, 2012 4:25 PM
To: Kent Hector
Subject: Development Proposal Tierra Robles Subdision

Hi Kent, I would like to say, I oppose this development. I think there is already too much traffic on Boyle Rd. I see a lot of parents rushing to take their kids to school and Foothill High School. If there are that many new households there will be some serious need for widening of Boyle Rd. I've lived out here for a few years now, I love it, but I have seen several accidents at Boyle and Old Altruras, Some minor, some not so minor. There will probably have to be Traffic lights at both Boyle and Old Alturas, and at Deschutes and Old Alturas. We also just got hit with another FEE. A FIRE PREVENTION FEE from the BOARD OF EQUALIZATION ??? because I live in a State Resposibility Area. A $150.00 fee knocked down to $115.00 because of a FEE EXEMPTION. What is a development like that going to do to that fee? A BAD MOVE TO MY WAY OF THINKING, SOMEBODY WANTS TO MAKE SOME MONEY AT EVERYBODY ELSE'S EXPENSE. Thank you for hearing my plea, Sincerely Resident of Boyle Rd.
P.S. I was born here in Redding, and lived here all my life, I've seen many changes to the city and it surroundings. This is not a GOOD DEAL

NetZero now offers 4G mobile broadband. Sign up now.

Kent Hector

From: mrg755@frontiernet.net
Sent: Monday, November 26, 2012 10:09 AM
To: Kent Hector
Subject: Tierra Robles EIR public comments

Dear Mr. Hector,

I submit the following public comments for consideration for the environmental impact report for the Tierra Robles project.

I have major concerns about this project and expect these issues to be fully studied and mitigated as needed. I will list them below in no particular order.

This project will have major impacts to storm water runoff. The existing runoff patterns will be altered and this may have negative effects on the local environment. Thisgn such as runoff volumes, velocities, sediment transport etc. should all be studied and quantified to determine both short and long term effects.

This project will have major impacts to mature blue oak habitat and the related species that live in this area. A count of mature oaks that will be removed or threatened should be conducted and appropriate mitigation should be required.

Other plant species such as silky cryptantha, henderson's bent grass, meadow foam and other dangered/threatened plant species should be considered.

A determination needs to be made about this project's impact to anadramous fish habitat. Studies should be conducted to determine any impacts to the Shasta crayfish, the Shasta slamander and their associated habitats.

The traffic patterns in this area will be seriously impacted, studies should be done to determine the extend of traffic impacts and associated improvements to the areas roads must be required. These improvements should include capacity as well as alignment improvements and overall pavement condition improvements.

Both light and sound pollution need to be studied and quantified to determine how this development will impact these areas. Appropriate mitigation measures should be required.

All these issues, as well as others that may be expressed by others need to be studied for existing condition compared to post-project condition.

I understand that this project may be attractive to the County of Shasta because of the tax revenue it may bring but this re-zoning proposal is not very welcome by the locals especially because the current zoning is why many of us live here now.

Thank you for your consideration of these concerns.

Kent Hector

From: Mbscritters [mbscritters@aol.com]

Sent: Sunday, November 18, 2012 2:42 PM

To: Kent Hector

Subject: Terra Robles Planned Development

As a Palo Cedro resident, I have several concerns regarding the Terra Robles Planned Development. We live just west of Deschutes with this proposed project being behind our property. We live out here because we enjoy the relative peace and quiet, lack of crowding, and safety of the area. This proposed development is against our zoning regulations. I am concerned for our property values, our water supply, and our safety.

Considering the fact that Bella Vista Water barely has enough water allotment to serve the present customers, I cannot see how they can service this additional area, especially in light of the fact that additional develpments have already been approved in the Bella Vista Water District.

This many additional homes would bring in the need for additional school space and road improvements. We property owners already bare the burden of paying additional taxes for schools we may not have wanted and additional fees to Bella Vista Water for their improvements and expansion. Crime being what it is in Redding, we don't need that spreading to our area with our limited Sheriff staff.

Then there is the issue of guns. County regulations seem to allow shooting from anyone's property out here. Will 166 new home owners be allowed all to shoot on their property some of which will only be1.38 acres? This development is next to a gun club. This project seems to be totally disregarding the quality of life of the present residents.

PUBLIC SCOPING SUGGESTIONS/COMMENTS

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

Name: BARBEE & BRAD SEISER

Agency:

Mailing Address: 10603 NORTHGATE DRIVE, PALO CEDRO, CA 96073

Phone Number: 530-549-3532

Comments:

The project proposes to use Northgate Drive for the development's emergency access road. Northgate Drive is a Private Road and we and the other residents on this private street have not given permission for the road to be used for this purpose. We are not inclined to give such permission at this time. The paved road is not in great condition and of major concern is that the width of the road can barely accommodate two cars passing each other, let alone two fire trucks. Also, the current maps and documents supplied to the county and public that depict this proposed project do not include this proposed use of Northgate Drive, a private street, as an emergency access road. This is a major oversight on the part of the builder and county and will not be tolerated.

Send To: SHASTA COUNTY
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Attention: Kent Hector, Senior Planner
Fax: (530) 245-6468

PUBLIC SCOPING SUGGESTIONS/COMMENTS

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

Name: BARBEE & BRAD SEISER

Agency:

Mailing Address: 10603 NORTHGATE DRIVE, PALO CEDRO, CA 96073

Phone Number: 530-549-3532

Comments:

This project will negatively impact an already burdened water system through the Bella Vista Water District. Current water pumps serving Northgate Drive can't provide the necessary water pressure to service the irrigation needs of our home and those of our neighbors. Even when additional water pumps are turned on the late spring, water pressure is still insufficient to meet irrigation needs . We have been told by water audit personnel that the pressure is inadequate for our needs. With the addition of 166 residences the water pressure is sure to drop even further. This would be particularly dangerous to current home owners if there was insufficient water pressure to fight wild fires which have been known to impact this area. We oppose this project unless the water district or builder is required to add water pumping capacity or the project is required to have its own water well and pumping system, AT NO COST TO CURRENT BELLA VISTA WATER DISTRICT CUSTOMERS!

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TIERRA ROBLES PLANNED DEVELOPMENT PROJECT
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Name: BARBEE + BRAD SEISER

Agency:

Mailing Address: 10603 NORTHGATE DRIVE, PALO CEDRO, CA 96073

Phone Number: 530-549-3532

Comments:

We moved to Palo Cedro because of its rural landscape and its lack of subdivision housing. If we wanted to live in that kind of neighborhood we would have moved to Redding. This project is completely out of character for the area and will detract from the physical beauty and way of life that we cherish and paid for. It's interesting to note that no previous project of its size has been approved for this area in the past and we should not start now. This project will degrade the quality of life through higher traffic on Boyle Road and Old Alturas Road, increased demand on already strained fire and sheriff services, and poorer air quality due to 166 more residences being able to burn within this small community. Also, with 166 additional families the local schools will find it difficult to assimilate the increase in student population and limited financial resources.

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TIERRA ROBLES PLANNED DEVELOPMENT PROJECT
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Name: BARBEE + BRAD SEISER

Agency:

Mailing Address: 10603 NORTHGATE DRIVE, PALO CEDRO, CA 96073

Phone Number: 530-549-3532

This project will negatively impact the wildlife and flora that are on the 716 acres. This project will displace deer, wild turkeys, birds, skunks, and possum and will put them in greater contact with already existing populated areas which cannot accommodate them. At least with this open land they can exist and thrive naturally. This project will also destroy a good number of trees which we need to improve air quality.

Send To: SHASTA COUNTY
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Redding, CA 96001
Attention: Kent Hector, Senior Planner
Fax: (530) 245-6468

November 25, 2012

RECEIVED
NOV 26 2012
COUNTY OF SHASTA
PERMIT COUNTER

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

Dear Mr. Hector:

Regarding: Scoping for the Environmental Impact Report for Zone Amendment 10-002, Tract 1996, and the proposed annexation to Community Service Area 8 for sewage treatment and disposal for the Tierra Robles Planned Development Project

In addition to all of the issues raised in the Public Scoping Meeting Summary of Comments, I think the following potential environmental impacts should be addressed in the Environmental Impact Report for this project:

1. Aesthetics: Will lighting the project have an impact on the night sky, and if so, how will this impact be mitigated?

2. Agricultural Resources: According to the Natural Resource Conservation Service soils maps, some areas of the project site are identified as "farmland of statewide importance." How will the project mitigate for the loss of these soils?

3. Air Quality: What are the potential impacts of this project on global warming? How would this project be consistent the State of California policies on greenhouse gas emissions and how would it be consistent with the proposed Shasta County Climate Action Plan?

4. Biological Resources: What candidate, sensitive, and/or special status species are potentially found on the site and what is the potential impact of the project on these species? This project will result in the fragmentation and loss of oak woodlands. Where and how will this impact be mitigated?

5. Hydrology and Water Quality: Does the Bella Vista Water District currently have water resources available, including adequate volume and pressure, and the infrastructure in place to serve this project, including water for agricultural as well as residential use? If not, how will water be provided? Will new wells and storage tanks be required? If so, what and where will they be located? If the District increases its capacity to provide water will this have growth inducing impacts on the Palo Cedro area? How will the project avoid increasing peak stream flow in the intermittent streams which drain the site? What provisions will be made for on-site infiltration of storm water?

6. Land Use and Planning: How is this development consistent with all of the applicable Objectives and Policies of the Shasta County General Plan, especially those concerning residential density? How is the project consistent with the land capability analysis for the subject property? How many residences could be located on the site without sewer service, based on soil suitability for individual septic systems? How does lot size affect usage? Other parcels in the area are large enough for agricultural use. Some of the proposed parcels are clearly intended for residential use. Will there be potential conflicts between agricultural and residential uses caused by the design of this development?

7. Population and Housing: It appears that this project has the potential to induce off-site population growth indirectly through the proposed extension of the sewer line. Once the right-of-way is established, what is to prevent other developers from also requesting annexation? Given that the Bella Vista Water District already serves all of the area between the proposed development and the existing Community Service Area 8, all of this area has the potential for a much higher density of development. The EIR should include an analysis of all potential on-site and off-site development.

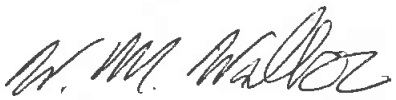
8. Transportation and Traffic: How much additional traffic is expected, and at which intersections and on which roads? What traffic improvements are proposed to mitigate for this additional traffic?

9. Utilities and Service Systems: The proposed annexation of the project site to Community Service Area 8 appears to be inconsistent with state policies concerning annexation of discontiguous areas. What is the current capacity of CSA 8? What additional capacity would be needed? What are the off-site impacts of development of infrastructure to meet this capacity? What is the long-term cost of provision of sewer service to low-density residential development, including maintenance, replacement, etc.?

10. All existing studies of this project site listed in the Environmental Initial Study should be posted on the County's website for public review.

Thank you for the opportunity to comment on the issues to be addressed in the Environmental Impact Report.

Sincerely,



Bill Walker
P. O. Box 991824
Redding, CA 96099

Kent Hector

From: Bruce Shafer [shaferfam4@hotmail.com]
Sent: Sunday, November 25, 2012 7:51 AM
To: Kent Hector
Subject: home development in Old Alturas area

Mr. Hector,
Our family lives on Falling Oaks Rd. off of Old Alturas and Boyle Roads. We bought our home the end of June, 2012, specifically to be in the country away from the noise, traffic, and crime. We are against the proposed housing development in our area and hope you will vote against it. There are very few areas like our around that are affordable and close to town. If this development goes in, it will change everything, and not for the better.
Thanks for your time,
Bruce Shafer

From:
Claudia Lyons Yerion
Conservation Chair
Wintu Audubon
2891 Wyndham Ln.
Redding, CA 96001
sealions@c-zone.net
(530) 227-2360

To: Kent Hector, Senior Planner
Shasta County Dept. of Resource Management
Planning Division
1855 Placer St., Suite 103
Redding, CA
96001
khector@co.shasta.ca.us

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

November 26, 2012

Dear Mr. Hector,

I am writing as Conservation Chair on behalf of Wintu Audubon to submit our comments in response to the Notice of Preparation for the EIR for the Tierra Robles Planned Development project.
We are very concerned about the potential significant effects to Biological Resources, water quality and Soils that the Initial Study has concluded may be affected by the project.

The premise for all of these harmful effects occurring is that it is a direct result of the proposed zoning change. This is stated in the Initial Study in pg. 13, "IX. Land Use Planning, "the project conflicts with any applicable land use plan, policy, or regulation of an agency with the 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?" (my underline). This is answered by "Potentially Significant Impact" being indicated.

This means that the current zoning designation which is in place exists to prevent the adverse environmental effects that the Initial Study concludes are likely to occur.

It is clear that the fundamental question is whether the approval of the zoning change will result in potential significant and un-mitigatable effects to the biological resources, and we already know from the initial study that this is projected to be the case. Therefore, Wintu Audubon opposes this zoning change.

In Part IV, Biological Resources, 5 of the 6 areas of impact to biological resources are predicted to have potentially significant Impact as a result of the project. According to the Initial Study, the Biological effects will remain Significant even with mitigation.

Wintu is concerned due to the potential significant and unavoidable effects to the various biological systems present on the parcel and adjacent area, including the streams, riparian, marsh and Oak Woodland habitats. These habitats support a complex system of flora and fauna that includes many bird species and their food and nesting resources. We are concerned about the direct affects of this project to the various species of resident, nesting and migratory birds and

other wildlife that is supported by these ecosystems. This includes CA Species of Special Concern such as the Yellow Warbler, which nest in Valley riparian habitat, CA Threatened Insect species such as the Valley Elderberry Longhorn Beetle, which depends on riparian habitat, various raptor and Owl species which depend on the Oak woodland for their nesting and food needs. Numerous waterfowl utilize the waterways for their nesting as well.

For the Scope of the EIR:
We would like to see all of the standard biological and bird surveys performed, but at nesting season for riparian and raptor species. This should include breeding bird surveys, and surveys for nesting raptors. Also, any vernal pool habitat should be examined at the proper time of year to determine its biological composition. Riparian habitat and streams should be surveyed as well for all organisms potentially affected.
This project should also be examined in terms of the affect of any habitat fragmentation of habitat depended on by various organisms.
The cumulative effect of this project in the context of loss of biodiversity needs to be studied as well, in a robust manner, as this is increasingly important as more and more habitat is lost or fragmented.

Please feel free to contact me if you wish to discuss any of these issues.

Sincerely,

Claudia Lyons Yerion
Conservation Chair
Wintu Audubon
Redding, CA

Kent Hector

From: Elaine Flavin [christmasmaniac@yahoo.com]
Sent: Monday, November 26, 2012 3:43 PM
To: Kent Hector
Cc: Elaine Flavin
Subject: 2nd look Tierra Robles

I am sending a 2nd letter to you today, I just drove out of Cheshire way and it looks as if most of the bushes that I had mentioned earlier are cut back. The only problem is speed and that many more cars.
I also forgot to mention in my first letter that our parcel is just under 4 acres.

Thank you again
Elaine Flavin
10633 Cheshire Way
Palo Cedro, CA.
530-549-4105

Kent Hector

From: Elaine Flavin [christmasmaniac@yahoo.com]
Sent: Monday, November 26, 2012 9:51 AM
To: Kent Hector
Cc: Elaine Flavin
Subject: Tierra Robles Development

I have two concerns, We live on Cheshire way off Boyle Rd. at one of the S curves. Most cars are doing well over the speed limit. Their have already been a few wrecks coming out of our street. I am also worried as I turn into my street from either direction of being rear ended. They really do need to address cutting down bushes and maybe a few trees.

My next question has to do with our own property? If this developer is allowed to split his parcels into 1.38 acres, will I be able to do the same? When we bought our property the existing house was to small. We built a house next door. Now the old house which is perfectly livable had to be deemed storage because it is to big to be a mother in law house and we can not rent it out. We have an adult Autistic son that we would love to move next door but because it is 1,800 sq ft. it is too big. Because of the design of the house, (two story) we are not able to make it smaller by tearing half of it down. In the mean time. A perfectly good house is just rotting away.

Thank you

Elaine Flavin
10633 Cheshire

Way

Palo Cedro,

CA. 96073

530-549-4105

Kent Hector

From: sbissot@gmx.com
Sent: Thursday, November 22, 2012 10:10 PM
To: Kent Hector
Subject: Tierra Robles Planned Development

Regarding traffic I wish to point out that the proposed development has only two access points. All of the traffic will be electing to go to Redding via Boyle Road as the Northern access is significantly longer and out of the way to access Redding. Folks trying to access Boyle from the many existing feeder streets are going to have problems, especially during peak traffic periods. These impact will continue on Old Alturas as the traffic continues toward Redding. Porto Dego and Candy Cane Lane may be severely impacted as from these streets drivers may not see the traffic from the development turning onto Boyle until they are already accessing Boyle themselves. As it exists now, Boyle has turns and elevation changes that obscure the view of oncoming traffic from Candy Cane Lane. I know this from my personal experience. This additional traffic would exacerbate this issue.

I understand that housing densities are too high for septic systems and so they propose to run a sewer to Palo Cedro. If this density is allowed, neighboring parcels could then apply for the same density with their own planned developments, correctly claiming they just want what the parcel next-door already has.

Then there is the issue of tearing up Bolye and Deschutes Road and the traffic delays during the substantial construction period to run a sewer line the many miles to Palo Cedro.

Thank you,

Enid Bissot
10388 Candy Cane Ln
Redding, CA 96003

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TIERRA ROBLES PLANNED DEVELOPMENT PROJECT
ZONE AMENDMENT Z10-002 AND TRACT MAP 1996
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Name: GERALD HAYLER

~~Agency:~~ EMAIL: GRHAYLER@CSUPOMONA.EDU

Mailing Address: 21212 OAK KNOLL RD.

Phone Number: (530) 549-5138

Comments: SEE ATTACHED

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

Comments on the Tierra Robles Planned Development Project Zone Amendment Z10-002 and Tract Map 1996 Environmental Impact Report

Submitted by Gerald Hayler, 21212 Oak Knoll Rd, Redding, CA 96003, grhayler@csupomona.edu, (530) 549-5138.

1. Air Pollution: We burn wood to heat our home even though there are more expensive alternatives available. We hear of other cities in the area (Chico for example) that have bans on wood fires for home heating depending on air quality conditions. Is there any guarantee that the 166 additional homes in Tierra Robles (TR) would not increase the air pollution to the point where we would be limited in using wood to heat our homes? Would this concern also apply to our November to May window for burning yard waste?

2. Water: The Bella Vista Water District (BVWD) supply capability is limited and its service is marginal. At times the BVWD is limited in their draw from the Sacramento River and they ask for voluntary restrictions when they must rely on wells. If BVWD needs to sell more bonds to create additional infrastructure to support TR will our property tax be used to pay for them? Our current property tax statement includes a levee of ¾% on the value of the land to pay for BVWD bonds. An example of the marginal operation of BVWD is that our pressure is only 60 psi in the winter and 40 psi in the summer.

3. Increased Traffic: The neighborhood history as related to us is that the house on the North East corner of Old Alturas Rd and Falling Oaks Rd was a Stage Coach stop, most likely on the way to Alturas. The path of Boyle Rd would also appear to be a stage coach era road. There are some apparent minor realignments to Old Alturas but not significant enough to handle increased traffic. The new traffic circle on Old Alturas that was just installed to improve traffic flow should be checked at 7:50 am on a weekday to see how traffic is backing up under current conditions. The Shasta County Environmental Check List Form Initial Study (Initial Study) page 17 suggests that 166 homes would be expected to generate 10 trips per home per day. That is an addition of 1,660 equivalent trips on our old roads designed for stage coach traffic.

4. Noise: The Redding Gun Club (RGC) is adjacent to the TR project near the eastern end of the north boundary. The RGC is currently open on Sunday 9:00 am to 3:00 pm and Wednesday from noon to dark. There are also times when the Trap League or other events are scheduled for limited time periods. I can hear the shots fired at our home on the east end of Oak Knoll Rd, adjacent to the west boundary of the TR project. I am a strong supporter of the shooting sports and the proximity of RGC was a factor in selecting our property for our retirement home. I have been told that the RGC had to abandon their previous location due to the encroachment of housing. I and 345 RGC members do not want to see RGC having to relocate because of noise complaints by future residents of the TR project.

5. Sewer Service: The Initial Study, page 15 addresses the issue of inducing substantial population growth in the area as a result of constructing 3.4 miles of new force main sewer within the Boyle Rd and Deschutes Rd right-of-way from the southern portion of the project to an existing County Service Area No. 8 Manhole near the intersection of Old 44 Drive and Deschutes Rd in Palo Cedro. During the meeting at North Cow Creek School someone asked if the line would be available for connection by properties between TR and Manhole No. 8. The response was that the sewer would be sized to handle only the 166 properties of TR. This appears to be extremely short sighted to install the sewer line through the public right-of-way without the possibility of connecting to it if desired.

6. Failure to Complete: On a visit to Fort Myers, Florida in the late 1980's I was given a scenic flight over mile after mile of land cleared of vegetation with streets, cul-de-sacs and other infrastructure which had been created and then abandoned. I did not see a single house built in this enormous project. My concern here is that the recovery has barely begun from the housing bubble failure. The economic recovery at the national level does not have a stable footing and California just raised taxes and is now the highest of any state in the nation. We are in the beginning stages of building an $800 Billion Bullet Train of less than current design standards from somewhere near Oakland to somewhere near Grapevine and a $23 Billion peripheral tunnel under the delta to route our water to Southern California which may well impact the BVWD draw of water from the Sacramento River. All this is to imply that the probability is less than 100% that the TR project will find an economic environment for success. If so, will we be left with an abandon infrastructure where there are currently wildlife and oak trees?

7. Wildlife: We have enjoyed Bald Eagles soaring over our home on Oak Knoll Rd and have seen them land in our yard. Neighbors have determined that the eagles nest in a tree somewhere in the northwest quadrant of the TR project. We also enjoy the coyotes which reside on the TR project. They provide some much needed rodent control on our property and frequently serenade us in the evenings.

8. Light Pollution: I am concerned about the housing density in the southern corridor of the TR project. After 40 years in the LA Basin, the Milky Way is now a common sight. The first year that we were here (2005) we would spend many evening hours outside watching the night sky. It is not uncommon to see 3 shooting stars and 3 satellite flyovers from our lawn chairs before going inside. We also witnessed the undocking of the Space Shuttle from the International Space Station from our yard.

In summary, I am concerned about added air pollution restricting our current use of fire; the ability of BVWD to provide service to TR without affecting our water service or increasing our cost; the 1,660 additional car trips on our less than modern roads; the potential loss of the RGC due to noise complaints or fear of nearby firearms activity; the potential loss of local wildlife and star gazing and what we will end up with if the project is abandoned after removing trees and installing streets.

Kent Hector, senior planner,
Shasta County Department of Resource Management,
Planning Division,
1855 Placer St., Suite 103,
Redding, CA 96001.

Dear Mr. Hector,

We have lived at 10024 Roadrunner Way since the year 2000. We are opposed to the Tierra Robles subdivision for the following reasons:

1. Boyle road is already too busy. We are concerned about sewer, services and the in ability for the soils to perc effectively for this level of impact. Other subdivisions in the Palo Cedro area have failed after the land and habitat was altered.

2. We live here for the quietude this area offers. We intentionally did not move to an area that included subdivisions. If this subdivision is approved and built others will follow and the ascetics' of the area and the lifestyle it offers will be forever changed.

3. There is extensive wild life habitat across this ridge. There is small game, a variety of birds including screech owls and western bluebirds. Small lots, increased traffic and noise and light pollution will have an adverse impact on wildlife populations.

4. We request that the zoning for this area be left unchanged and that planners do not encourage leap frog development in Shasta County. Use wise planning and keep the more populated neighborhoods closer to town.

Sincerely,

Sara and Glenn Hoxie

Glenn and Sara Hoxie
10024 Roadrunner Way
Redding, Ca 96003

(530) 221-7057

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ENVIRONMENTAL IMPACT REPORT

Name: Greg & Judy Tucker

Agency:

Mailing Address: 21342 Boyle Rd
21314 Boyle Rd.

Phone Number: 530-549-4305 or 530-549-5181

Comments:

Please see attached

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

Shasta County
Department of Resource Management
Planning Division
Atten: Kent Hector Senior Planner

My Property, Parcel #078-060-024-027, borders the Tierra Robles Development Project. My address is 21314 Boyle Rd. and 21342 Boyle Rd.

I am extremely concerned about how this development project will change our quality of life and increase our living expenses. We moved to Palo Cedro twenty plus year ago to live in the country and this development will put us right in the middle of subdivision. Our rural lifestyle will be replaced with a suburban lifestyle. Below are a list of concerns and questions that we have about the new development:

1. Traffic-How will increased noise & traffic be handled? With 166 houses well over 300 automobiles will be using the access road which will increase traffic on a narrow 2 lane Boyle Road. Who bares the costs of widening Boyle Road? How much land will be lost to homeowners to widen Boyle Road.? What about traffic lights? Will our taxes & fees increase to support this project?

2. Water-We already have problems with water pressure in the summer months and this new development will increase these problems. Where will the water come from? Will our rates increase?

3. Sewage-How will the sewage issues be dealt with? This land at present does not perk! What about water run-off? Will these sewage issues increase our rates?

4. Fire Protection-We have a very small volunteer fire dept in Palo Cedro. We just got a bill that requires homeowners to pay $115.00 per year for additional costs per dwelling for fire protection? Will we pay more to pay for added housing density?

5. Schools-How will this impact our schools in the area? Will schools need to expand to accommodate increase in student populations? Will this increase our taxes?

6. Noise-This will have a significant impact on our rural way of life. Foothill High School has already added to this problem. Students use Boyle Road as a main thorough fare to travel to & from school. Add another 300 plus vehicles, noise and air pollution is greatly affected.

7. Open Spaces-This will greatly diminish our open spaces. Does the development plan include adding designated open spaces?

8. Wildlife-We have turkeys, coyotes, deer, dove, quail, foxes and many smaller animals & rodents that graze & live on the open space land. What happens when we can no longer enjoy these small creatures? They are part of our rural lifestyle.

9. Burn Days-We can now burn openly on days in the Fall & Winter months depending on air quality. Will we still be able to burn downed trees & leaves on our property?

10. Firearms-At present I can target practice on my property. If this project is approved all of that will be lost.

This development project is too expansive and the lot sizes are too small. The impact on our rural way of life is too great! If this project is approved in its present form our rural way of life will be lost forever. This project needs to be built in the urban areas of town not in here.

Sincerely

Greg Tucker Judy Tucker

Greg & Judy Tucker
21342 Boyle Rd.
Palo Cedro, Ca 96073 530-549-5181

Kent Hector

From: kay gibson [myvintage88@yahoo.com]
Sent: Thursday, November 22, 2012 5:13 PM
To: Kent Hector
Subject: Tierra Robles Project

Mr. Hector:

I was at the meeting on Nov 8th where many concerns were presented from community residents. I agreed with virtually all concerns, including noise, traffic, water, erosion, wildlife, and area schools. My wife and I live within a quarter mile of the project and we are sure that the enormity of this project will have intense negative impacts. Traffic on Boyle Road is already frequently overwhelming and it is doubtful that any more than minimal traffic will flow toward Old Alturas to the north. Furthermore, there is no access to the larger Deschutes Road that could accommodate more traffic. Water is an extreme concern as we face rationing during years of diminished rainfall, and our ag water has already been curtailed under overly strict guidelines. In summer time, our water pressure is significantly reduced already. Erosion will impact our streams during and after construction. We moved to this area with the intent of retiring here, in hopes that it would retain a semblance of rural beauty. A project such as this would ruin that ideal quality of life, not only for us, our neighbors, but also myriad wildlife that still manages to exist around us. I urge you to reject this ridiculous, money-making scheme.

Sincerely,
Greg Gibson
10414 Maddelein Lane
Palo Cedro, CA

Kent Hector

From: Gregory Marshall [gmal@citlink.net]

Sent: Tuesday, November 27, 2012 4:00 PM

To: Kent Hector

Subject: Tierra Robles

Mr. Hector:

I have seen a copy of the letter sent to you recently by Robb Lightfoot about the concerns the Tierra Robles idea raises. I cannot improve upon what Mr. Lightfoot has said, and I won't try to. I will just second his comments.

Apart from that, while I know that the politics of something like this is not your area of concern, as of now you are the 'point person' on this. I want to offer my prediction, which I hope you will pass along to the Supervisors, that the Palo Cedro / Bella Vista community simply will not allow this development to happen. There is absolutely no market for this, and it will be regarded as a disaster by virtually all of the people who live in this area. We will not let this happen without a fight.

- Gregory Marshall
  Boyle Road resident

RECEIVED
NOV 26 2012
COUNTY OF SHASTA
PERMIT COUNTER

LETTER TO MR. KENT HECTOR, SENIOR PLANNER, SHASTA COUNTY PLANNING DEPARTMENT @ 1855 PLACER ST SUITE 103 REDDING CA 96001

16 NOVEMBER 2012

WE THE UNDERSIGNED property owners, residents and concerned citizens of Shasta County are requesting that the proposed development, Tierra Robles, **not** be approved for our rural area. We also request that the developer's request to re-classify or re-zone the 5 parcels involved in the proposed project to "planned development zone" also be denied. We are **against this project as it will have major negative impacts on our area.**

The Tierra Robles proposal is to **build a 166-home-subdivision in a rural agricultural area** that is classified and zoned for much larger parcels.

Our properties surround the planned development and are classified as rural residental with 3 to 5 acre splits allowed. The developer is requesting lots as small as only 1 acre. **This is unfair to surrounding property owners who bought their property knowing the classifications are for larger parcels and fewer future homes.**

We are concerned about the negative impacts that bringing 166 new homes into our rural area will bring. Increased traffic and noise will lessen our quality of life. Glare from lights will take away our quiet star-filled nights. Fire danger will increase and so will crime.

The Clough Creek area is a habitat for multiple types of wildlife, birds and native plants. Many birds migrate through this area each year. A large development in this area will negatively impact our enjoyment of this natural area and the wildlife it supports.

We are also concerned that property taxes and other fees will rise as the county deals with how to pay for the sewer system and widening the roads that may follow this development. We are already taxed enough!

Please do not allow this planned development to be approved. Please do not allow the parcels in question to be re-zoned for smaller parcels. This development does not belong in this area!

We appreciate your consideration. Thank you.

Sandra Katch	20858	Boyle Rd.	Redding, Ca 96003
[illegible]	21185	Boyle Rd	Redding CA 96003
[illegible]	21287	BOYLE RD	" " "
[illegible]	21287	Boyle Rd.	Redding CA 96003
[illegible]	21481	Boyle Rd	Palo Cedro, CA 96073
James McDonald	21851	Boyle Rd	Palo Cedro CA
Marlene McDonald	21851	Boyle Rd	Palo Cedro 96073
Risa McDonald	21851	Boyle Rd	Palo Cedro 96073

SIGNATURES FOR LETTER TO KENT HECTOR CONTINUED:

Jeanise Karimi 20858 Boyle Rd Redding, CA 96003

RICHARD K. MADDEN 10515 CHESHIRE WAY PALO CEDRO 96073

Linda Ames 21674 Boyle Rd. Palo Cedro 96073

Robert D. Ames 21674 Boyle Rd., Palo Cedro 96073

Tim Wilkerson 21450 Boyle Rd, Palo Cedro 96073

21204 Boyle Rd, Redding CA 96003

21204 Boyle Rd. Redding CA 96003

Don C. Fickley 21102 Boyle Rd. " " "

WA Frayer 21056 Boyle Rd. " " "

20970 Boyle Rd Redding CA 96003

10548 Gracio Rd Redding CA 96003

Anna Hamilton 20830 Steven Creek Ln " " "

Dianna Hunt 20835 Steven Creek Ln " " "

Sandra McCaleb 20761 Old Alturas Rd Redding CA 96003

Dustin Kenyon 20855 Old Alturas Rd. Rdg CA 96003

Brett Kenyon 21855 Old Alturas Rd Redding CA 96003

Bill Wilson 20867 Old Alturas Rd, Rdg 96003

Kim Hunter 20867 Old Alturas Rd. Rdg. 96003

Kevin Hutchinson 21012 Falling Oaks Rd. Rdg 96003

21180 Falling Oaks Rd, Redding 96003

Rick Higgins

Jennifer Higgins 21180 Falling Oaks Rd Redding 96003

21195 Rae Lane Redding 96003

Charles D. Cox 21138 Rae Lane Redding 96003

21215 OLD ALTURAS RD REDDING 96003

OVER PLEASE →

SIGNATURES FOR LETTER TO KENT HECTOR CONTINUED =

Laurie Greig 385 East St. Redding CA 96003
Kenneth Greig 11385 East st Redding Ca 96003
Mark R[illegible] 11366 EASY ST Redding Ca 96003
[signature] 11339 Easy St. " " "
Angela Wallin 11338 Easy St. Redding CA 96003
Cynthia Madden 10515 Cheshire Way Palo Cedro, CA 96073
Jennifer Fisk-Becker 22081 Rustic Oak Lane, Palo Cedro 96073
DONALD R. GARNER 22072 RUSTIC OAK Lr CA
PAULA M. FRIDAY 22072 RUSTIC OAK LN PALO CEDRO. 96073
STEPHEN & CAROL FISHER 12711 INTERMOUNTAIN, Redding, CA. 96003
[signature] 21444 BOYLE RD. PALO CEDRO, CA 96073

MR. HECTOR,

THESE SIGNATURES WERE OBTAINED BY CONTACTING LAND OWNERS / RESIDENTS WHO LIVE NEAR THE PLANNED DEVELOPMENT SITE

ALL WHO WERE CONTACTED ARE AGAINST THIS PLANNED DEVELOPMENT. ALL ARE CONCERNED ABOUT THIS HOUSING TRACT CAUSING DAMAGE TO OUR ENVIRONMENT AND WAY OF LIFE.

INTERESTINGLY, MORE THAN HALF OF THOSE CONTACTED KNEW NOTHING OF THE PLANNED DEVELOPMENT OR ZONE CHANGE AND EXPRESSED A DESIRE TO BE NOTIFIED OF FUTURE PROCEEDINGS REGARDING THIS PROJECT THAT WILL AFFECT OUR LIVES.

DUE TO THE HOLIDAY I WAS ONLY ABLE TO GO OUT ON ONE DAY TO CONTACT NEIGHBORS. SINCE ALL THOSE WHO WERE CONTACTED DID EXPRESS NEGATIVE REACTIONS TO THE PROJECT, I'M SURE MANY OTHERS WOULD HAVE SIGNED THIS LETTER AS WELL IF THERE HAD BEEN MORE TIME ALLOWED TO CONTACT EVERYONE IN THE IMMEDIATE AREA THAT WILL BE IMPACTED BY THIS HOUSING TRACT. THANK YOU,

Sandra Kotch 11-24-12

RECEIVED
NOV 26 2012
CITY OF SHASTA
JR COUNTER

This photo is of the Clough Creek area, south of Old Alturas Rd at Seven Lakes. This area is home to deer, mountain lions, bobcats, coyotes, rabbits, racoons, and many other types of wildlife. The area is also habitat for many local birds, migrating birds, and many types of trees, plants and grasses.

The planned development, Tierra Robles, will have major negative affects on this area and the surrounding environment. Loss of trees will ruin hatitat for animals and birds. Loss of open space and vegetation and additional noise will drive the animals and birds out of the area. Water drainage from numerous homes and cars with gasoline, oil and other runoff will drain into the nearby creeks. More traffic and fireplaces will cause more emissions to go into the air and air quality will decrease. The housing tract will cause environmental blight as it is not compatible with the surrounding environment of larger parcels and fewer homes.

Sandra Kotch
PHOTO TAKEN 11-21-12

FAXED 11-23-12

EMAILED

PUBLIC SCOPING SUGGESTIONS/COMMENTS

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

Name: HOWARD G. HARBERT

Agency:

Mailing Address: 10274 MADDELEIN LN. PALO CEDRO

Phone Number: (530) 223-3251 DAYS 223-2270 EVE

Comments: off of Bogle Road between old Alturas and Deschutes there are 20 individual streets (homes on each street with access onto Bogle Rd) and 57 each individual driveways with access to Bogle road. Total of 707 access points to Bogle rd & who knows how many total homes / Vehicles. Hope fully this will be addressed completely during the EIR [redacted]

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

Kent Hector

From: jasanders@frontiernet.net
Sent: Sunday, November 11, 2012 7:32 AM
To: Kent Hector
Subject: 166 Acre Sub-division on Boyle R.

Kent Hector,
I was unabale to attend planned meeting at North Cow Creek School on Nov. 8th due to work. I would like to express a few of my concerns about this proposed project. I currently live on Boyle road and have for the past 15 years. When Foothill High School was built the traffic on Boyle road more than doubled/tripled. I don't think Boyle rd. can handle another 166 residence without some major changes to the road. My kid's go to North Cow Creek School and as you probably already know they have no school bus system. They walk to school on Boyle Road along with a lot of other kids. The traffic now is questionable to allow kids to walk to school due to the traffic from Foothill High School, I'm affarid to see what it would be with another 166 residence. I think if the County allows this re-zoning it will open a can of worms. People that have smaller parcels will be asking to sub-divide there lots into smaller parcels and you have already made a precidence with this re-zoning. Has the County thought about that, are they prepared for all of the new requests for re-zoning? What will it cost to bring in the sewer lines and maintain them,who will pay for that? Who will pay for all the necessary road inprovements needed and furture maintenance cost to Boyle Rd. and Old Alturas Road? Tax Payers?
I moved here to be in a country setting yet close to town,Palo Cedro/Redding. I strongly oppose the re-zoning of this project.
Jack A Sanders Jr

Kent Hector

From: jeanise karimi [neacyk@hotmail.com]

Sent: Monday, November 26, 2012 3:34 PM

To: Kent Hector

Subject: Input for environmental report Tierra Robles project

Dear Mr Hector,
I would like to address the environmental issues the subdivision and re-zoning project will impact the area around Boyle road. The subdivision of 166 homes and the re-zoning of 3 to 5 acre minimin (that is in place for rural living and for the very protection of plants and animal habitats in our area) should not be allowed.

The environmental impact plus the cost to the county, home owners, animal habitats will greatly be affected by poor planning of the 166 homes.

EMISSION: Each of these households will have at least (2) plus vehicle per home = 332 additional vehicles on the roadway.
*Increases Traffic *Increases Noise *Increases traffic fatalities *Increases in C02 increases health issues
*Increase in NO2 (Nitrogen Oxide) harms plants native to this area as well as the animals.
* Health issues...Increase over time like Asthma, Lung Cancer, Cardiovascular diseases.

NOISE: Effects of stress on humans and animals alike..
*Disrupts animals of altering prey detection, reproduction in animals increases put them at risk of death.

WATER: 166 homes will affect the quality and quantity of water supplies.
* Wild life habitats are displaced (per home) built.
* Covering ground with impervious surfaces such as concrete and asphalt which causes rain water to pick up oils, gasoline, metal etc. which makes rainfall less
effectively absorbed into the ground and in time this can cause serious illness both to people and animals.
* Drainage water will affect the wet lands habitats of various birds in our rural area.
*The water table aquifers will be affected as soil erosion and stream sedimentation from the road easement that will be very near Clough Creek.

HABITATS: This area protects migratory deer herds, mountain lions, other animals, oak tree habitats, hawks, owls, doves and other birds that nest in ground & trees.
Animals and birds are dependent on more than one habitat and they need a variety of habitats near each other. Water fowl depend on upland habiats for nesting sites, and near
wetlands for food supplies for broods.

COSTS:
*Larger roadway expansion....(NOISE, EMISSIONS, WATER runoff, and Soil Erosion) and increased costs to taxpayers
*Decreased desirability of this area...
*Future problems with water pollution (Aquifers)
* Sewer expense, maintence, construction cost..to the county..(cost will be passed on the tax payer)
* Increase cost to Bella Vista water for upgrades to water system. (Cost passed on to us)
* Delays in medical service response times (cost to lives). In the Journal of Economic Issues, state and local govenments show links between urban sprawl and medical response.
* Vacant homes if not sold would drive down equity values of our homes

If you were to check the number of foreclosed homes and homes for sale in the Redding area there are 540 on the market as of this date. Why do we need a 166 home sub division in our rural area?

Sincerely,
Jeanise Karimi, concerned Nurse. 530 549-4743

RECEIVED
SHASTA COUNTY
NOV 14 2012
DEPT OF RESOURCE MGMT
PLANNING DIVISION

November 9, 2012

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

Re: Tierra Robles Planned Development

Dear Mr. Hector:

I have been a resident on Boyle Road for thirty-two years, at that time there was hardly anything around us. Over a period of time I have not only seen additional housing developments, but more traffic on a very winding narrow two-way country road. Along with the every day traffic, since the construction of Foothill High School, Boyle Road receives heavy traffic use.

There have been wildlife, dogs, cats, and even a horse killed on Boyle Road. With the approval of this project there surely will be more animals either injured or killed, lying on or beside not only on Boyle Road, but the other roads involved in this proposed project. Boyle Road is an extremely DARK ROAD AT NIGHT, and even more so when we go off daylight savings time. Is it going to take a human life or injury to prevent this project from going forward?

We moved here because we wanted to live in a RURAL OPEN SETTING, without a lot of people, as well as the traffic, which always comes along with more housing developments.

Not only am I concerned about more houses, noise, traffic, etc., but my question is, where is the water resources going to come from. Every year Bella Vista Water District has concerns about drought conditions if we don't receive enough rain. With an additional housing development this only puts more strain on an already overwhelming agency. For those of us, including myself, who have lived here for a period of time, WE FACE THIS ISSUE EVERY YEAR. ARE WE GOING TO HAVE ENOUGH WATER?

With our already depleting sheriff department, police department, and fire stations, this proposed project will only cause an increasing hardship over these agencies. The respond time will be even longer than it is right now for any incident that happens.

And as far as the school issue goes in the surrounding area, they are already overcrowded. Where are the kids living in this proposed project supposed to go to school?

If this project is allowed to split the acreage into smaller lots, then those who have larger pieces of property should be able to do the same. Can you imagine the impact this would have on the environment then?

Speaking of environmental impact, that all begins with the cutting down of trees, moving the ground around to make room for this project, building bridges to cross the necessary creeks, as well as the impact put on all the wildlife that live and use this area.

The housing market is down, just drive around or read the newspaper, and see all the empty houses for sale. People are losing their homes because they can't make their payments. If these lots don't sell, then the damage will already have been done, and all we will have is A ONCE SERENE OPEN AREA DAMAGED AND GONE FOREVER.

As it was so adequately said at the meeting, this proposed project not only effects those of us who live near the site, but for all of those who live several miles around it.

It stands to reason the approval of the proposed project would definitely have a significent impact on this area. One that would be detrimental indeed, if the additional 166-lot residental development is allowed to happen.

Sincerely,

Jeannette Baugh

Jeannette Baugh
21241 Boyle Road
Redding, Ca. 96003
549-3118

PUBLIC SCOPING SUGGESTIONS/COMMENTS

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

Name: JIM SAVAGE

Agency:

Mailing Address: P.O BOX 5 PALO CEDRO CA

Phone Number: 530-547-4721

Comments: ATTENTION KENT HECTOR
TIERRA ROBLES SUB. PALO CEDRO

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

November 18, 2012

Attn: Kent Hector, Senior Planner

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

1. Is any of this land in the Williamson Act?
2. Will the proposed subdivision be asking for easements, is so how many, and where are the locations
3. Street lights- they should be required
4. gated community- this should be re1quired for all large land developments including this one
5. Are sidewalks proposed for the front of the homes?
6. CC&Rs should be imposed
7. HOA dues should be held in a monthly fund for maintenance and landscaping
8. Will burning be allowed by home owners, if so on what size of parcels
9. Will the shooting range be closed due to the noise on the subdivision? The range should not be closed. Is it possible for a stray bullet to hit a person from the gun range? Who will assume responsibility for the risks of building so close to a gun range, the developer, builder, or land owner?
10. Will RV parking be allowed on lots that do not have covered garages. Will storage shops be built by the project or allowed to be built later?
11. Will old trucks and broken down cars be allowed to remain on the properties? Will boats be allowed to be stored on the properties?
12. Boyle Road- will it have to be widened? If so, at who's expense?
13. Will security guards patrol the area? 166 homes times 4 people per home equals 664 additional people. That is 25 % growth for Palo Cedro, if this subdivision be passed.
14. Fire Department- where will the fire trucks come from in case of a fire? Will another fire truck be required? If so, which party will pay for the new fire truck and the extra people that will be needed? Will there be a new substation be required?
15. What is the estimate for new residents for this project?
16. What are the projected changes to the area change if this project is allowed?
17. Will retaining walls be allowed? if so, how many?
18. Are wood stoves allowed?
19. Will all cleared vegetation be mulched or will it be allowed to be burned?

20. Will the heavy use of traffic effect other major intersections? If so, will lights be paid for, and at the expense of whom?
21. Will the subdivision be planned to provide additional parking for boats, large trucks, and large RVs, motorhomes, etc.?
22. All trees larger than 4 inches in diameter should be replaced on a ration of two to one.
23. Schools- what schools will the children attend? Who pays for the additional teachers?
24. Are there any abandoned wells?
25. Does the subdivision support Native American culture if it is located during the development?
26. Water_ Is Bella Vista Water the source for Water? If so, can it handle the size and scope of this development? Every couple of years or so, Bella Vista Water District tells their customers to preserve water or we will be charged a higher price. If Bella Vista Water District cannot handle the demands now how can it meet the needs for a development of this scope of size? Is water pressure going to be an issue?
27. Roads- There will be a n increase of traffic on all roads connected to this development. Because of the increased use of the roads there will be repairs that will be needed. Who will pay for the repairs of the roads after the developer is gone?
28. Will the developer put in and build 20% of the homes and then be allowed to sell the project and move on to another project even though this project could take 10-15 years to complete? My concern is that the project will end up like developments like I have seen in Sacramento, Stockton and Modesto. If the developer does not put up ½ of the money for this development this project runs the risk of never being finished.
29. Open Spaces- The proposed project is 715.4 acres with 174.26 acres for open space. That is not enough open land. The amount of open space should be at least 40%, no less! At 40% open space 286 acres of land would be required.
30. If the developer wants this land they should not be allowed to change the zoning requirements. Let them build on the current residential plan. Why have a zoning plan, if we do not enforce it?!
31. We need a 40-50 year general plan for all of Shasta County to stop this kind of development.

Kent Hector

From: tornetts@aol.com

Sent: Monday, November 26, 2012 4:48 PM

To: Kent Hector

Subject: Proposed Development in Palo Cedro

To. Mr. Kent Hector -

I am opposed to the rezoning of property in Palo Cedro to allow for 166 new homes being built. This is an area of 3-5 acre parcels and allowing for the construction of this many homes will alter the feel of the community.
There is not adequate water supply for this area as it is and adding this many homes to the Bella Vista Water District will be a problem for residents, both new and existing residents.
Also, there is not enough access into the proposed development. The increase on Boyle Road and Old Alturas will create dangerous driving conditions. These roads are narrow, hilly and windy. We do not want to see them have to be widened because of an increase in traffic.
We moved to Palo Cedro because of the rural character the area offers. We enjoy the wildlife and do not want to see this many homes constructed thus changing the vary nature of an area that we love.

Sincerely,
Joan Tornai

To:

Shasta County
DEPARTMENT OF RESOURCE MANAGEMENT
PLANNING DIVISION

KENT D. HECTOR, AICP
SENIOR PLANNER

Phone (530) 225-5532
Fax (530) 245-6468

1855 PLACER ST
SUITE 103
REDDING, CA 96001-1759

From:

John and Pam Ahern

21287 Boyle Rd, Redding, CA 96003

530-223-6633

PUBLIC SCOPING SUGGESTIONS/COMMENTS

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

Name: John and Pam Ahern

Agency:

Mailing Address: 21287 Boyle Rd, Redding, CA 96003

Phone Number: 530-223-6633

Comments: We are writing to express our strong opposition to the Tierra Robles Planned Development Project. The area that would be impacted is currently rural residential, with most properties between 2 and 5 acres, some larger. The proposed development calls for a comparatively high density, which is bound to have a major detrimental impact on traffic congestion, air quality, utility services, and personal lifestyles, as well as to the wildlife which still inhabits this area. We are also concerned about the impact so much construction and the resulting human footprint will have on Clough Creek and the nearby seasonal runoff creeks and ponds, which support a variety of wildlife. In addition, it would seem that fire hazard would greatly increase. Currently Bella Vista Water District water pressure tends to be low; during the devastating 1999 Jones Fire, water pressure was practically non-existent, as fire protection services struggled to contain the fire. We do not believe water services, particularly with regard to fire safety, can possibly support this development. In short, a development of this size and scope should in no way be considered for this largely rural residential/agricultural area.

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

Kent Hector

From: Judith [ejudith2@frontiernet.net]

Sent: Monday, November 26, 2012 12:59 PM

To: Kent Hector

Subject: Tierra Robles Planned Development Project

Dear Mr. Hector,

I have been a resident of Boyle Road for 25 years and enjoy the rural atmosphere, having raised llamas for many years (not now). The entrance of the Tierra Robles Development will disrupt the rural setting and I am against any such large project for the following reasons.

1. There is no public transportation in the area so the following 2 lane roads will be heavily effected: Boyle, Deschutes, Old Oregon Trail, Old 44, Shasta View

The area of Palo Cedro has 5 schools with people already causing heavy traffic – Foothill High-Redding School of the Arts

There are already many homes and developments that are empty or few residents. Fill the empty spaces.

Sincerely, E. Judith Knowles

Kent Hector

From: kay gibson [myvintage88@yahoo.com]
Sent: Thursday, November 22, 2012 2:28 PM
To: Kent Hector
Subject: 166 home project on Boyle Road

Dear Mr Hector,

I have lived on Maddelein Lane since 1987, and at the time we purchased the property, this area was 5 acre minimums. We felt uncrowded and at our parcel, we were pleased to note that neighbors could never subdivide. You can imagine our surprise when we found out the zoning had changed at some point, unbeknownst to us, when our neighbor did subdivide. This happened maybe 10 years ago. I run daily along Boyle Road, and it has become steadily more congested, and at this point, is probably ill-advised. North Cow Creek School serves this area and does not provide bus transportation. Children now days could really use a good walk to school and back, but it currently is not safe. This project would drastically worsen this situation. I feel the project developer is asking for re-zoning to increase his profit margin, but would comply with existing zoning if forced to do so. He has already invested a substantial amount of money and is gambling on your approval for re-zoning. A more prudent and respectful businessman would have purchased land that met his zoning needs. Please don't let his calculated gamble impact our way of life and property values.

Kay Gibson

Kent Hector

From: Jane Brackett [sackettbrackett@hotmail.com]
Sent: Monday, November 26, 2012 3:47 PM
To: Kent Hector
Subject: 166 homes re-zoning

Kent,

We strongly oppose the re-zoning of the property off of Boyle Road for a 166 lot development. We are particularly opposed to lot sizes smaller than 2 1/2 acres.
This development will impact us as it is within 1000 feet from our property.

Ken and Jane Brackett
10844 Green Oaks Lane
Redding, CA 96003
(530) 549-4957

Kent Hector

From: kljconn [kljconn@yahoo.com]
Sent: Monday, November 19, 2012 4:33 PM
To: Kent Hector
Subject: proposed subdivision on Boyle Road

Mr. Hector,

My name is Kris Conner. I live at 10405 Candy Cane Lane, Redding. Candy Cane Lane is off of Boyle Road, near the location for a proposed 166 lot subdivision.
Boyle Road is a narrow two lane road. One hundred sixty six new homes utilizing this road would cause horrendous traffic problems. Traffic on Boyle increased substantially after Foothill High School was built, and it really cannot take the increase in traffic this subdivision would bring. Even if part of the traffic were routed out through Old Alturas Road, it would still impact traffic in this area, as Boyle joins Old Alturas Road eastbound to Redding and that is the quickest and shortest route to Redding, which would be the likely destination for the majority of the traffic.
The land out here does not perk well, so the question of a sewage system arises. What impact does that have on neighbors who have lived here for years.
I understand that the subdivision as proposed necessitates zoning changes. I am certainly opposed to a higher density of homes in this area.
I also have concerns about the effect 166 new homes would have on the property values of existing homes.
Most importantly to those of us who live in this area is the negative impact this would have on our way of life.
So let me register my objection to the proposed subdivision off of Boyle Road.

Sincerely,

Kris Conner

Kent Hector

From: Leslie Golden [leslie@catpublishing.com]
Sent: Monday, November 26, 2012 2:16 PM
To: Kent Hector
Cc: 'James Golden'
Subject: Concerns regarding the Proposed Tierra Robles Planned Development Project

Hello Mr. Hector,

Thank you for your time on the telephone this afternoon. The purpose of this email is to express my concerns regarding the proposed Tierra Robles Development Project, specifically regarding the impact on Northgate Drive, a privately owned and maintained road.

As a property owner on Northgate Drive I am concerned about the following issues:

1) Will Northgate Drive be used to access this planned development?
2) Is it proposed that Northgate Drive be used to access the proposed project during the construction process?
3) If Northgate Drive is being planned as an emergency access route, who will install/maintain the gate and how will access be limited/controlled?
4) Will a legal document be created to insure: a) the purpose of the gate? B) insuring the gate will remain locked at all times except in an emergency? and c) who will have access to the lock in case of an emergency?
5) In case of an emergency such as fire, how would the gate be opened to allow access/escape from either side?
6) Will the property developers assume responsibility for the improvement and maintenance of Northgate Drive prior to, during and after the completion of this project? Note: Northgate Drive is currently a private drive which is maintained by a verbal agreement amongst property owners.

Once again, thank you for your efforts and your attention to these concerns.

Best regards,

Leslie Golde, Property Owner
10793 Northgate Drive
Palo Cedro, CA 96073
530-356-7926

Kent Hector

From: Linda Blue [lrblue2@yahoo.com]
Sent: Monday, November 26, 2012 12:14 PM
To: Kent Hector; L Blue
Subject: Proposed Tierra Robles Project

2012 November 26, 2012
EMAIL TO: khector@co.shasta.ca.us
FROM: Royal and Linda Blue 10399 Deschutes Road, Palo Cedro. Lrblue2@yahoo.com

We are writing regarding the proposed Tierra Robles planned development project in the Palo Cedro, Bella Vista area.

We have lived in the Palo Cedro area for over 45 years. We are very concerned regarding the many possible seriously dangerous and detrimental impacts of this huge proposed subdivision project to our area.

1. Old Alturas Road and Boyle Road are both heavily traveled, narrow, and in certain spots, very dangerous curvy country roads. This proposed subdivision will detrimentally and dangerously add to, and overload the already too many vehicles on these dangerous country roads.
2. The proposed subdivision is in a hard pan, no perk area of land. The proposed subdivision will cause water, land, tree, native grasses, and shrubs, and endangered species damage, due to inability of the water runoff to be absorbed properly.
3. Bella Vista Water District was originally brought to the east side of the county for agriculture irrigation purposes. We were among the first ranchers to sign up for the agriculture water. We are already experiencing very serious water shortages and other customer problems with the Bella Vista water district. This subdivision will add to the water costs and water shortages, and other responsibilities for all the Bella Vista water customers.
4. Bella Vista Water District will more than likely have to be the proposed subdivision sewer system. We the customers of Bella Vista Water District are strongly oppose to adding any more sewer system costs to our water district. We do not want to pay for a sewer system for the proposed subdivision, nor do we want to pay for ongoing managerial costs and expenses to maintain a sewer system for the proposed subdivision.
5. A sewer system would seriously, dangerously environmentally impact the whole area and beyond.
6. The proposed subdivision is in a regularly traveled migratory bird area. The proposed subdivision will detrimentally impact many species environments.
7. There is only one access narrow road into the proposed subdivision, which is already too heavily traveled. The subdivision will overload the access road in and out, and will create very dangerous, overloaded fire and disaster escape routes along Old Alturas, Boyle, and Deschutes Roads.
8. The area proposed for the subdivision has previously failed several environmental, and land/water, housing safety usage tests, according to a report that was brought to the water users group meeting.
9. The proposed subdivision will detrimentally impact the open space of our ranch and farm lands in the Bella Vista and Palo Cedro areas. And will impact the fire safety of all properties surrounding the subdivision.
10. The traffic from the proposed subdivision will be astronomically dangerous, no matter what road is accessed to travel on, whether Old Alturas, Boyle, Deschutes, or the one and only access narrow road in and out of the proposed subdivision, to get to these roads.
11. We are adamantly opposed to the Shasta Red, LLC Proposed Tierra Robles Planned Development Project, because of the many, many seriously dangerous, and adverse impacts it will bring to Palo Cedro/Bella Vista communities.

I am against the project and the rural area that we live in will be lost forever.

From: Loraine Towne <rainytowne@sbcglobal.net>
To: Kent Hector <khector@co.shasta.ca.us>
Sent: Monday, November 26, 2012 4:36 PM
Subject: Re: Failure Notice

I had concerns about the new planned development going in at Tierra Robles. I have concerns about water, sewer and traffic on Old Alturas and Boyle. Both roads are not four lane highways as they will need to become if this development is approved. Is this development bought and paid for already or are public members able to still address their concerns? I would like to be appraised of all planned meetings. The needed services need to be addressed.

Loraine Towne

From: Kent Hector <khector@co.shasta.ca.us>
To: Loraine Towne <rainytowne@sbcglobal.net>
Sent: Monday, November 26, 2012 4:04 PM
Subject: RE: Failure Notice

Loraine,

Please resend email. As you can see, this one did not come through clearly.

Thanks.

Kent Hector, Senior Planner

From: Loraine Towne [mailto:rainytowne@sbcglobal.net]
Sent: Monday, November 26, 2012 4:01 PM
To: Kent Hector
Subject: Fw: Failure Notice

----- Forwarded Message -----
From: "MAILER-DAEMON@yahoo.com" <MAILER-DAEMON@yahoo.com>
To: rainytowne@sbcglobal.net
Sent: Monday, November 26, 2012 3:41 PM
Subject: Failure Notice

Sorry, we were unable to deliver your message to the following address.

<khector@co.shasta.a.us>:
No MX or A records for co.shasta.a.us

--- Below this line is a copy of the message.

Received: from [98.138.226.179] by nm11.bullet.mail.ne1.yahoo.com with NNFMP; 26 Nov 2012 23:41:15 -0000
Received: from [66.94.237.121] by tm14.bullet.mail.ne1.yahoo.com with NNFMP; 26 Nov 2012 23:41:15 -0000
Received: from [127.0.0.1] by omp1026.access.mail.mud.yahoo.com with NNFMP; 26 Nov 2012 23:41:15 -0000
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Message-ID:
<1353973275.40511.YahooMailNeo@web182202.mail.bf1.yahoo.com>
Date: Mon, 26 Nov 2012 15:41:15 -0800 (PST)
From: Loraine Towne <rainytowne@sbcglobal.net>
Reply-To: Loraine Towne <rainytowne@sbcglobal.net>
Subject: re: the Tierra Robles Planned Development
To: "khector@co.shasta.a.us" <khector@co.shasta.a.us>
MIME-Version: 1.0
Content-Type: multipart/alternative; boundary="-1168743889-625029260-
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r>Sincerely

Loraine Towne

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Kent Hector

From: Loren Alldrin [lalldrin@gmail.com]
Sent: Monday, November 26, 2012 3:19 PM
To: Kent Hector
Subject: Regarding proposed re-zoning and development on Boyle Rd.

We wanted to express the concerns of one family living on Maddelein Lane in Palo Cedro. We live less than a mile from the proposed Boyle Road development, and drive by that location several times a day.

We feel strongly that smaller parcels should NOT be allowed in this proposed development. This area of Palo Cedro has a wonderful "country feel" due to the larger lots. Fences, horses, space to grow, minimal traffic—these are the reasons we moved to this area. Cramming 166 houses on smaller lots will definitely have a negative impact on the quality of life of those living near the development.

Who gains from smaller lots? The developer and the county. Who loses? All of the residents of this area. Tough budget times or not, we urge you to make the right choice for the greater good of the residents already living here.

Every neighbor we've spoken with about the proposed development shares this view. Please allow development of this land to proceed, but only in accordance with current zoning laws.

Thank you,

Loren and Kristen Alldrin
10216 Maddelein Ln.
Palo Cedro, CA 96073

Kent Hector

From: Marcia Russell [kady96073@gmail.com]
Sent: Friday, November 23, 2012 1:34 PM
To: Kent Hector
Subject: planned development Terra Robles zone amendment

Mr Hector;

I live on Boyle road and have for the past 26 years. This planned community will be a devastating impact to the residents of this area and the entire community of Palo Cedro. I moved here to be in the country not surrounded by a planned development with all of its environmental impacts. Palo Cedro area has been deeded as 2 acres and larger and we do not want smaller parcels. we do not want this area rezoned.

The environmental impact will be wildlife habitat decimation as this is the only large undeveloped property left in our community, where are the deer, mountain lion. raccoon, birds to live with the destruction of their homes.
There are vernal pools with fairy shrimp and pink salamanders endangered by this development. Pollution of Clough creek and the fish that live and spawn there.

Traffic will be a large impact on the noise factor which is already a problem especially during peak school travel times. last Sunday 300 cars passed by my house within a 3 hour span The road has dangerous curves in front of my property as it descends a steep hill. My fence has been hit 9 times and I always end up repairing them with out assistance from those who have done the damage,
With only one main access road to the development onto Boyle Road it will increase the impact on the roads. This road will be used transporting children to the 6 schools that we have in Palo Cedro. The number of cars will increase by at least 500 cars in that development as most people have at least 3 cars per family. People also trek their children from Redding to Palo Cedro schools using Boyle Road since there isn't any zone restrictions on where children go to school.

Pollution with the increased traffic due to exhaust from the increased automobiles. If fire places are allowed that will increase the pollution as well as outdoor burning.

Sewer line installation down Boyle road will be noise and dust inconvenience and we will not have access to use it.

There are many bicyclist and runners that use Boyle road as their circuit from the college and there is not a bike lane and the speed limit is 45mph and people drive 50 or greater making it a very dangerous situation.
Motorcyclist use it on their poker runs. Boats and Atv's traveling to the lake via Boyle road and Old Alturas to 299 to dry creek to the Lake. that will triple.

Bella Vista water system is raising it's fees every year and they have denied agricultural water to farming individual but say they have enough water to add 166 new home to the system. The water pressure is variable in the summer and during drought years they have restrictions on water usage.

Crime will increase with increased population and with crime already on the rise we do not want or need this.

There are several other planned communities within 7 miles of this planned community that are not occupied. the clover creek and preserve developments. The development behind junction school where they have put in roads and the land sits vacant of homes. They have black topped over land for the money factor when there in not a real need for the housing. There has been a planned community in the works behind the Alan and Dahl Funeral home and that land still sits vacant.

Why do we want to have a Beverly Hills Developer come in and remove our natural habitat for the greed of money. It will supply temporary jobs but will have life time of devastation on the environment and lifestyles of the people who have called Palo Cedro home and country. Planned communities of this size belong in the City not the Country.

Thank You. Please do not allow this to go forward.

Marcia Russell
Boyle road P.o. Box 615
Palo Cedro Ca
530-549-3070

RECEIVED
SHASTA COUNTY

NOV 14 2012

DEPT OF RESOURCE MGMT
PLANNING DIVISION

Dear Mr. Hector
Department of Resource Management
Planning Division

Thank you for listening to the concerns of those who will be impacted by the planned development in our area.

I won't take up your valuable time with a lot of talk, but I will list our concerns.

1. The amount of home being built will take a big toll on the animals in the area. There has already have been many animals killed by the heavy traffic on Boyle Rd., think of what will happen with increased traffic and a wider road,
2. There is not enough water for the residents at this time, and our water pressure is very low. In seasons when we have little rain they want us to cut way back on our water usage. What will it be like if these new homes are approved?
3. If the area is rezoned for 1 ½ acre lots how many of the present residents will want to split their property?
4. The fire department and sheriff departments would have added strain on them. They have already closed fire stations because of lack of funds and want each property owner to pay $150 dollars to have fire protection.
5. Schools would have a big impact with all the new students, and traffic would be really bad with the added high school students driving.
6. Crime that has increased in our area will be even worse. I had my home broken into once, as has others in the neighborhood.
7. The gun club which many are member of would be shut down.
8. We all have burning days to get rid of brush, etc. can you imagine the extra smoke from that many more homes burning brush? And if they restricted the burning of brush the fire danger would increase.

Thank you for listening to our concerns.

Mr. & Mrs. Lawrence W. Schilling
21242 Boyle Rd.
Redding, CA 96003
530-549-3447

RECEIVED
SHASTA COUNTY

NOV 21 2012

DEPT OF RESOURCE MGMT
PLANNING DIVISION

PUBLIC SCOPING SUGGESTIONS/COMMENTS

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

Name: Nancy Main

Agency:

Mailing Address: 10697 Northgate Drive, Palo Cedro, CA 96073

Phone Number: 530 549 4233

Comments: See attached

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

November 19, 2012

Comments: Nancy Main
10697 Northgate Drive
Palo Cedro, CA 96073
530 549 4233

Tierra Robles Planned Development Project
Zone Amendment Z10-002 and Tract Map 1996
Environmental Impact Report

Environmental Factors Potentially Affected:

Aesthetics: Although this project property is "land locked" from general public view those homes located within view would end up losing the natural beauty their property was probably purchased for originally. Subdivisions are not a thing of beauty for those wanting more open space. The light created by so many new homes would greatly affect the night sky making the area much more city like. The multiple power poles within the project site would extremely unsightly.

Biological Resources: The project area supports numerous biological resources (deer, foxes, bobcats, coyotes, rabbits, and multiple bird species) that would be greatly affected, in fact, most would be forced to relocate with the housing density proposed. The proposed road center line would see some of the property's nicest large blue oaks removed not to mention the many mature oaks that would have to be removed for houses. Many oaks not removed originally would eventually die and need to be removed due to the irrigation of landscaping that would be made up of non native species.

Public Service: My understanding is that the project is located in a number of different school districts. While may schools would like to have additional students to increase their revenues do the schools involved have adequate facilities to support an increase in population? What strain will this put on our local fire station and police protection?

Utilities/Service Systems: The proposed sewer line system has been proposed due the project soils being unsuitable for individual septic systems. the construction of said line would be extremely disruptive to anyone traveling along Boyle and Deschutes roads. The construction of utility lines including water and power would also be disruptive.
Water supply from BVWD frequently is a problem. I see that the proposed water system connections are along Boyle, Rae Lane and Northgate Drive. Will this affect those living on those streets water pressure? During the Jones fire water pressure was so bad that many had no water to help save their homes. We recently received our "fire tax" notification for living in such an area. How will this serious matter be addressed for water supply for fighting fires?

Agricultural Resources: The property presently is used a number of months a year for cattle grazing and for keeping numerous bee boxes. I assume they do this because it is a good viable option for the rancher/bee keeper. This opportunity would be lost.

Hydrology/Water Quality: Construction on the project for infrastructure as well as the housing projects themselves would require a significant amount of grading resulting in a permanent change to the drainage runoff. The soils in the area are subject to compaction and the hard surfaces (roads, driveways) would negatively impact the immediate area as well as any properties downstream. The increased runoff would result in a large increase of sediment contaminates in the streams especially during construction. The runoff from developed sites from fertilizers, car emissions etc. would be an ongoing problem.

Cultural Resources: I assume that this issue will be addressed in a confidential report. I am not sure if the historical ranch use of the project is note worthy enough to be addressed but I assume it should be.

Noise: People make noise, construction makes noise and adding that density of housing certainly will create unwanted noise for any neighbors. If this project is planned to be built out in 8 years the construction noise will be significant.

Air Quality: Home owners in the area quite often chose to burn their landscape pruning's etc, resulting in smoky days if not done in the right conditions. Adding 166 more potential burns/wood stoves may have a significant impact. The increased auto emissions from the significant increase of autos in the area (especially those diesel trucks) will have an additional effect on air quality.

Geology and Soils: Previously mention is the compaction nature of the native soil and hardpan in areas that would result in increased runoff.

Land Use and Planning: The project site is zoned the way it is for a reason. I know "things" change but the surrounding area is still one of larger properties and more open space and is not near a city needing to expand. The amount of infrastructure needed to proceed with this project is probably why the need to change the zoning to allow the sale of more lots. A significant number of the lots proposed are under the present zoning and will create an unwanted housing density in the area.

Recreation: There is a gun club located adjacent to the project site used for recreation by it's members. Will the homeowner's within the site be able to get an injunction to stop this activity because they do not like the noise after moving in? I as well as others like to ride our bikes or run in the area but Boyle and Old Alturas at times can be dangerous due to the already present amount of traffic. The additional amount of traffic from the project will create an even more dangerous situation.

Transportation/Traffic: The increase in traffic resulting from this project will undoubtedly have the biggest impact on the most people, even those not living in the immediate area. The proposed second access out to the north will be used by a few but I am sure that the majority will use the Boyle access because it will be quicker to go either to Redding or Palo Cedro. The traffic on Boyle Road is significant for such a small road, especially during the school year. A bus from one of the schools uses a private road (Maddelein) to turn around in resulting in backed up traffic every morning and afternoon. During construction the added larger vehicles will put a much added strain on the existing road. Boyle has a minimum shoulder, dangerous curves, hills and intersections, especially at the Boyle/ Deschutes, Boyle/April, Boyle/ Leslye, Boyle/ Daystar, and the Boyle/Northgate intersections. The stretch of Old Alturas that will be used by the few is also narrow, shoulder less, with several dangerous curves.
Will these situations be addressed and will the resulting costs for solutions be on the taxpayer? I live on Northgate Drive and at the public meeting held on November 8th we were told that our road was to be used as an emergency exit and that a locked gate would be placed between the project and our road. Do the people living on the road have a say in this?

Thank you for your consideration in these matters.

Nancy Main

Kent Hector

From: Nicholas Webb [monkeywebb@hotmail.com]
Sent: Sunday, November 18, 2012 5:11 PM
To: Kent Hector
Subject: Tierra Robles Development Comments
Attachments: BellaVistaDevelopment2012B.doc

Dear Mr. Hector-

Attached please find comments from the Shasta Cascade Bicycle Coalition in reference to the proposed Tierra Robles development near Bella Vista.

If you have any questions or would like to follow up regarding any of the enclosed comments please feel free to be in touch.

Thank you,

Nick Webb
Shasta Cascade Bicycle Coalition
monkeywebb@hotmail.com
530-945-2176

Shasta Cascade Bicycle Coalition
Redding, California

November 16, 2012

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

Re: Tierra Robles Planned Development Project NOP and Draft EIR Comments

The Shasta Cascade Bicycle Coalition is concerned about traffic and related impacts on air quality, safety, and quality of life in the area surrounding the Tierra Robles Planned Development, as it is currently proposed. However, there are opportunities for the development to have a positive impact on walking and bicycling in the area by providing non-motorized transportation options and linking to destinations which will support healthy lifestyles, safety, and quality of life.

We offer the following comments and suggestions for the development to better serve its future residents as well as existing residents in the area:

- The Environmental Initial Study refers to a Class I bike path within the development. We commend that feature as a recreational opportunity. We encourage you to **expand bicycle facilities (substantially widened shoulder, add bike lanes or ideally a multiuse separated path that serves both bicyclists and pedestrians) to nearby community services,** such as the grocery store and school in the Bella Vista area, so that it can be used for functional transportation as well. Possibly this could fall within the right of way for Old Alturas Road. Or explore options for a paved trail connection linking the east side of the property with Deschutes Road, along with a separated path along Deschutes to the school and store in the Bella Vista area. This may help mitigate traffic impacts by giving people a safer non-motorized option for reaching common destinations.

- **Connect streets in the new development to existing streets in the area to facilitate better mobility. If this cannot be done for all modes of transportation, at least provide paths to connect these streets for bicyclists and pedestrians** so existing residents can walk/bike to destinations and those in the new development have increased non-motorized connectivity. For example, it would be ridiculous for a family who lives on Northgate Drive to have to travel out and around on Boyle to visit a friend on the center cul de sac at the south end of the development, when it could be a short walk or bike ride. This would benefit both existing residents in the area as well as future residents of the development by providing more transportation and recreational opportunities. Specific locations might include:
    - Northgate Drive to the south.
    - Rae Lane and/or Oak Knoll Road to the west.
    - Connect to Deschutes Road to the east via one of the existing residential streets, if possible

- **Utilize the proposed open space to benefit and attract future residents** by providing trails for recreational use. In many areas, trails have been found to increase property values and have a positive impact on quality of life in the neighborhood. Trails help neighbors interact with each other, creating a better sense of place and cohesion.

- Consider inclusion of a **community gathering space**, such as park, playground, or picnic tables near a trailhead. Or contribute to the park facilities being built in nearby Palo Cedro. Residents of such a large development should not have to travel all the way to Redding for recreational facilities (the Environmental Initial Study refers to facilities at Lassen National Park and Whiskeytown, which are too far removed to be relevant).

- **Consider traffic speed and risk to children and residents**. Motor vehicle traffic crashes are the leading cause of death to children and young adults 5-24 years of age. Designing streets that keep traffic speeds low can reduce the risk of death in a motor vehicle crash (for motorists, pedestrians, and bicyclists); design the streets so speeds are low, especially near intersections in residential areas. For example, the risk of death for a pedestrian or bicyclists hit by a car going less than 30 mph is substantially lower than if the vehicle is going over 40 mph.

Some transportation facts:

- According to Coldwell Banker (2008), 78% of homebuyers are looking for a location that will help reduce their transportation costs. Offering non-motorized options to destinations helps to fulfill this desire.
- Future of Transportation Study (2010) found that 66% of Americans want more transportation options so that they have more choice in how to get around; 57% reported that they would like to spend less time in their car.
- About 1/3 of Americans do not drive (too old, too young, disability, can't afford it, or prefer not to).
- Some of the highest ranked values identified during the Shasta Forward planning process (which engaged one in 60 Shasta County adults, completed in 2010) included having multi-model transportation choices and accessible open space.

Respectfully Submitted by Nick Webb on behalf of the Shasta Cascade Bicycle Coalition.

Nick Webb
Redding, CA
530-945-2176

Kent Hector

From: Pam Ahern [pamelarahern@yahoo.com]
Sent: Wednesday, November 21, 2012 3:51 PM
To: Kent Hector
Subject: Tierra Robles Planned Development Project
Attachments: scan0005.pdf

Please see attached comments (which have also been faxed)

Pam Ahern

PUBLIC SCOPING SUGGESTIONS/COMMENTS

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

Name: John and Pam Ahern

Agency:

Mailing Address: 21287 Boyle Rd, Redding, CA 96003

Phone Number: 530-223-6633

Comments: We are writing to express our strong opposition to the Tierra Robles Planned Development Project. The area that would be impacted is currently rural residential, with most properties between 2 and 5 acres, some larger. The proposed development calls for a comparatively high density, which is bound to have a major detrimental impact on traffic congestion, air quality, utility services, and personal lifestyles, as well as to the wildlife which still inhabits this area. We are also concerned about the impact so much construction and the resulting human footprint will have on Clough Creek and the nearby seasonal runoff creeks and ponds, which support a variety of wildlife. In addition, it would seem that fire hazard would greatly increase. Currently Bella Vista Water District water pressure tends to be low; during the devastating 1999 Jones Fire, water pressure was practically non-existent, as fire protection services struggled to contain the fire. We do not believe water services, particularly with regard to fire safety, can possibly support this development. In short, a development of this size and scope should in no way be considered for this largely rural residential/agricultural area.

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

Kent Hector

From: lazym [lazym@frontiernet.net]

Sent: Monday, November 26, 2012 7:31 PM

To: Kent Hector

Subject: Rezoning to smaller partials regarding 166 homes

To Whom it may Concern
We are opposed to the rezoning to smaller partials to 166 homes. We bought our home in 1990 for open space. We don't want homes that are looking down on us. Plus the added traffic this would cause, we do not want.
Thank you

Paul & Norma McCracken
10705 Green Oaks Lane
Redding, CA 96003

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NOV 19 2012

DEPT OF RESOURCE MGMT
PLANNING DIVISION

November 15, 2012

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NOV 19 2012

DEPT OF RESOURCE MGMT
PLANNING DIVISION

Mr. Kent Hector, Sr. Planner Shasta County Department of Resource Management
Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001-1759

RE: Tierra Robles Planned Development Project, Palo Cedro, CA

Dear Mr. Hector,

We are writing to urge you and Shasta County to reject the proposal for the above referenced housing tract in Palo Cedro. We live on Northgate Drive and would be highly impacted by the proposed tract because of traffic, change of our views, noise & the possibility of increased crime in our neighborhood.

First, let us tell you why we moved to Palo Cedro and why most people we know choose to live in this beautiful rural area. We did not want the traffic, noise, congestion, crime and school overcrowding that you find in a larger city. We wanted the rural setting of large open lots without tract housing, the natural open areas, and the smaller class sizes that North Cow Creek & Junction School offer, the slower pace of living and lighter traffic.

Now let us tell you what we see happening with the addition of **166** more homes in Palo Cedro. This would cause a major increase in the population of a very small town that already has a slow response time from the Sheriff's department due to staff shortages and distance of travel due to the very large coverage area. More people will certainly mean more crime, 911 calls, traffic and general policing needs. Is the County prepared to spend the money to give us adequate protection? We have a small fire house staffed by Cal Fire who often need the assistance of other departments just to cover the homes we have now. Both the Sheriff's Department and Cal Fire do the best they can with the recourses they have. Is the County prepared to increase staff for both to cover the additional needs of another 166 homes? Bella Vista Water District also do the best they can with what they have but there are many times when our water pressure is low already and we are asked to cut back due to drought situations. The fires of the past should give you a good indication of the type of increased fire protection & water requirements this development would require. Where is additional water supposed to come from? Our roads, many of which are private, gravel or dirt with even the 3 main thoroughfares (Deschutes, Boyle & Old 44) being 2 lane roads that are already becoming congested and less maintained. It is difficult already on some days to get from the residential side roads out onto Boyle. What is the County going to do to accommodate the addition of the estimated 2-4 cars per home (664 MORE CARS!) on our roads? It is also our understanding that these new homes would be allowed access to a sewer main on Deschutes & Old 44. We don't have sewer service! Our lots had to perk in order for us to build. Will it be available for the rest of us to tie into? NO, is what we told at the meeting. So why are they being allowed this special treatment? How is the disruption of our main roads going to be handled when they are being dug up to accommodate the installation of this sewer line? As well as the increased usage by heavy equipment necessary to build the project? We are also concerned that this tract will end up as many of the tracts in Shasta County have – Uncompleted, Unsold, Vacant Blights on nice areas & Bank Owned.

Palo Cedro is currently a very open, inviting and beautiful place to live. The open area that you are proposing to build on has its own special attributes. We understand it is a premier bee keeping area for

the making of honey and keeping the honeybee population healthy, the deer that bed down & raise their young, the eagles & hawks that have nested in the same trees for years, the flyway used by migrating ducks & geese, the coyotes that we listen to & the smaller animals that roam the area (even if we aren't always so fond of some of them) plus the cattle that graze there. All of these deserve some space in this overcrowded world.

Please, if you do have to build in Palo Cedro stick to the current 5 to 10 acre lot size that are established in the area, increase the proposed open space and limit the number of homes to much less than proposed to help us keep Palo Cedro the small town it is.

Sincerely,

Raymond & Carol Ramos

Raymond & Carol Ramos
10801 Northgate Drive
Palo Cedro, CA 96073
(530) 549-5492

November 26, 2012

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

Re: Tierra Robles Subdivision

Mr. Hector:

I find it important to join the numbers of residents in the Boyle Rd. area who are opposed to the approval of the plans for the Tierra Robles Subdivision. Among the many reasons I find for opposition to this project are:

* Proposed lot sizes will negatively affects established homes and community. Personally, I moved to this area for the rural atmosphere and a "housing tract" is totally unappealing to me. I would have moved within the city limits had I wanted congestion and neighbors on top of me.
* Allowing small lots would establish a precedent for the whole Palo Cedro, Bella Vista and Millville area.
* Evidenced by history, crimes in a construction area will be increased on unattended, partially developed properties and could certainly spread to adjoining existing properties.
* Increased traffic and a history of previous fatalities on Boyle road; and existing hazardous road conditions, i.e. sharp turns.
* There appears to be no plan for road upgrade/improvements and currently there is insufficient access to and from the proposed development
* Construction of a sewage system that only serves the one development sounds like a huge expense for a small portion of the population
* Having lived in my home since 1989, I have experienced insufficient water availability for existing properties and this development will certainly not help the situation.
* One of the things I love about my existing neighborhood is that at any time I can see deer, turkeys, raccoons, and other wildlife. This type of congested housing will certainly create a negative impact on area wildlife.

Please take these concerns into serious consideration when making your decision on behalf the citizens of this beautiful rural area.

Respectfully

Rebecca Final
10708 Green Oaks Ln.
Redding, CA 96003

cc: Glen Hawes, Supervisor, District 3, ghawes@co.shasta.ca.us

November 12, 2012

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NOV 14 2012

DEPT OF RESOURCE MGMT
PLANNING DIVISION

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

RE: Proposed 715-Acre Subdivision North of Palo Cedro

Dear Mr. Hector,

I live off of Boyle Road and am deeply concerned about the proposed subdivision's impact on traffic in the area. If 166 residential lots are developed it would mean approximately two cars per lot which comes to a staggering 332 vehicles accessing the subdivision daily. When you multiply 332 by two trips daily, one in and one out, accessing Boyle Road as a primary, you get 664 more vehicles on the road each and every day.

After Foothill High School opened, Old Alturas and Boyle Road became a convenient artery for the students. The morning and after-school traffic is very noticeable. Speeding students trying to make morning classes is the most annoying aspect of their use on these roads. I've experienced it and don't appreciate it.

Deschutes Road was recently repaved, what, two, three years after the school opened? Absolutely no improvements were made to either Boyle or Old Alturas but the wear and tear goes on daily. Should the development of the 715-acre parcel come to fruition, what are the plans to enhance these roads? What are the benefits to the current residents along these roads? I can't see an up-side at this point. Tell me otherwise.

We are all looking forward to the outcome of your investigation into the impact study.

Sincerely,

Renee Ottsman

Mrs. Renee Ottsman
10371 Surrey Lane
Redding, CA 96001

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NOV 19 2012

DEPT OF RESOURCE MGMT
PLANNING DIVISION

Shasta County Senior Planner
Mr. Kent Hector
1855 Placer St. Ste 103
Redding, CA 96001

Reference- planned Tierra Robles subdivision

Mr. Hector

We were unable to attend the meeting at North Cow Creek School on November 8th but are very concerned over the impact of this planned development. In reading the article in the East Valley Times we see that many of our concerns were addressed at that meeting; however we will list them for the record.

1- Bella Vista Water District
Will they be able to supply enough water during dry years and at a pressure that is usable? We have already experienced a fall off of available pressure in recent years as golf courses and additional developments are added and no new sufficient infrastructure is added.

2- Traffic on the existing sub-standard roadways.
We see that the main access will be from Boyle road but an access will also be installed at Old Alturas Rd. Based on the published plot map, the tie-in at Old Alturas will be at the corner of Old Alturas and Seven Lakes Road. This corner already has traffic issues without the estimated 332 additional cars a day that would be possible with this development.

Further, just a few hundred feet to the west of this location is a blind hill intersection where Palo Duro Rd intersects with Old Alturas Rd. With the additional traffic load of the proposed development this will become a major traffic hazard unless addressed and corrected.

3- Lot size.
The small lots proposed are not consistent with the general plans of the area for rural living. We realize that they are proposing a tie-in with the sewerage system in Palo Cedro and that septic systems (perk testing) have been the main limiting factor for lot size in this area. Based on a sewer tie-in they could propose the next phase to be muliti-family dwellings and feel justified in so doing if this lot size minimum is altered.

We hope that your department and the County of Shasta will look at this carefully and not base the final decision on tax revenue.

Thank you
Rick & Patty Marty
Bella Vista, CA.

Nov. 26, 2012

To: Kent Hector, Shasta County Planning Office:

From: Robb Lightfoot

RE: Opposing Tierra Robles Proposed 166 unit housing development off Boyle Road in Palo Cedro

I am writing in opposition of this proposed development. I have deep concerns about the probable consequences of approving this large project. I see that the developers seek exemptions or waivers from some zoning requirements so they can squeeze an excessive number of units onto the property. This breaks from the current pattern of development. Most people who move outside the city core do so to enjoy a simpler, less hectic lifestyle that comes from getting away from the congestion of the city. So, cramming this project into Palo Cedro represents a loss in quality of life and a "taking" from those already here substantial components lifestyle. This alone, should be reason enough to insist that the land be developed in accordance within the current policies and downsized, if it is approved at all.

I list this as my first objection, because it most directly affects me and my family, but there is another issue of even greater import--If this project is allowed to go forward, I see it representing a major change, a "tipping point" in dynamic of Palo Cedro. It will represent going from an unincorporated area towards a level of density and complexity that may well require yet another layer of management, government, and additional expenses to be borne by all of us.

Traffic

Anyone who has driven Boyle road regularly, as I have for almost 20 years, knows that there are dangerous curves. There is a memorial placed on one such curve. Other curves are well known as corners were young, inexperienced or unwary drivers have hit trees and stumps. Adding this many units to an already busy roadway would make matters even worse. I can see that there would need to be places were turn pockets would be required, and the school busses that use this, and pull over, would need additional protection.

I have bicycled for years, and Boyle road is an important, if not risky, bicycle corridor. The increases in traffic will make this even riskier and should require, if we're to thoughtfully plan, adequate bicycle paths and lanes.

One last thought on this subject would be the intersection of Deschutes and Boyle and Swede Creek. Many collisions happen here, as parents take their kids to school. I can see that there will need to be a signal on Deschutes and Boyle. Who will pay for this?

Public Safety

I have lived through an evacuation. It was a real problem getting out, finding shelter, and dealing with our animals. Evacuations are always a time where our infrastructure is stressed. Getting out in a hurry would be complicated by a development of this magnitude, and then, putting these people, their

possession or animals someplace would be complicated. Any such development would require disaster plans to be revised, and the ability to safely house people would be complicated and costly. Who should bear these costs?

Even on routine days, it's likely, too, that the county sheriff will need to expand patrols and staffing to meet the population increase.

Parks and Recreation

Palo Cedro has long needed more recreational space. The Palo Cedro Park has been working to meet this need, but it would be taxed by this big development. Will this development provide for funds for the needed improvements to the Palo Cedro Park? Will it provide for additional recreational space, soccer fields and such that these new residents would expect? Who will pay for this?

Infrastructure

The information I've seen says that Belle Vista Water can meet the need for the proposed expansion. This may be so, but what about the needs for additional firefighting capacity? Who will pay to expand our fire station, as would surely be required for it to continue to meet the community's needs?

I also see where we will reach a point with this where there will need to be better walkways and adequate bicycle lanes to meet the needs of children and those without a personal auto to reach the community center or the local high school.

As I noted earlier, this development represents a tipping point change. If the county decides to give up the rural nature of Palo Cedro, and pack in this many homes, then it should step up to providing the services one would expect of a small city, sidewalks, adequate lights, a branch library, bicycle lanes. And it that's what is to come to pass, the people who cause these changes to be required ought to be on the front lines of bearing those costs. Most of what I have mentioned above—except for the branch library—offers no additional benefits to those of us who live in Palo Cedro. They simply mitigate the problems that will arise.

In short, this project will diminish the quality of life, poses risks to public safety, and it threatens to impose significant cost increases in transportation, fire and public safety. It should not be approved.

Thanks for your time and attention.

Robb Lightfoot
9951 Hillview Drive
Palo Cedro, CA 96073

Kent Hector

From: Bob Grosch [bobgrosch@frontiernet.net]
Sent: Sunday, November 25, 2012 12:09 PM
To: Kent Hector
Subject: Proposed Boyle road Development

Dear Mr. Hector:

Thank you for your recent phone conversation regarding the proposed housing development off Boyle Road, between Deschutes and Old Alturas. I urge the Shasta County Planning Commission and other public agencies to reject the project as proposed for the following reasons:

1. One quarter of these proposed lots fall under 2 acres. This formula represents an urbanization of an otherwise rural area, where lots from 3-20 acres are the norm. Such an urbanization of our area would destroy the nature of our rural residential area and diminish our quality of life. Specifically, the deterioration of our quality of life would be seen in the following ways:

A. Increased traffic on Boyle Road, a road which Mr. Miturn of Shasta County Public Works describes as a "secondary feeder route". The proposed development would likely require improvements to Boyle Road and would perhaps double the traffic load on this "secondary feeder route." Overall increased traffic is but one part of the problem; the heavy load of traffic trying to exit the project onto Boyle road from a single primary exit would significantly increase traffic congestion and danger.

B. Part of rural living is the enjoyment of living away from the city lights. Light pollution is now recognized as a threat to our enjoyment of the night sky. The density of this development would bring urban levels of light into our rural night sky.

C. Noise pollution increases with the density of the population.

2. This proposed project violates two basic principles of sound urban planning:

A. This project is an excellent example of urban sprawl. If dense developments are called for by a growing population, they should take place at the edges of the city, not leap frog out into the country where they contribute to increased cummuting traffic, increased air pollution, and handicap further planning for wise, well planned urban expansion.

B. The project proposes to deal with its sewage by running a 3 1/2 mile sewer line to Palo Cedro. This line is proposed to serve only this development and no others. Hence, such a sewer line will take up space in the ground that would otherwise be utilized by additions to the Palo Cedro sewer system as it grows in the coming years. The proposed sewer line will make it virtually impossible to add to the Palo Cedro system for a distance of 3 1/2 miles unless in the future this line is torn up and replaced with a larger system. The proposal represents foolish, short sighted planning. If sufficient easement exists to install a sewer line, it should be large enough to accomodate developments along the 3 1/2 mile route that will require such a line during the life expectancy of the system.

3. The sewer line will very possibly make the project financially risky, at best. It is doubtful that sufficient easements exist for such an installation. Mr. Minturn has told me that along some

areas of Boyle Road, the County's easement ends at the edge of the pavement. However, even if there were no additional costs in obtaining easements, the proposed sewer line could cost anywhere from $1-20 million dollars. At the higher end of this range of costs, the need to pass on these costs to the eventual parcel owners would probably make the project unprofitable.

For all the above reasons, I encourage the County to require significant revisions to the proposal lest we suffer serious detriment to our area.

Thank you for placing these objections into the project's process of consideration.

Yours,

Robert J. Grosch
10810 Cheshire Way
Palo Cedro, CA 96073-9777

(530) 549-4872

Kent Hector

From: teamtornai@aol.com

Sent: Monday, November 26, 2012 4:57 PM

To: Kent Hector

Subject: Fwd: Proposed Development in Palo Cedro

RE: Proposed addition of 166 homes in Palo Cedro

To. Mr. Kent Hector -

I am opposed to the rezoning of property in Palo Cedro to allow for 166 new homes being built. This is an area of 3-5 acre parcels and allowing for the construction of this many homes will alter the feel of the community.

.

There is not enough access into the proposed development. The increase in traffic on Boyle Road and Old Alturas Road will create dangerous driving conditions. These roads are narrow, hilly and windy. We do not want to see them have to be widened because of an increase in traffic.

There is not adequate water supply for this area as it is and adding this many homes to the Bella Vista Water District will be a problem for residents, both new and existing residents.

We moved to Palo Cedro because of the rural character the area offers. We enjoy the wildlife and do not want to see this many homes constructed thus changing the vary nature of an area that we love.

Sincerely,
Robert Tornai

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PLANNING DIVISION

15 November 2012

Kent Hector, Senior Planner, Shasta County Planning Division

1855 Placer St. Suite 103

Redding, CA 96001

Dear Mr. Hector,

Thank you for taking the time to speak with me on the telephone regarding the proposed Tierra Robles planned development that is being considered for our area. I own 19 acres on Boyle Road and have lived on this property for over 20 years.

As I said on the telephone I am strongly against this development invading our rural way of life. I am strongly against any zone amendment that will allow the property owners to change the zone classification from rural residental with 3 to 5 acre splits (and unclassified) to "planned development zone" with only 1 acre splits.

As you probably already know this proposed site is surrounded by parcels currently zoned as follows. On the north, rural residental, 5 acre minimum split, and exclusive agricultural. To the west, rural residental, 3 acre minimum split. On the east side of the proposed site, the property is classified as, rural residental 3 or 5 acre splits. The south side is classified as rural residental as well.

Prior to buying my property I visited the Shasta County Planning Department as well as the property tax offices to ascertain how the property and surrounding parcels were classified. I **bought my land based on this zoning information** as I wanted to be sure that parcels in the area were not splitable into small lots so no housing developments would be built in my area. I purposly selected this rural area to get away from housing tracts that comsume the beautiful landscape. What is the point of classifying land parcels only to have a developer come into the area and change a rural area into a housing tract that belongs in the city where parcels are smaller?

If the developer is granted the zone change, this housing tract will be located in the middle of rural and agriculture lands. This is very unfair. The 5 parcels that are being considered for this development should be classified the **same as those parcels that surround it.** This proposed development is not suited for this location and should not be built there. It will negatively affect the other properties in the area.

If this developer is allowed to change the zoning this will set a precedent for others to do the same and before you know it we will look like southern California with no vacant land.

Please do not apporve the re-classifying of these parcels to a planned development. Please do not approve this development in this rural area. If this development is allowed to continue it will have multiple negative impacts on our area.

First of all the proposal is to add 166 homes to this rural area, most of it is in and around the Clough Creek area. Clough Creek is a home to multiple types of wildlife, birds and native plants. Many birds also migrate to the area each year and use the area to rest. A development here would ruin this area for not only the residents who enjoy its natural beauty but also for the wildlife as well. Clough Creek is also a drainage area. What effect downstream will all the grading have on the creek area?

In addition, the traffic will increase on Boyle Rd as well as Old Alturas, both of which are narrow and winding in areas. Vehicles will compete with bicycles that will spill out of the development onto these roads creating a safety issue. Along with the increase in traffic will come the increase in noise. We moved out of town to get away from this!

Other negative factors include an increase in fire danger. This area is a wildland fire zone and hundreds if not thousands of additional residents will increase this danger for all of us. More people also means more crime moving into the area.

ONE HUNDRED AND SIXTY-SIX HOMES crammed into this rural area will take away our beautiful star-filled nights with all the glare from the lights. This to me is very sad.

Other concerns are if this project is allowed to move forward, how long will it be before the land-owners also known as tax payers get the bills for the new sewer lines that now have to be constructed. This could cost thousands of dollars. In addition, how long will it be before Boyle Road and Old Alturas will have to be widened to handle the increase in traffic? We already pay enough property taxes.

We are entitled to the quiet enjoyment of our homes. Many of us moved to this rural area to enjoy the open space, the quiet, less traffic, fewer people, fewer homes, and less noise. The proposed project would take all the this away and will ruin our way of life. Please do not allow some out of the area developer (or any developer) who could care less about our landscape to come into our homes and build a project that belongs in the city limits, not on lands meant for less dense living.

Please, Mr. Hector, do not approve the zone change to allow this development to ruin our area. Housing tracts belong in the city not in rural areas.

Thank you for your time and consideration.

Sincerely,

Sandra Kotch

Sandra Kotch

Kent Hector

From: Steve Davis [swdavis124@gmail.com]
Sent: Sunday, November 25, 2012 4:55 PM
To: Kent Hector
Subject: Tierra Robles Planned Development Coments

Attachments: Planning Dept Tierra Robles Subdivision.doc.rtf

Planning Dept
Tierra Robles Su...

Mr. Hector,
Attached is a letter of comments pertaining to the proposed Tierra Robles Development.
Please feel free to contact me if you wish to discuss or need additional information.

Respectfully,

Steve Davis
549-5727
swdavis124@gmail.com
Alternate e-mail:
swdavis@citlink.net

Proposed Tierra Robles Subdivision

Kent Hector, Senior Planner
1855 Placer Street, Suite 103
Redding CA, 96001

Dear Mr. Hector:

This letter is in reference to the environmental impact report regarding the proposed Tierra Robles Subdivision. I have many objections to this project, and will outline them for consideration by the County, the Planning Commission and the Board of Supervisors.

- **Lot Size Negatively Affects Established Homes and Community:** The small size of the lots that are proposed, coupled with the total number of lots proposed for the subdivision will have a negative effect on quality of life for nearby established homes and property owners, and will have an overall negative impact on the community. As proposed, the development would place small city-sized lots adjacent to Boyle Road and existing homes and properties.

- **Diminished Property Values for Existing Homeowners:** The introduction of a huge, poorly planned development that places the smallest lots next to existing properties will decrease property values for current residents. Property owners purchased land in this area with the understanding that it was zoned for 2.5 acre minimums.

- **Lot Size Does Not Comply with Zoning Regulations:** Minimum lot size in this unincorporated area is 2.5 acres, and there is no identifiable compelling reason to make an exception for absentee land investors that wish to profit from the community, taking their profits elsewhere and leaving the community to deal with the increased costs that result from such a development.

- **Allowing Small Lots Would Establish a Precedent:** Established zoning laws/regulations set fourth by the planning commission and confirmed by the Board of Supervisors in Shasta County provide that the area in which the proposed subdivision is located is zoned for and limited to lot sizes of 2.5 acres. Deviation from the regulations for a large subdivision would establish a precedent that could negatively impact Shasta County residents in the future and nullify existing planning. The "Shasta Red" investment group had ample opportunity to familiarize themselves with zoning requirements, perk tests, water and sewer availability before purchasing the land. The County of Shasta needs to protect the integrity of the zoning laws that have been established, the community and the established residents surrounding the proposed project area.

- **Increased Crime:** It is an established fact that the introduction of large neighborhoods into rural areas results in an increase of criminal activity, not only within the subdivision but in surrounding communities and neighborhoods. It is common to see a rise in burglary, petty theft, rape, domestic violence, auto theft and narcotics sales. An increase in the crime rate will result in a cost to the County and its taxpayers resulting in a need for additional deputies to patrol the area. Currently, the sheriff's office, operates with minimal staffing, and they react to calls for service, and lack the ability to investigate much of the current criminal activity. Authorizing the development of this subdivision will place an unnecessary tax burden on the citizens of Shasta County.

- **Development Plans:** The viability of a project of this size in this area is questionable based on

the current economic conditions. According to statements made by David Storer, representative for Shasta Red, LLC, the plans of the Corporation are to implement a multi phased building of structures in the subdivision that will be based on market demand. The translation is that Shasta Red is only going to build only what the market supports, which raised a question as to what will happen to the development and the surrounding properties if the company fails to complete the project, goes bankrupt or experiences any number of potential difficulties. It is likely that the area under development will attract vandalism and other criminal activity, as abandoned properties create blight conditions and draw in criminals, juveniles activity, alcohol/drug consumption, and an increase in fire hazard due to tall dry grass growing in vacant lots during hot summer months. This directly adversely affects the surrounding areas, and adds to the impact on public safety and the cost to taxpayers.

- **Increased Traffic:** Boyle Road is a heavily traveled road at present. It has become a main thoroughfare due to a number of already existing conditions. The elementary school closest to the proposed development, North Cow Creek, has no bus service. This means that parents are driving their students to school in the morning, picking their students up at three different release times in the afternoon, depending on the age of the student, and making additional trips associated with after school activities, as well as teachers and staff driving to and from school. A substantial number of parents and staff use Boyle Road as their primary access route.

- **Highway 44 Traffic Dangers:** A substantial percentage of Foothill High School students/parents use Boyle Road to travel from Redding to Foothill High School, or they live in the East Redding/Palo Cedro area. They know that driving to Palo Cedro via Highway 44 and Deschutes Road is a hazardous route, due to Highway 44's inherent dangers and major injury/fatal accident rates, competing traffic conditions related to nearby Junction Elementary School traffic and commuter traffic and the convergence of all the traffic on Deschutes Road.

- **Previous Fatalities on Boyle Road**: There have been at least two fatal accidents at the Clough Creek Bridge on Boyle Road during the past 10 years, and at least one major injury accident requiring medevac by helicopter. There have been other serious accidents on the road as well.

- **Existing Hazardous Road Conditions**: The Clough Creek bridge area of Boyle Road has a sharp corner that is difficult to negotiate. The "S" curves near Cheshire Road and Leslye Lane include severe corners that are not easily negotiated. Adding a heavy load of traffic on this small rural road is a recipe for tragedy, as it is unfathomable to expect that Boyle Road can handle the increased traffic load in its present condition.

- **No Plan for Road Upgrade/Improvements**: The current condition of Boyle Road will not support the increased traffic pressure from the estimated additional 700-1000 vehicle trips per day that a subdivision like this would generate. No plans have been outlined by Shasta Red to finance the reengineering of Boyle Road, increasing it to a four-lane roadway or a two-lane with center turn lanes, or to add traffic lights at major intersections, which would need to occur in order to mitigate the danger that the subdivision poses to the safety of the community and existing residents. It will be necessary to enlarge and improve the roadway providing access to a large development, and doing so will involve complicated imminent domain issues, and potentially years of associated litigation that will not be quickly or easily resolved.

- **Insufficient Alternate Access to Subdivision:** Establishing the main access to the proposed

subdivision on Boyle Road, with a secondary access planned for Seven Lakes Road in Bella Vista, will result in a concentration of well over 90 percent of associated traffic onto Boyle Road, due to the unlikelihood that residents will use an access that takes them farther from Redding. This places an inappropriate and dangerous burden on those using Boyle Road to access their residences, schools or businesses.

- **Insufficient Water Availability for Existing Properties:** As a lifelong resident of Redding and Shasta County, and one who lived in the Bella Vista Water District when it was formed in the 60's, I have some knowledge of the varied weather conditions that Shasta County experiences, and the reduction in allotments from the federal government. We have experienced drought conditions many times over the years, and it has become second nature to be concerned about annual water allotments. Bella Vista Water District has rescinded agricultural water allotments for many area residents due to not being able to provide a full water supply. BVWD customers are repeatedly urged to conserve water during dry months to avoid rationing.

- **Proposed Aqueduct Construction by State of California**: With the awareness of the State's proposal to engage in aqueduct construction from Northern California to Southern California, it is not prudent to add an unnecessary substantial burden on BVWD, when the water district currently struggles to honor their existing commitments.

- **Construction of a Sewage System that Only Serves the Development**: According to information presented at a November 2012 public meeting at North Cow Creek School, Shasta Red plans to bring a sewer line from Palo Cedro to the proposed development site, a distance of over three miles, but the sewer line will only be large enough to serve the subdivision. It does not make economic sense for Shasta County to undertake the oversight and maintenance of a sewer system that will only serve one development, while exposing countless properties and citizens to potential sewage leaks and backups.

- **Negative Impact on Area Wildlife:** One of the attractive things about living in an area zoned for large lots and a rural atmosphere is the ability to live side by side with wildlife. Having lived on this acreage for over 20 years, I am familiar with the Chatham Ranch property and have observed that the proposed development area is inhabited by a strain of rare piebald or albino deer, as well as bobcats, turkeys, owls, hawks, eagles, other wildlife, and a large wetland area. Obliterating the habitat for area wildlife negatively impacts the environment and endangers the ability for a rare species of deer to exist.

I urge the Planning Commission and the Board of Supervisors to oppose the Tierra Robles Subdivision, as there are many negative impacts and few positives.

Respectfully,

Steve Davis
530-549-5727
swdavis124@gmail.com

RECEIVED
SHASTA COUNTY
NOV 13 2012
DEPT OF RESOURCE MGMT
PLANNING DIVISION

PUBLIC SCOPING SUGGESTIONS/COMMENTS

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

Name: SUE A. HARBERT

Agency:

Mailing Address: 10274 MADDELEIN LN.
PALO CEDRO CA 96073

Phone Number: (530) 223-3251

Comments: SEE ATTACHMENT

You never returned Call of 10-22-12

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

Shasta County Resource Management

Attachment for Tierra Robles Development

Sue A. Harbert, landowner

November 9, 2012

Public Notice: Only persons living within one half mile of the project were notified. This subdivision impacts properties on all of Boyle Road, all of Old Alturas and connecting roads. There should be more notification to the public regarding this project. I would like to request another meeting and extended time so that the property owners that this subdivision effect can hear and be heard.

Meeting: In my opinion, the representative for the County did a poor job in responding to the public. When asked questions, he didn't even stand up to be heard, I am hearing impaired and couldn't hear much of the meeting. There should have been a sound system.

Fire: The State of California has determined that my property is in a high fire rated area.

Is this subdivision in a high fire rated area?

Adding the subdivision, is it endangering my and others properties?

Adding an additional 166 homes to the area is going to put a drain on our all volunteer fire department.

Will the current fire department be enlarged?

Will it become Shasta County fire service?

If the becomes Shasta County fire service, will my taxes increase on my property?

Most of the roads off of Boyle Road and Old Alturas are private road.

Where will the fire access be for the new subdivision?

Water: Bella Vista Water District will not be able to service this area as needed. During low water years, we existing customers have been cut as much as 50% of our supply. The water pressure has decreased over the years as customers have been added. We have been forced to replace our irrigation sprinkler heads with low pressure heads. Adding Tierra Robles subdivision to the Bella Vista Water District will drain the current already low pressure system.

Is Bella Vista Water District planning on adding additional pump stations?

Is the water district planning on adding new wells?

Is the water district planning on increasing current rate because of this subdivision?

Traffic: I have lived on the same property for 34 years, off Boyle Road. When Foothill High School was in the planning stages there was never any consideration or studies of how the traffic would affect Boyle Road. Well, the traffic increased 100%. Boyle Road is a rural area. In the rural road area, there is wildlife such as deer, fox, cougars, hawks, eagles, turkeys, guinea hens and much more. On Boyle Road and Old Alturas roadways there can be found large and small domestic animals, which at times get out of their fenced areas. These animals have been killed in the last few years since the increase of traffic.

Is there a plan to widen Boyle Road? If so, who will fund this cost, taxpayers?

Is there a plan to upgrade Boyle Road? If so, who will fund this cost, taxpayers?

Is there a plan to widen Old Alturas Road? If so, who will fund this cost, taxpayers?

Is there a plan to upgrade Old Alturas Road? If so, who will fund this cost, taxpayers?

Roads:

What types of roads are required for this subdivision? Chip and seal, gravel, asphalt?

These roads will have heavy traffic from the 166 planned homes. The vehicles traveling on the subdivision road will accumulate rubber, oil, fuel, even animals and animal deposits. During rainy season (which has heavy rains) these deposits will wash away from from the road surfaces. These deposits will leach into the ground water. In the

surrounding areas, properties have public and private wells. This subdivision property has already attempted a perk test and failed.

Is that why a sewer is planned?

Will there be a plan to catch these contaminated waters, so they don't leach into wells and ground water?

Gun & Rod Club:

If this subdivision is approved, how long before the residence complain about the gun and rod club?

Will the club have to be reduced?

Will the club have to be closed?

And if so, why?

Wildlife:

The area is covered with vegetation and grasses.

What will the wildlife and habitat feed on if these grasses and vegetation are removed?

Zoning Changes:

Changes zoning to residential from rural residential, **what type of structures will be allowed on the residential properties?**

Will there be large animals on the residential zoning properties?

Will all property owners in the surrounding areas be able to change their zoning?

Will all property owners in the surrounding areas, be able to now split their parcels?

Miscellaneous:

Will there be street lights required in the subdivision?

The area will become a high density area with students, how will this increase affect North Cow Creek School and Bella Vista School?

What will be the necessary changes and/or requirements to the school properties?

Who will pay for the necessary changes to the schools, taxpayers?

People that purchase the smaller properties will not desire the same type of lifestyles as the purchasers of the larger properties. There should not be mixed zoning for the parcels.

Enough for now, looking forward to next public meeting!

Sue Harbut

Kent Hector

From: Thomas "Doc" Rowe [bionicdolphin@frontiernet.net]
Sent: Tuesday, November 06, 2012 8:54 AM
To: Kent Hector
Subject: Proposed Tierra Robles project in "Ghost Deer" area.

Hi Kent,

Here are a couple pics of the areas Ghost Deer.
In 2008 there were triplets, all white! At first glance it looked like a normal doe had adopted three goat kids. From neighborhood reports I believe 2 of the 3 survived to adults.

We have seen these rare genetic abnormalities in this area for 20 years and would really hate to see development drive out the bloodline.

Best Regards

Thomas "Doc" Rowe
530-549-4839

RECEIVED
SHASTA COUNTY

NOV 13 2012

DEPT OF RESOURCE MGMT
PLANNING DIVISION

PUBLIC SCOPING SUGGESTIONS/COMMENTS

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

Name: Vern and Barbara Deatherage

Agency:

Mailing Address: 21008 Boyle Rd Redding 96003

Phone Number: 530 949 1903

Comments: This property is very close to ours. Boyle road traffic is already high. Our fear is that an additional 166 homes would make traffic and safety issues untenable.

B Deatherage

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

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DEPT OF RESOURCE MGMT
PLANNING DIVISION

PUBLIC SCOPING SUGGESTIONS/COMMENTS

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

Name: Vickie Wolf

Agency:

Mailing Address: 11048 Myrtlewood Dr.
Redding, CA 96003

Phone Number: 356-3601

Comments:

Please see attached.

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

November 23, 2012

TO: Shasta County
Department of Recourse Management
Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001
Attention: Ken Hector, Senior Planner

FROM: Vickie Wolf
11048 Myrtlewood Dr.
Redding, CA 96003
(530) 356-3601

SUBJECT: Tierra Robles Planned Development Project Environmental Impact Report Comments

I would first like to acknowledge Shasta County in their efforts in bringing the county into code compliance from a past history of property owner's attitudes of "I will build as I please". It takes time and resources to build a community that is safe and sustainable. I would also like to give thanks to Shasta County in giving notice of this proposed development to residences beyond what is required by law.

Although we as long time residences have a hard time accepting change the benefits of change can be for the good of all. As the population grows we all have to make positive contributions for a clean, safe and sustainable community. We have witnessed in the past developers from out of the area come to our county to build "their vision" leave with their profits and leave us with the scars of vacant buildings, vacant subdivisions with infrastructure and environmental damages.

Development is part of our future. The question is how do we be responsible and positive contributors to a clean, safe and sustainable community? All of us, residents, Shasta County Officials, Shasta Red, LLC and all affected agencies have a unique opportunity to work together to show case a sustainable development for the future. After experiencing the recent economic down turn, state and local budget cuts and job losses we must remember these effects will be long lasting for us for some time to come.

We can look within our own county borders for examples that are not leading examples of responsible development. Within Shasta County borders there are municipalities and separate districts that are governed independently but independent decisions affect us all. We have commercial lots we can't give away; we see many vacant commercial buildings with a turnover of start up businesses unable to keep their doors open. We see the losses of our limited agricultural lands being threatened to commercial development. We see how our water ways and wildlife are negatively impacted through damming and storm water runoff. We see residential properties with developed roads and infrastructure left without developed housing. We see our road ways impacted by the increase of vehicle traffic creating major safety hazards to life, property and environment and we see how some agencies are mitigating these traffic hazards. We see and feel in recent times the impact of budgetary short falls and know the long recovery time ahead.

I submit the following comments not in opposition at this point in time to the Tierra Robles Project but as a community member that wants to be a positive contributor to seeing the future development of Shasta County as responsible and sustainable.

We must remember that although new development generated monies is appealing today we have to look to the future and ask the questions can we responsibly sustain the new infrastructure. As we look around our county today it is very clear to see regardless of which side of the Isle we align with there are many unmet needs of the infrastructure that pose safety concerns to the public.

AESTHETICS:

In addition to Shasta County noted impacts to allow development to go forward without Covenants, Conditions and Restrictions or a Home Owners Association in place from Shasta Red, LLC and/or Shasta County there is great potential to negatively impact surrounding property values and create environmental hazards. In areas of Shasta County we can see where property owners have in use as additional residents the use of recreation vehicles as permanence residences. The containment of raw sewerage, supplying proper electricity, improper disposal of house hold trash, infestations of pest are all the result of these type of residences presently in use throughout the county.

With the passage of Proposition of 215 the properties growing marijuana has increased significantly in Shasta County. It is known that in addition to marijuana being grown for medical purposes it is also grown for sale to supplement income. Along with the marijuana being processed other illegal drugs are being manufactured that result in hazardous waste that is not disposed of properly.

Shasta County has a complaint procedure in place but follow through with mitigation is in question because violations are still visible.

AGRICULTURE RESOURCES:

All of our vacant land should not be seen by developers as a site for high density housing. Shasta County and the residents have seen many benefits from the recent increase of small farms. The popularity of our Local Farmer's Markets has grown and provides income and fresh quality foods to local families. Many local farmers can produce enough for sale on an acre so long as the zoning allows. The project property has an agriculture history. To keep zoning in line with this history will afford future small famers the ability to contribute to local sustainability. In our area where unemployment is still high and job forecasts are not presently keeping pace with other parts of California if a property owner can create their own responsible and sustainable income in this case through agriculture the zoning should allow this possibility.

AIR QUALITY:

Currently Shasta County residents are allowed to burn yard trimmings on designated Burn Days and many use wood stoves as their primary heating source. If all of the current vacant abandon subdivisions where developed along with the current proposed subdivisions what is the tipping point when our air quality is compromised and burn restrictions are put in place? The City of Chico is an example. When their air quality is poor wood stove burning is banned. The current solid waste provider is Waste Management which does not have a Green Waste program in place so door yard burning is the only economical mitigation option.

There was at one time, a long time ago, an acceptable practice of burning of one's house hold trash. Although it is illegal some property owner's feel it is within their right. Shasta County has a complaint procedure in place but with limited staffing the fire has consumed the trash and the complaint is unfounded and the practice continues.

HAZARDS AND HAZARDOUS MATERIALS:

It appears that a majority of this section covers the construction phase. We have to also ask what the long term potential effects are. Without Covenants, Conditions and Restrictions, Home Owners Association or other acceptable guide lines in place from Shasta Red, LLC and/or Shasta County we take the risk to negatively impact the environment. Without the staffing from all local agencies to mitigate the current complaints of hazards to life, property and environment this built out project has the potential to contribute to the current violations and back log of complaints.

HYDROLOGY AND WATER QUALITY:

This project alone may not negatively impact water quantity at present time but we have to look at the big picture. If all of the current vacant subdivisions with infrastructure in place were built out along with the other current ones coming up for review there logically as to be an impact to available water quantity. Water rights are far reaching beyond Bella Vista Water District. Within Bella Vista Water District alone water rights once granted to residences have been taken away. In recent years we have experienced water usage restrictions.

Transparency at all levels is needed on this issue more than ever.

LAND USE AND PLANNING:

If all of the current vacant subdivisions with infrastructure in place where built out along with the other current ones coming up for review in the county impacted agencies do not presently have the resources to maintain what is in place at this time. I realize this report focuses on the environment but without proper resources to maintain what we have does and will lead to blight which negatively impacts the environment.

Increasing the service impact to County Service Number 8 will have an immediate and long term future impact.

POPULATION AND HOUSING:

The question was asked during the November 8, 2012 Public Meeting if others outside of the proposed subdivision would be allowed to tie into the new proposed sewer line and it was indicated that it is not an option. But, the County's Notice of Preparation says the sewer line "could potentially induce off- site population growth" and "may be significant". I could have misunderstood the question and answer but please make it clear as this process goes forward.

PUBLIC SERVICES:

Fire and Police Protection:
Our current serving agencies cannot meet the current demands. The area is served by volunteer fire departments with augmentation from other local and state agencies to meet the need. This area is under Cal Fire's jurisdiction and this Ranger Unit is still considering closing two fire stations. Many existing private roads adjoining the project do not meet the County's current Fire Safety Standards requirement. If access was needed from these private roads it could cause significant safety risks to personnel and equipment.

I would suspect the actual numbers quoted in the Notice of Preparation is quite different today for the County's Peace Officer's. Officers have to rely on other agencies for immediate need and officer safety.

Mutual and Automatic Aid Agreements are in place for police and fire but what is often over looked is the decreased resources for the home agency for 9-1-1 responses.

Schools:
Only North Cow Creek and Columbia School Districts are mentioned in the Notice of Preparation. What about a high school? There are several schools the residents could choose from and many do not provide bus service thus increasing traffic counts.

Parks:
It is unfortunate and irresponsible that The County does not revise its policy on public recreation areas. The City's of Anderson, Redding and Shasta Lake having invested in neighborhood recreation facilities and welcomes all including Shasta County residences to use their facilities. So, this project would have a significant impact on neighboring communities.

RECREATION:

Because The County does not have any such policy in place and states in the Notice of Preparation that "The City of Redding has a number of recreational facilities" is putting the burden on other neighboring agencies to provide public recreation for Shasta County residences. This attitude is lacking respect for other agencies as they all struggle to maintain clean and safe facilities.

TRANSPORTATION/ TRAFFIC:

Many of the roads that service this project have not been up graded to meet the current demands of increased traffic. There are 90 degree curves, no shoulders, flooding occurs because of lack of maintenance of drainages and culverts, asphalt patch work that fails, general lack of ongoing road surface maintenance, private roads that should cause concern for emergency personnel and equipment to travel safely, school buses have to make illegal maneuvers on public roadways to turn around, the roads are unsafe for bicyclist because of; traffic speeds, no shoulder and reduced visibility. The list goes on in this category and there is no public transportation that serves this area.

An example of a traffic hazard in a school zone is Columbia Elementary School on Old Oregon Trail. The northbound traffic on Old Oregon Trail has to make an illegal left turn crossing a double yellow line to enter the school and an illegal left turn exiting the school.

UTILITIES AND SERVICE SYSTEMS:

Bella Vista Water can claim that they have the water allocation and looping the system will help with water pressures. What also must be communicated are the occurrences of water rations, restricted allocations, low water pressures, the higher rates compared to other neighboring water districts for current customers and the age of the water line infrastructure. Current customers have experienced when Bella Vista Water cannot meet the current needs.

We are all pioneers when we look to the future and envision the communities we want to live in. We should have new visions of seeing responsible, sustainable development that serves the environment and the individuals that chose to live here. We should be able to show case to the rest of the country that through transparency and responsible attitudes and actions that we all want a successful and sustainable community through responsible development.

Thank you for this opportunity to submit comments.

Respectfully,

Vickie Wolf

Vickie Wolf

November 26, 2012

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

Dear Mr. Hector,

My family has lived at 22122 Old Alturas Road for over 22 years. I oppose the Tierra Robles subdivision proposal.

I would assume that most of the traffic resulting from the subdivision would use Old Alturas Road because there is close access to Hwy 299. Old Alturas Road is a narrow, windy road with a few very sharp turns. More traffic on the road will make driving it far more dangerous. Traffic noise will be increased which will make our quiet country setting feel more like a city street.

Bella Vista water supplies our home. We have very low water pressure. I'm afraid that when a big subdivision must receive that water, also, we will not have enough for our needs. We lost our first home on that property during the Jones Valley fire. There was no water to fight the fire.

My husband and I enjoy the wildlife that is part of living in the country. We especially enjoy the birds in our yard and those that fly overhead going to roost in the proposed subdivision area. The ecology in the area is so vital to a healthy environment. Space is needed for wildlife and the beautiful oaks and flowers. We must preserve open land to protect the environment.

I request that the zoning for this area be left unchanged and no subdivision be built.

Sincerely,

Virginia Siemens

Virginia Siemens
22122 Old Alturas Road
Redding, CA 96003
549-4897

Kent Hector

From: Peggy Jenkins [pj2323@yahoo.com]
Sent: Wednesday, November 21, 2012 1:28 PM
To: Kent Hector
Subject: Comments re: Tierra Robles Planned Development
Attachments: dev letter palo cedro.doc

Hello, Mr. Hector,

Attached is our letter in response to a request for community comments regarding Tierra Robles, the proposed subdivision in the Bella Vista / Palo Cedro area. We appreciate the chance to comment on this proposal.

Thank you,

William and Peggy Jenkins

William & Peggy Jenkins 10510 Northgate Road, Palo Cedro, CA 96073
email: bjenkins@windwardco.com

November 22, 2012

Mr. Kent Hector, Senior Planner
Planning Department, County of Shasta
1855 Placer St., Suite 103
Redding, CA 96001

RE: Proposed Tierra Robles Subdivision

Dear Mr. Hector:

My wife and I are new residents of the Northgate Road neighborhood in Palo Cedro. We moved here in June of this year, and are enjoying our new property and the town of Palo Cedro very much. It was quite a disappointment to us to hear that there is now a proposal to build a large project near the end of our road. Had we known about this in February, it might have been a factor in our decision to purchase land here.

I was a developer and builder in Santa Cruz County for many years. I made every effort to build attractive homes and small PUD's that were a good and sensible fit in their respective communities. I understand the owner's desire to maximize their profits on the development of this land; however, I am concerned about this project because it is not a good fit for Palo Cedro as it is now proposed.

This proposed project is not a good fit for many reasons. Most importantly, the requested zoning variance indicates some small lot sizes that are not consistent with the surrounding community. This, along with proposed infrastructure improvements, will likely encourage further development of large parcels of agricultural land in our area. The density of the proposed project would add significant traffic on Boyle Road, which is a narrow and winding country road. This is completely unacceptable to homeowners like us whose property borders Boyle Road, and who purposely sought out an area with larger properties and minimal traffic noise.

I respectfully encourage denial of this project. A good profit could be gained by splitting this property into three–to-ten acre lot sizes that are more in line with the rest of our rural area. Although any development of this large parcel would still negatively impact traffic in the area, I think it is a reasonable alternative to the proposal that is on the table.

Thank you for the opportunity to address this matter.

Sincerely,

William Jenkins
Peggy Jenkins

Kent Hector

From: Zoie Griffin [gypsy2012@gmail.com]
Sent: Tuesday, November 06, 2012 5:02 AM
To: Kent Hector
Subject: RE: Bella Vista Subdivision

Dear Mr. Hector,

A few years ago a proposal was made for a subdivision out here in Bella Vista. Probably the very one that was mentioned in the Record Searchlight today. One of the problems was sewer, in that the developer(s) would have to install a sewer system rather than septic tanks. All of us land owners out here are on septic tanks. How can we be assured that we won't be forced, and I do mean forced, into a system like the city of Redding. Would we be "grandfathered" in and allowed to keep our septic systems as we have all these decades? Would the developers and county use its power and money to make all of us have to pay for a sewer system that, clearly, is not needed?

I ask that someone please take the time to answer these questions. Thank you very much.

Zoie Griffin
(Thee lots west of Deschutes; one quarter of a mile south of Old Alturas. Can you understand my concern?)