



SUMMARY OF COMMENTS

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

DATE: November 8, 2012

TIME: 7:00 PM – 9:00

LOCATION: NORTH COW CREEK ELEMENTARY SCHOOL
10619 Swede Creek Road
Palo Cedro, California

The following represents a summary of comments and questions presented by meeting attendees. Where one or more attendees addressed a similar issue of concern or project specific question, those statements were combined together to minimize redundancy. To distinguish between public statements regarding the project itself, or existing area conditions, and submitted project related questions, the "statements" are noted in *italics*.

1. Will the project construct the on-site residential units or is it just approving the lots for development?
2. Will the project include street lights?
3. Where will the new fire station be located or which existing station will provide fire protection services?
4. Who will be responsible for maintaining on-site and off-site roadway maintenance?
5. Is there adequate water supply to serve the project?
6. Is the amount of open space proposed adequate for the size of the development?
7. Subdivision of existing parcels will increase density resulting in greater hazards to the community?
8. Does Bella Vista Water District have adequate water during dry years?
9. *Existing Bella Vista Water District customers experience shortages during dry years.*
10. What is the capacity of the sewer district to provide service to the development?
11. *There would be potential blight resulting from undeveloped/unfinished lots.*
12. What is the adequacy of water service?
13. *The development would be attractive to crime if homes are purchased for investments rather than primary residences.*
14. Boyle Road is currently a hazard, particularly since the High School was constructed eight years ago, and the high rates of speed and blind curves?
15. *There will be a significant traffic impact(s) on other roads and down to Loomis Corner.*
16. Will the traffic engineer meet with residents to discuss issues for the traffic study based on locally observed conditions?
17. With the potentially significant impacts to Boyle Road, why is there not an access from Deschutes Road?

18. *There needs to be considerations made to school safety.*
19. *General safety issues at Old Alturas entrance due to the existing roadway configuration at that location.*
20. *Low water pressure delivery for many existing customers within Bella Vista Water District.*
21. How are the water delivery improvements to be assessed?
22. Will the development have a special water assessment and costs distributed to all Bell Vista Water District customers?
23. Where is the access point on Boyle Road?
24. Impacts to Clough Creek from roadways and surface drainages. How will the drainage be managed?
25. Will the widening of Boyle Road require additional property takes outside of the existing right-of-way?
26. *Proposed fire access road at Northgate cannot handle additional traffic.*
27. What mailing address will apply to the project area? Will it be a Bella Vista or Palo Cedro address?
28. What school district will this project impact?
29. *Impacts to eagles, hawks, deer, geese, and coyotes.*
30. *Too many small lots. Density is out of character with surrounding uses.*
31. *Growth inducing impacts will set precedence for increasing density in the area.*
32. Will lots have fireplaces and be able to participate in burn days?
33. *There will be an increase of smoke due to the addition of fireplaces.*
34. Will new residents be able to force the Redding Gun Club to move due to excessive noise?
35. Will residents on Boyle Road have to pay or be required to hook up to the new sewer extension?
36. *There will be construction impacts from off-site utility construction.*
37. Is the site a high fire area and will it result in higher fire risk to surrounding properties?
38. Will equestrian uses be allowed on-site? Will the individual lots be considered an "Agricultural Use"?
39. Will the fiscal analysis cover anticipated costs to existing property owners to maintain infrastructure?
40. *The area uses volunteer fire fighters and law enforcement service has diminished.*
41. What are the costs to upgrade emergency services to meet need of the new residents?
42. Will the EIR address the characteristics of the project in terms of residents per dwelling?
43. Will impacts on schools be addressed from an increased student population standpoint?
44. Can larger parcels be placed along the perimeter (areas that are visible) to minimize the impacts to aesthetics?
45. *Higher density changes the rural character of the area.*
46. Are two entrances sufficient for the size of the project?
47. Will more homes change open burning restrictions?