

March 7, 2016

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SHASTA COUNTY

MAR 11 2016

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

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

Dear Mr. Hector:

I am in receipt of the Revised Notice of Preparation of and EIR for the Proposed Tierra Robles Planned Development Project. I would like to respond to this notice by expressing several concerns:

1. What will be the source of water for this project? I assume it will be Bella Vista Water District? What will be the funding source for the water? Who will be paying to provide water for this project? Will it be included in the cost of the housing and passed along to the buyers, or are surrounding property owners going to be assessed additionally via property taxes as was the case with the Logan Road Water Project?
2. What will be the funding source for the installation and maintenance of the proposed onsite waste water treatment facility? Will surrounding property owners be forced to hook up to this facility (resulting in additional property tax assessments or monthly fees) or will it be for this project exclusively?
3. According to the location map, only two access roads are shown. I am concerned that this will eventually result in increased traffic congestion on Boyle Road, and feel that additional accesses from Deschutes and Old Alturas Roads are warranted.

I plan on attending future meetings of the Planning Commission and Board of Supervisors related to this project. While I do not represent all surrounding property owners, I have been in contact with several and all have expressed similar concerns.

Thank you for your time and I look forward to your response in writing at your earliest convenience.

Sincerely,



Allan M. Schmidt  
10169 Rocking Horse Lane  
Redding, CA 96003

## Kent Hector

---

**From:** Anne Schoenberger <gladstoneanne1@yahoo.com>  
**Sent:** Friday, March 18, 2016 10:51 AM  
**To:** Kent Hector  
**Subject:** 166 Rezone

My name is Anne Schoenberger. My address is P. O. Box 1293, Palo Cedro, CA 96073. I am against this development.  
Sent from my iPhone

March 21, 2016

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

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SHASTA COUNTY  
MAR 24 2016  
DEPT OF RESOURCE MGMT  
PLANNING DIVISION

Re.: Tierra Robles Planned Development Project

Mr. Hector,

As by now you will have received various comments regarding the project and I am sure you will have heard the concerns raised in regards to anticipated water consumption and increased traffic flow on Boyle Road. Since I live on Boyle Rd. the increased traffic does raise my concern and I am confused in regards to the availability for increased water supply by the Bella Vista Water District since the current customers have to contend with a limited supply enforced by water usage allocated financial penalties.

Again, as stated before you are definitely aware of my concerns and I hope they will have some impact in your decision making process.

Sincerely,



Bert I. Aarsen  
21444 Boyle Rd.  
Palo Cedro, CA 96073

2/3/16

Mister Kent,

We as residents of Boyle Rd. are very concerned about the housing going in our area. We live at 21242 Boyle Rd. And we have many concerns, among which are that there is to be no community meeting where all inputs and objections of our neighborhood can be aired. Many of our concerns are. Increased traffic, scarcity of water, Street lights, increased burden on schools, sewer treatment, water run off, how many trees will be cut down, fire protection, fire insurance will increase, density of housing, will there have to be low income houses built. And if these homes can be just a little over an acre apiece, then we as adjoining neighbors will have to be allowed to split our land and split and sell acreage so other houses can be built on our property. And this is a given that we will do so, which will further complicate the problems involved. We hope you will arrange to have a meeting soon for all our neighbors to give their input! We feel there is a fast one being thrust upon us in not doing so.

Very concerned!

*Mr. & Mrs. Schilling*

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MAR 07 2016

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PLANNING DIVISION

**Brad and Barbee Seiser  
10603 Northgate Drive  
Palo Cedro, CA 96073  
530-549-3532**

RECEIVED

MAR 15 2016

COUNTY OF SHASTA  
PERMIT COUNTER

March 14, 2016

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

RE: Tierra Robles Revised Project 2016 NOP

Dear Mr. Hector,

Thank you for notification of the Revised NOP of an Environmental Impact Report for Tierra Robles Planned Development Project. Since this project was originally proposed we have been opposed to the building of this development and the needed rezoning of this land for that purpose. We moved to Shasta County 14 years ago to escape the overdevelopment of the Bay Area by buying a home on 4.5 acres in a rural zoned community. The Tierra Robles project of 166 new homes opens the door to turning Palo Cedro into a developer's wonderland where a once purely rural area, marked by 3-5 acre parcels will open the door to a morass of subdivisions with all the attendant problems that the Bay area experiences daily.

The addition of these 166 subdivision homes to the area will not only detract from our rural environment, but will negatively impact our property values (already depressed) since the rural character will be changed. As with most subdivision developments, the Boyle Road entrance will likely have the usual big splash of a Tierra Robles sign, and the attendant marketing sales flags or signs which will substantially degrade the existing visual character of the area. This development will stick out like a sore thumb in a rural setting. The proposed rezoning of the project will substantially reduce the average parcel size below the 3-5 acres that are primarily zoned on the subject property. In particular, the 17 homes (mini parcels) planned for the entrance roadway off of Boyle will not fall within the 3-5 acre parcels that are consistent with our community and most of the land on the subject property.

These 166 homes negatively impact the water and traffic infrastructure of our community, as well as, fire and police protection. Regarding water, these added homes will put a tremendous strain on the existing Bella Vista Water District water and pumping capacities. At this time, water pressure is poor and with these added homes drawing more water, firefighting efforts will be hampered by lower water pressure, creating an even greater wildfire danger to our home.

Mr. Kent Hector, Senior Planner  
Tierra Robles Planned Development  
Brad and Barbee Seiser  
March 14, 2106  
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We are in the midst of a severe drought, with our community being on a Stage 3 water rationing. We have been diligent in cutting back our water, however how can it make sense to add 166 new homes at this time or even in the foreseeable future? Existing customers will have to pay higher water and pumping capacity costs as current resources are not adequate for these new homes. It is mind boggling to think that Bella Vista Water district gave a "Will Serve" letter without public comment, and in light of the current water rationing situation. Who knows when this drought will end?

These 166 homes will bring an added fire danger since past fires have shown that the area is prone to wildfires and low water pressure for fire suppression. Given the recent past history of *severe* wild fires in this area, how the NOP can designate this as a "Moderate" fire risk area? Certainly this must be a mistake? If the fire danger is "Moderate", then how come insurance companies are making it more difficult, if not impossible, to acquire new or revised policies due to the increased risk of wildfires in this area? These added homes will only add to these insurance difficulties for existing homeowners. We ask that this "Moderate" assessment be changed to "Severe".

Section XVII Utilities and Service Systems, Section d) relates to "sufficient water supplies available to serve the project." The assessment of your office notes this issue as "Less Than Significant Impact". Given the concerns raised above, we believe your good offices should change the designation to "Potentially Significant Impact" so it can be accurately addressed in the Environmental Impact Report. Please confirm the adjustment of this designation.

Regarding traffic congestion, we object to the anticipated increase of at least 10 vehicle trips per day per home coming onto Boyle Road. We think this is a conservative estimate and not an accurate reflection of what is likely to take place. Boyle Road currently has high traffic volume in the morning as Redding commuters are going west to connect with Old Alturas Road, while parents and teen drivers are driving east to Cow Creek Elementary and Foothill High Schools. A reverse situation takes place in the afternoon. With a subdivision entrance on Boyle there are more likely to be accidents due to the fact that car speeds on this road tend to be in excess of the speed limit (teen drivers) and cars turning into and out of the development in either direction will affect safe traffic flow. With the added traffic and the significant number of curves on Boyle, travel on this road can only get more dangerous. There has already been a loss of life on this roadway.

Another factor will be the additional wear and tear on Boyle Road due to the added vehicle trips per day per home. As it is the County is resurfacing large sections of Boyle road every 1-2 years. Where is that money going to come from?

Mr. Kent Hector, Senior Planner  
Tierra Robles Planned Development  
Brad and Barbee Seiser  
March 14, 2106  
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Disturbingly, the NOP already notes that “A traffic impact study prepared by Omni-means (May 2015) for the proposed project indicates that additional vehicle trips generated by the proposed project **along with anticipated traffic from other future development in the area**, will require mitigation measures to provide additional capacity (e.g. intersection and roadway widening) and improved control and safety (e.g. intersection signals and roundabouts).” *You can see by the **highlighted words** that it has already been predicted without public comment that there will be anticipated traffic from future development in the area. It would appear that the growth genie is out of the bottle!*

**It should be noted that we live on Northgate Drive (off of Boyle Road) which leads north to the subdivision property. Northgate Drive is a Private Road and residents on this street whole heartedly object to Northgate being used for any access to this Subdivision, for any purpose whatsoever, including but not limited to, construction vehicles, resident’s vehicles, emergency fire and police access etc. Our road curves and it is somewhat narrow at points (less than two vehicles can pass at the same time) and is currently in need of a repaving in many areas.**

Finally, the newly proposed onsite waste water treatment facility with open air processing will result in horrendous smells emanating from the property and will impact properties on all sides of the project, particularly from the prevailing north and south winds. This will definitely affect our home on Northgate Drive. This is unacceptable!

The above issues make this project unacceptable to us. We look forward to receiving your response to the concerns and questions in this letter.

Very truly yours,

  
Brad and Barbee Seiser

Cc: Redding Record Searchlight  
The Local Agency Formation Commission  
Bella Vista Water District

## Kent Hector

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**From:** David Waters <dwaters@frontiernet.net>  
**Sent:** Thursday, March 17, 2016 2:28 PM  
**To:** Kent Hector  
**Subject:** Tierra Robles Planned Development - Comments

Dear Mr. Hector,

As residents of Palo Cedro for 37 years, we are concerned that our rural lifestyle and amenities will be adversely impacted by the proposed Tierra Robles project. After reviewing both the 2012 and 2016 revised IS studies, we recognize that many of the potential negative effects of the project have been classified as having "Potentially Significant Impact" in the "Evaluation of Environmental Impacts" section of both versions. However, there are several areas of concern within the 2016 IS report in the introductory and "Evaluation of Environmental Impacts" sections which we would like to take exception to.

### Introduction Section:

On page 1, section a) [or is it 8. ?], "Description of Project": Why should the County allow the developer to partially divide all but about 200 acres of the 715.4 acre property into 1.38 acre to 6.8 acre parcels through the use of a "Planned Development Zone District" tactic in this part of Palo Cedro? Even some of the current APNs contained in the property are zoned for minimum lot areas of three to five acres. The change to allow for one acre parcels will set a precedent for future 're-zoning' or PD development for future sub-divisions to have smaller lot areas.

### Evaluation of Environmental Impacts Section:

III. Air Quality: e) "Create objectionable odors affecting a substantial number of people? [Rated: **NO IMPACT**] The 2016 IS now contains provision for "An on-site infrastructure for the conveyance, treatment and disposal of the waste water generated on-site. The treatment and disposal of the waste water will be managed onsite with the operation and maintenance performed by the Tierra Robles CSD." Unlike the 2012 IS, where the waste water from the development was to be conveyed offsite, it will now be treated onsite which may in fact result in objectionable odors affecting a substantial number of people. This seems to be contrary to the "no impact" finding contained in the 2016 IS.

XVII Utilities and Service Systems: d) "Have sufficient water supplies available to serve the project which serves or may serve the project from existing entitlements and resources, or are new or expanded entitlements needed?" [Rated: **LESS-THAN-SIGNIFICANT-IMPACT**] Since the 2012 IS report, the Bella Vista Waters District has been faced with an insufficient water supply from its own wells and water purchases and has had to severely curtail distribution to its customers through voluntary compliance or stiff penalties. In light of these action by the BVWD, it's inconceivable that the 2016 IS study could classify the existing water supply issues as having a "less-than-significant impact" on the BVWD customers. Adding 166 homes will certainly only exacerbate the current water shortage issue. Water availability aside, the current BVWD system water pressure tends to be low and/or fluctuates sometimes to the point of not being high enough in certain areas to adequately allow certain household conveniences to function properly.

Finally, the 2016 IS report itself exposes many negative issues that need to be adequately and sufficiently addressed such that the Tierra Robles development will not negatively impact the country style of life that many of us have become accustomed to in the Boyle Rd. area of Palo Cedro. The traffic increase alone on Boyle and Deschutes roads since the advent of Foothill High School has been huge. This, along with all the other identified issues, begs the question: Is the placement of the Tierra Robles development in Palo Cedro area a good idea? We think the answer is a resounding no and urge that approval of the project be denied.

Sincerely,

Carol & David Waters  
10303 Jackson Hole RD.  
Palo Cedro, CA 96073-9772

Feb 29, 2016

To: Shasta County Dept of Resource Management; Attn: Kent Hector

From: Carol Betush, 11411 Suggie Lane, Redding 96003

Re: Tierra Robles Planned Development Project

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MAR 02 2016

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

Dear Sir;

I live in the area bounded by the parameters of the project stated above. My biggest concern about going forward with adding 166 residential properties is WATER.

All of the neighborhoods in the Bella Vista Water District have been severely restricted in water use in the past two years and will continue this year. How will that many new homes impact existing homes water supplies? We have lost \$\$\$ in our landscaping.....in my case, 35 years worth. Do new homes get to have water at our expence.

And then there is Old Alturas Road. At best, it is old and in need of repair. It has hardly any shoulder for walkers or bike riders, of which there are plenty. What is the impact of 166 or more cars using this road daily, especially between Old Oregon Trail and Boyle. Will dirt roads that exist today become feeder roads for the development and if so, will current residents have to give way for that access.

I am in favor of progress, growth and development but must be done with the current situations of the times in mind. Please be mindful of those that already call this area home and make sure our needs continue to be met without being compromised.

Sincerely,

  
Carol Betush, Owner

## Kent Hector

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**From:** Chris Alexander <gr8scotpc@gmail.com>  
**Sent:** Thursday, March 17, 2016 9:00 PM  
**To:** Kent Hector  
**Subject:** Fwd: Tierra Robles

Mr Kent Hector,

I have followed this project development and find adjusting the minimum acreage that has been the standard to as low as 1.66 acre lots not acceptable. The density of this project does not reflect the community it is proposed in. Progress and building are a part of growth for a community but impacting the face of the community and the quality of it's structure and life is a disservice.

Chris Alexander

March 15, 2016

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

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MAR 18 2016

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

Re: Tierra Robles, proposed planned development

Mr. Hector,

For the record, we are strongly opposed to a subdivision of this size for all of the same reasons that have been stated in the past by many people around the area opposed to the project as well. Traffic on Boyle Rd. and Old Alturas Rd., which are both substandard as far as design and have led to many accidents in the 35 plus years we have lived in the area. These roads will not be improved by a wastewater treatment facility, nor will it help to supply the water for all of these added parcels!

The maps in the reports and information are very erroneous and do not clearly address the issue of ingress and egress, so one is left wondering if it was an accidental omission or an "on purpose" omission!

So no to the planned development that does nothing for the existing surrounding area but add more Traffic, water issues , noise, pollution etc.

Sincerely, Dan & Linda Colwell, 10714 Whistleberry Way, Redding 96003



## Kent Hector

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**From:** davidandlyndse Bullard <dibullard@hotmail.com>  
**Sent:** Thursday, March 24, 2016 11:53 AM  
**To:** Kent Hector  
**Subject:** Tierra Robles Project

Kent Hector,

My name is David Bullard and I live at 21353 Boyle Rd. I have some concerns with the tierra robles project that is in the planning. I am concerned the most with the amount of traffic it will add to Boyle road. Boyle is already a very busy road and is narrow with a lot of sharp turns . I feel like adding 300+ cars to this road multiple times a day will make it into a highway. The road noise will be miserable. How and what improvements could be made to decrease traffic? Could there be more entrances ? So only some would use Boyle road. Will it need to be widened and a turning lane added? My second concern is the waste water treatment . I live downwind from this project and I don't want to smell a sewer plant. I don't think it's right to make everybody who moved into the county for the fresh air , peace and quite, to have to smell that. How will they be able to control the smell? Why don't they have to put in a septic like everyone else? My next concern is the lot sizes. I feel like the current zoning of 5 acre lots is what helps property values in the neighborhood. If they put houses on small lots , under 3 ,I think it will really decrease property values for my neighbors and I . If they wanted to put 5 acre lots I would be a lot more supportive of this idea, and I think a lot of others would to. This project is not being built out in the middle of nowhere where there is nothing around. It will be completely surrounded by 5 acre + lots. It's not right to let them put this in the middle of all the existing properties.

Thanks,  
David Bullard

02/24/16

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FEB 29 2016

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

Doug and Dianna Stephens

21724 Old Alturas Rd.

Redding, Ca. 96003

549-4466

Shasta County Planning Department

Kent Hector

1855 Place St. Ste 103

Redding, Ca. 96001

RE: Tierra Robles Project

Mr. Hector,

We are opposed to the planned development for several reasons.

1. Increased traffic past our home. Old Alturas is already a very fast road. The noise has increased over the years from high traffic levels. It is used as a short cut for 299 if you were not aware.
2. We are concerned odors or contamination from the waste water facility will compromise our quality of life.
3. Property values will decrease due to the high concentration of homes. The area is attractive due to the rural lifestyle.

Thank you for your consideration. We would like to attend meetings in the future.

regards,

D. and .D Stephens

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MAR 09 2016

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

3-7-16

Kent Hector

This letter is in response to the Sierra Robles Planned Development Project.

I oppose the project going any further due to the fact that living just one street over on Northgate Dr, I don't want an on site waste water treatment facility in my back yard. The odor will not fully be contained, I don't want to be outside on my property feeling as tho I need to wear a gas mask on a breezy day when I once enjoyed the clean air we once had before the project. Plus it will lower our property values if the odor cannot fully 100% be contained. We are still in a "drought." It seems rather foolish to add more subscribers to a water system that has already put its customers on a reduced water program.

These three main issues are the reason I vote no on the Sierra Robles Project at this time.

Mary B Smith  
& family

10660 Northgate Dr.



## PUBLIC SCOPING SUGGESTIONS/COMMENTS

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

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Name: GERALD HAYLER

Agency:

Mailing Address: 21212 OAK KNOLL RD

Phone Number: 549-5138      Email GRHAYLER@CPP.EDU

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**Comments:**

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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

## **2016 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@cpp.edu](mailto:grhayler@cpp.edu) (530) 549-5138.

1. The current zoning of this area allows Residential 5 acres minimum, Residential 3 acres minimum and Unclassified which may be used for residential lots of not less than 8000 square feet. The proposed abandonment of current zoning and replacing it with Planned Development allows urban style lots of 6000 square feet. For comparison, 5 acres is 653,400 square feet and 3 acres is 130,680 square feet. The Planned Development request would effectively change a portion of their area from rural character to urban housing density. Abandoning the current zoning for this project would open the flood gates to other urban style projects that have been considered such as the recent sale of the 240 acre parcel on the west side of Old Alturas at the junction of Boyle Road, and another project of 155 homes which was to be located just west of Old Alturas across from the Shadow Lakes Ranch and was then considered unfeasible for lack of sewage disposal.

2. Water: The Bella Vista Water District (BVWD) supply capability is limited and its service is marginal. We are currently in Severe Drought Stage 3 with the ultimate stage 4 approaching. Stage 4 will authorize BVWD to refuse new hookups. When created the BVWD contracted the Bureau of Reclamation for 24,578 acre-feet per year, but in 2015 they were only getting 1,829 acre feet. That is a severe limitation on our water supply. They have had to restrict users to a fraction of the average usage of the last three years prior to the drought. An example of the marginal operation of BVWD is that our maximum water pressure is only 60 psi in the winter and 40 psi in the summer. We are lucky as others in our area are complaining about 30 psi or less. Drought is a way of life in California. No one can predict how long the current drought will last or when the next one will occur. We need to be prudent with our allocations and use of water, not cutting supplies to current residents so a big investor out of the area can make some bucks.

Several years ago a housing project was created in Anderson and then it was discovered that they had not planned for adequate water service and there are homes that were built there then some of which cannot be sold because they still do not have water.

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 and Shasta View 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. It now has drivers that travel over the speed limit and more cars will add to the danger for people, pets and wildlife.

9. 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 has 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?

10. Light Pollution: We are 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. We have spent 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 with out the need for binoculars.

In summary, we are concerned about 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. With respect to sewage treatment there are many unanswered questions about how much water will be required to service the sewer system, how will the effluent be handled, and will we be subjected to smelly aromas emanating from the process. Will additional air pollution restrict our current use of firewood for heating; the impact on police, fire and school services; 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 and housing should the economic nose dive reoccur before the project is completed.

Please maintain the current zoning and do not allow the Planned Development containing housing density that is greater than currently allowed. The beauty of our area should not be destroyed by the likes of Beverly Hills investors looking to make financial gains by urbanizing our rural Shasta County.

Thank you for your consideration,

Gerald & Susan Hayler

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. We are in a persistent drought. All existing homeowners live with water restrictions. There is simply not enough water on this ridge for this type development in this area.
2. 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.
3. 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.
4. 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,

Glenn and Sara Hoxie  
10024 Roadrunner Way  
Redding, Ca 96003

(530) 221-7057

DATE: March 12, 2016  
TO: Shasta County Planning Division  
ATTN: Kent Hector  
RE: Tierra Robles Planned Development

RECEIVED  
SHASTA COUNTY

MAR 15 2016

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

Dear Sirs,

I was one of the many concerned residents who attended the community meeting at North Cow Creek School last year. Many residents voiced their concerns, with much vocal support and approval from the audience. The concerns were myriad and I sincerely doubt that those worries have dissipated with the new plan revisions and amendments to zoning. It appears that momentum is building with the county planning department submitting to the desires of big-money development, at least compared to what we are accustomed to in our rural lifestyles. We carefully chose to be in a low density, natural setting and we guard our solitude seriously, and I am sure the same is true of my neighbors. If we had wanted a suburban lifestyle, we would have bought a tract house in a subdivision nearly 30 years ago.

To specifics, I draw your attention to Bella Vista Water District which cannot meet the needs of the present population it serves. Are these new residents bringing with them some magical new source of drinking water? Of course, we do give them kudos for addressing the wastewater aspect but that would be an after-thought. Which of the 3 local K through 8<sup>th</sup> grade schools would be able to absorb another few hundred students? The roads would be overwhelmed with traffic, making pedestrian or bicycle travel perilous. Air pollution would become more of a problem. One proponent of this project mentioned that most people would chose to travel north to highway 299 to get to Redding, but that is an erroneous assumption, considering that most destinations are much closer to the south. Noise and dust are further concerns. I hope that I'm not alone when considering the environmental impact of pushing wildlife further and further from their homes, and 166 homes full of people would be difficult to mitigate. The recent droughts have left us with severe water restrictions and wildfires are a constant worry. Leave us to our chosen lifestyle and don't consider this ill-advised boondoggle any further. We don't need to add a city to our small rural area.

Your planning department wisely developed the current zoning of Rural Residential 5 acre minimum and Rural Residential 3 acre minimum to be a guiding criteria for future development, and not subject to a developer's investment interests. Based on those established guidelines, we have not sub-divided our lot for profit nor have our neighbors. We value a rural lifestyle more than money in the bank account. Please abide by your own zoning guidelines.

Sincerely,  
Greg and Kay Gibson

## Kent Hector

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**From:** Jean Sturm <gun1@citlink.net>  
**Sent:** Wednesday, March 16, 2016 10:23 PM  
**To:** Kent Hector  
**Subject:** No to Tierra Robles current plan

Dear Mr. Hector,

We have been residents in Palo Cedro for 35 years. We chose to move here because of the wonderful ambiance of country living, with space, quiet, less traffic, a small school and the fact that we would be serviced by a water district. We are really concerned about this new 166 lot subdivision being shoved down our throats. We know that our way of life is being threatened. We believe this for the following reasons:

1. The number one decision for selecting this area of Palo Cedro was the fact that we would be serviced by Bella Vista Water District. For the first few years we were okay with the service from Bella Vista Water District, but that satisfaction has slipped. The service we now receive is less than adequate throughout the year. The main complaint we have is the lack of water pressure. It fluctuates, and can be a problem, especially when other people are using their water to do whatever they do. Furthermore, we lost water to our house during the fire in 1998. The only reason our house was left standing is because a D9 came crashing through brush and cut a wide swath to stop the flames from consuming our house. I know that our water service will be further compromised if this development goes through.
2. The zoning is not appropriate for this area. Like everyone else out here, we chose to live in this area of Palo Cedro because the lot sizes were 3 acres or more. Now, this development will include lot sizes much smaller than this. This will change the face of this part of Palo Cedro as we all know it in very negative ways. Smaller lots in this subdivision will set a precedent. I know other developers are watching what will happen in this proposed subdivision, and will try to match whatever lot size might be approved in Tierra Robles.
3. Traffic will greatly increase on Boyle Rd. If this monster goes through, many of the residents will use Boyle Rd. At it is now, since the opening of Foothill High School, there has been a big increase in traffic on Boyle. The school is a necessity, this subdivision is not!
4. I am very concerned about the sewage disposal system that is proposed. I understand that it is not sufficient for 166 families crammed into such a small area. I know there is a lot of unusable land included in this area. I know there is a lot of hardpan in this area, as well. Hardpan and wastewater can be a real problem. Especially if the waste water is not processed correctly.

I earnestly implore you to deny approval of the current plan for Tierra Robles because it is bad for this part of Palo Cedro.

Sincerely,

Respectfully,

^

Gunther and Jean Sturm  
10295 Jackson Hole Rd.  
Palo Cedro, CA 96073

[gun1@citlink.net](mailto:gun1@citlink.net)

{this is a placeholder}

Depend

Stu

gun

gun

## Kent Hector

---

**From:** Howard Harbert <hgharbert@yahoo.com>  
**Sent:** Thursday, March 24, 2016 10:59 AM  
**To:** Kent Hector  
**Subject:** Tierra Robles project

Statement-- 166 parcels at 2cars per parcel( probably more), add in all the existing streets that use Old Alturas and Boyle Rd, and all the traffic on Boyle Rd from people going to Foothill high school ( when school in session) I am wondering how these two roads, as is now will handle the extra traffic. I am aware that there will not be all the extra traffic until full development.

Question--- left turn lanes, widening,other improvements needed for the roads,when, who pays for these improvements ( existing tax payers -- as time goes by) or developer?

Statement-- thru out the year as we drive by one of the city's waste water treatment facilities ( south of 44 and west of Shasta View), there are TERRIBLE smells coming from the plant

Question--- what kind of a guaranty for all EXISTING and proposed parcel owners to not have to put up with smells from the proposed waste water treatment facility?

Statement--- I am a local contractor ( since 1980) and have been making a living from development and growth so I am not against development and growth. However, I really do not see that CRAMMING this type of development into this area is a positive THING for us in the area or Shasta County. As this works thru the process it will also be interesting to see what Bella Vista Water has to add to this development ( hopefully there will not be 166 new water wells put in).

Thank you HOWARD HARBERT---- hgharbert@yahoo.com

Sent from my iPad

10/1/16

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## Jason and Amy Luther

21222 Falling Oaks Road, Redding, CA 96003

RECEIVED

MAR 24 2016

COUNTY OF SHASTA  
PERMIT COUNTER

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

03/24/16

### **Subject: Terra Robles Planned Development Project**

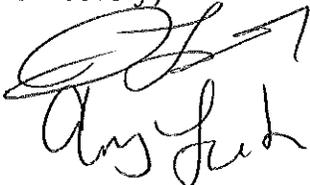
To Whom it May Concern

We are writing in response to the Terra Robles Planned Development Project. We do not believe this project should proceed as planned due to many concerns. First we moved into the area due in part to the large lot size, about 5 acres or more. We did not think that there was a possibility that the county would rezone the acreage behind our property to allow for lot sizes as small as 1.38 acres and include a large subdivision. We are also concerned that 166 homes will substantially increase water runoff into Clough Creek and affect the lower lying areas with homes in our area possibly causing existing homes to flood. Another concern is that the "open space" or buffer space on both sides of Clough Creek will become an area open to foot traffic. Thus providing an easy way for people with possible bad intentions to access the back of our property unnoticed. Also a concern is the increase in traffic on Old Alturas Road, Seven Lakes Road and Boyle Road. These roads are curvy, slow, country roads and not built to handle the traffic increase that 166 additional homes would bring. In addition, we keep hearing from Bella Vista Water District that they don't have enough water to service the homes already in the area. Adding 166 more homes to our already stressed water system seems irresponsible. The proposed Terra Robles Planned Development Project includes a provision to add a sewage treatment plant, this would be a true deterrent to existing homes in our area as the smell would drift on the wind which is nearly constant in this area. I am sure you can understand that we do not want to go outside of our home and smell that! The area across the east boundary of our property is full of wildlife. We regularly see or hear Black tail deer, Wild turkeys, coyotes, rabbits and a large variety of birds. One reason we moved to our home is because we enjoy seeing and

hearing the wildlife and our beautiful view of the undeveloped property to our east. We believe there will be a great loss in the diversity and numbers of wildlife in our community if this area is rezoned and this project allowed to proceed.

Thank you for your careful consideration of our concerns regarding this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason and Amy Luther". The signature is written in a cursive style with a large, stylized initial "J" and "A".

Jason and Amy Luther

March 7, 2016

RECEIVED  
SHASTA COUNTY

MAR 09 2016

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

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

Re: Tierra Robles Planned Development

Dear Mr. Hector:

I am sure you have been listening and reading all the weather reports about our severe four year drought. And, even though we have had rain and snow, California, especially here in our area, still are in a very serious drought situation.

Therefore, for the life of me, I can't understand why, or believe that the development of the Tierra Robles project is still being considered.

I have been a resident on Boyle Road since 1979, and 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 COUNTRY ROAD. Along with the every day traffic, since the construction of Foothill High School, Boyle Road receives heavy traffic use. IT IS LIKE A FREEWAY.

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 side roads involved in this proposed project. BOYLE ROAD IS AN EXTREMELY DARK ROAD AT NIGHT, WITH NO LIGHTING. Is it going to take a human life or injury to prevent this project from going forward? Also, why have just a few of us been notified about this project and not the whole neighborhood? Meaning those who live on the side roads that intersect with Boyle Road.

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 now we have Bethel Church wanting to build more facilities, so 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. For the past several years, we have had to cut back on our water usage because of the drought situation.

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

And as far as the school issue goes in the surrounding area, they are already over crowded. Where are the kids living in this proposed project supposed to go school? MORE SCHOOLS MEAN HIGHER PROPERTY TAXES.

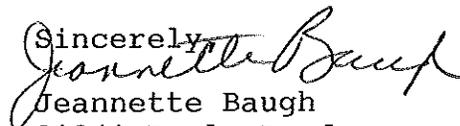
If this project is allowed to split the acreage into smaller lots, then those of us who have larger pieces of property should be able to do the same. Can you imagine the impact this will have on the environment then? And speaking of environmental impact on the area, what about the on-site waste-water treatment facility they are proposing?

This environmental impact all begins with the cutting down of trees, moving the ground around to make room for this project, but most of all the impact it puts on all the wildlife that live and use this area.

There already so many lots and houses for sale, just read the newspaper or go on line. If these lots don't sell, then the damage will be done, and all we will have is A ONCE SERENE OPEN AREA DAMAGED AND GONE FOREVER. 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 significant impact on this area. ONE THAT WILL BE DETRIMENTAL INDEED, if the additional 166 residential development IS ALLOWED TO HAPPEN.

In closing, I would like to quote a comment from the Record Searchlight from Johnnie Powell, a forecaster with the National Weather Service. "Our winter, unless it's a massive flood, doesn't get you out of a drought. Every little bit helps BUT WE'VE GOT A LONG WAY TO GO."

Sincerely,  
  
Jeannette Baugh  
21241 Boyle Road  
Redding, Ca. 96003

March 13, 2016

RECEIVED  
SHASTA COUNTY

MAR 16 2016

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

Ms. Pam Giacomini, District 3 Supervisor  
1450 Court Street  
Suite 308B  
Redding, Ca. 96001

Re: Tierra Robles Planned Development

Dear Ms. Giacomini:

I sincerely hope that you will take a few moments to read my letter, as well as the enclosed, and not just throw it in the waste basket or put it through the paper shredder.

As you are the Supervisor for District 3, the area in which I reside, I am enclosing a copy of the recent letter I wrote to Kent Hector, Senior Planner, Shasta County Department of Resource Management, regarding the Tierra Robles project consisting of 166 residential parcels.

Myself, including all of those who live within this proposed project, or those impacted by it, DON'T WANT THIS PROJECT APPROVED. IT APPEARS TO ME THAT IT'S THE "BIG MONEY" THAT IS SPEAKING FOR THIS PROJECT, AND NOT THE ACTUAL CONCERNS OR HEALTH OF MYSELF OR THE OTHER RESIDENTS EFFECTED BY THIS PREPOSTEROUS DEVELOPMENT. It is my understanding THAT THE PROJECT IS BACKED BY A "BIG TIME LAWYER", who doesn't even LIVE IN OUR AREA, BUT LIVES IN SOUTHERN CALIFORNIA. WE NEED YOU TO STAND BEHIND US AND REPRESENT US ON THIS VERY IMPORTANT ISSUE. As a matter of fact, we need the complete support of all The Shasta County Board of Supervisors. Therefore, I am sending a copy of this letter to them, as well as my letter to Kent Hector. By the way, I have been told this area is considered a wetland area, and a few of the residents have even SEEN A EAGLE.

Election time is just ahead of us, and District 3 has another opponet running, who as assured us they will stand behind us and represent us on this very important matter.

In closing, I would like to stipulate again, if this project is approved, THE ONCE SERECE OPEN WILD AREA, WE AS RESIDENTS HAVE COME TO LOVE AND ENJOY, WILL BE DAMAGED AND GONE FOREVER.

Sincerely,



Jeannette Baugh  
21241 Boyle Road  
Redding, Ca. 96003

cc: Shasta County Board of Supervisors  
Kent Hector

March 13, 2016

Shasta County Board Of Supervisors  
1450 Court Street  
Redding, Ca. 96001

Re: Tierra Robles Planned Development

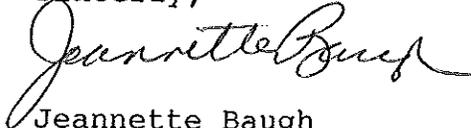
Dear Supervisors:

As I have stated in my letter to Ms. Giacomini, I sincerely hope that all of you will take a few moments to read my letter to her, as well as the letter I wrote to Kent Hector, and not just throw them in the waste basket or put them through the paper shredder.

To you this just might sound like a bunch of residents complaining about a proposed project, BUT IT IS INDEED A VERY SERIOUS CONCERN for not only myself, but for all of those impacted by a decision that WOULD DESTROY OUR COUNTRY WAY OF LIFE. As I mentioned earlier, I have been a resident on Boyle Road since 1979.

In closing, I would just like to say, THE DECISION ON THIS PROJECT TRULY NEEDS SOME DEEP THINKING.

Sincerly,



Jeannette Baugh  
21241 Boyle Road  
Redding, Ca. 96003

cc: Pam Giacomini  
Kent Hector

## Kent Hector

---

**From:** Eleanor Townsend <Eftownsend@frontiernet.net>  
**Sent:** Friday, March 18, 2016 1:03 PM  
**To:** Kent Hector  
**Subject:** Opposition to Tierra Robles Plan

Dear Mr. Hector

We are extremely concerned about the Tierra Robles subdivision planned between Palo Cedro and Bella Vista.

Our main objections include, but are not limited to:

the re-zoning of land to much smaller parcels than originally agreed when we bought in this area;

the dire situation with water allocations from Bella Vista Water - we cannot understand how so many more users can possibly be added to this already overstrained resource;

the additional traffic on Boyle, Old Alturas and Deschutes Roads - surely those streets would have to be widened,, and these streets are already overburdened and dangerous. More traffic would very negatively affect safety in this area, and wider roads would seriously impair the rural nature of our region.

the loss of our country atmosphere. We bought here in the County to escape the crowding in town, and never would have envisaged that the County would allow construction of this magnitude, and its deleterious effect on all of us who bought here under apparently false premises. We cannot imagine the County's consideration of this project (unless it is purely financial, and without regard of its constituents.)

Please include our concerns in the EIR.

Thank you for your courtesy.

Jbel and Eleanor Townsend  
530 547 1195

## Kent Hector

---

**From:** Eleanor Townsend <Eftownsend@Frontiernet.net>  
**Sent:** Friday, March 18, 2016 1:51 PM  
**To:** Kent Hector  
**Subject:** Opposition to Tierra Robles Plan

Dear Mr. Hector

We are extremely concerned about the Tierra Robles subdivision planned between Palo Cedro and Bella Vista.

Our main objections include, but are not limited to:

the re-zoning of land to much smaller parcels than originally agreed when we bought in this area;

the dire situation with water allocations from Bella Vista Water - we cannot understand how so many more users can possibly be added to this already overstrained resource;

the additional traffic on Boyle and Old Alturas Roads - surely those streets would have to be widened, as well as Deschutes, and these streets are already overburdened and dangerous. More traffic would seriously impair safety in this area.

the loss of our country atmosphere. We bought here in the County to escape the crowding in town, and never would have envisaged that the County would allow construction on this magnitude, and its deleterious effect on all of us who bought here under apparently false premises.

Please include our concerns in the EIR.

Thank you for your courtesy.

Joel and Eleanor Townsend  
530 547 1195

## Kent Hector

---

**From:** Pam Ahern <pamelarahern@yahoo.com>  
**Sent:** Thursday, March 17, 2016 3:21 PM  
**To:** Kent Hector  
**Subject:** Tierra Robles Planned Development Project - Revised 2016

March 17, 2016

Mr. Kent Hector, Senior Planner  
Shasta County Planning Division  
1855 Placer St., Suite 103  
Redding, CA 96001-1759

RE: Tierra Robles Planned Development Project – Revised 2016

Dear Mr. Hector,

It is with great dismay that we are communicating again with regard to the Tierra Robles Planned Development. If anything, the proposed change of installing an on site sewage treatment makes our opposition even stronger. Our original letter follows, with additional new commentary below:

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.

Additional Comments:

- In particular, Clough Creek and the seasonal run off creeks are likely to be seriously impacted by such a dense development due to the disturbance of so much construction of roads and houses. Will the native plants be razed, as is usually the case with projects such as this? All of this sets the stage for detrimental impact to remaining wildlife, which is still quite prevalent.
- Will Bella Vista Water District be able to issue a "will to serve" letter assuring 250 gallons of water per household, equaling 1.5 million gallons of water per month? Despite above average rainfall totals year to date, we're told that one season does not end a drought. Currently most households in the Bella Vista Water District have severely restricted water usage.

- What will be the impact of a sewage treatment plant, not only to the environment and air quality but to the quality of life for hundreds of surrounding residents?
- The traffic situation will be disastrous. Boyle Road has already become a busy thoroughfare; another 166 houses, totaling an estimated 322+ vehicles, with multiple trips per day adds up to a serious safety concern, in addition to the road maintenance and lifestyle condition issues.

Rezoning this area from rural residential 3 and 5 acre minimums to a Planned Development is incompatible with this rural area. I invite anyone involved in the planning and decision-making process for this development to take a drive down Boyle Road; if you do you will readily understand the kind of impact this high density project would have on our neighborhood.

Sincerely,

John & Pamela Ahern  
21287 Boyle Rd.  
Redding, CA 96001  
(530)223-6633

RECEIVED  
SHASTA COUNTY  
MAR 21 2016

RECEIVED  
SHASTA COUNTY

MAR 22 2016

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

March 17, 2016

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

We are Karen and Tom Taylor, and we live at 21205 View Lake Dr. Redding 96003. Our home is one block north of Old Alturas Rd., and we're served by the Bella Vista Water District. We are about one half mile west of the proposed new subdivision.

Our main concerns and questions are these:

1. We've been on very serious water conservation cutbacks over the past three years, and we would like to know exactly how our water district is going to serve 160 new properties without further cutting allocations to already existing customers. We have had to remove water from many plants in our yard and watch them die, more each year, so as not to pay penalties. Adding so many properties will have a serious impact on current Bella Vista Water customers.
2. The proposed plan estimates 10 motor vehicle trips per day to and from each of 160 new residences. This sounds unusually high, but even if it's only two or three per day average, that's still a large amount of additional traffic on Boyle and Old Alturas roads. I am a regular bicycle rider on these narrow, winding roads, and another 320 to 480 cars on those roads every day will make them much more dangerous. I would like to know what the plans are for mitigation of this significant increase in the percent of motor vehicle traffic.

Thank you for answering our questions.



Karen Taylor



Tom Taylor

Kathy Creasey

RECEIVED  
SHASTA COUNTY

10490 Maddelein Lane  
Palo Cedro Ca, 96073

MAR 16 2016

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

March 10, 2016

Kent Hector, Senior Planner  
1855 Placer Street  
Redding, Ca. 96001

Dear Mr. Hector

This letter is in response to the Notice of Preparation on a EIR for the proposed Tierra Robles Planned Development. I have a few serious concerns regarding this planned development:

1. Traffic
2. Water
3. Waste water treatment facility
4. Diminished quiet rural community due to zone change.

With a proposed 166 residential parcels and the main access to this development being on Boyle Road, the traffic implications are frightening. Boyle Rd. is used as a route to Foothill High School every morning and afternoon, thereby increasing the traffic pattern significantly. There are a series of dangerous curves on the east side of Boyle that result in cars running off the road and hitting fences, literally taking out fences to running into ditches. There is also a dangerous curve on the west side of Boyle that cars tend to speed thru. This development can easily increase the traffic by 300 cars daily. Every household has at least 2 cars x 166 parcels, that is a conservative estimate. There are double solid lines on many areas of Boyle Rd. that are ignored by drivers. I have many times had drivers pass me on hills and blind curves with double yellow lines, and high school students use it as a raceway on the straight portions. Living right on Boyle I have seen cars doing at least 50 mph or more, combine that with many driveways entering directly on Boyle, this leads to dangerous conditions already. Imagine a high school student driving home from school heading west bound on Boyle Rd-sun sinking down directly in the

drivers eyes, cresting over the hill with an on-coming car now making a left in front of this students path to the entrance of your Tierra Robles subdivision. Now multiply that 30 times a day. Boyle Road has too much traffic for its' current use now, to increase that would be irresponsible .

Bella Vista Water District has been in a 3 year drought allocation. It has been at least 5 years since normal allocations were allowed for agriculture and residents. All of us in the Bella Vista Water District are sacrificing and conserving each month. I have two neighbors ,one recently bought a foreclosed house and the other had one built. Neither has enough water to do household chores and put in any landscaping, there just isn't enough water allocated..

Water allotments are getting tighter and tighter, even with the rains we've had this year can't make up for the demand. The fisheries are requiring more cold water from the bottom of Shasta Lake for salmon spawning, this has a direct impact on Bella Vista Water users. How in the world do you propose that this district is going to come up with enough water to satisfy another 166 households with acreage and landscaping needs and a waste water treatment facility? I strongly urge to talk to Mr Coxey directly and listen carefully to what he has to say about the future water reserves for the Bella Vista Water District. He cannot directly halt development, but he cannot guarantee a consistent water supply either.

The idea of a waste water treatment facility being built without adequate water supply to maintain its' function is unrealistic and irresponsible. None of the current residents here relish the idea of living next to a waste water treatment facility. In the summer months we get very strong north winds that blow thru here. These are warm, strong winds that will surely cause the smell to drift in the surrounding neighborhoods. No one moved to the country to smell, or live next to a sewer facility.

I am at a lost as to how, or who is going to maintain this facility? Who will pay for its' maintenance? How is any buyer working in Shasta County going to be able to pay for the land, the house, infrastructure, solar and all the bell and whistles promised in this development. Shasta County doesn't have a lot of high paying jobs. Look at the Palo Cedro Oaks Development. It has been in the works for years and they have how many homes built? Three. There just aren't the salaries to accommodate the expense of this type of development. The county would end up with roads and streetlights with no homes built due to a lack of buyers.

How sad that he with the most money can come in to a community and completely change its' charm. People move out here because they want to live in the country with acreage. These are good people who have raised livestock,

ranching, farming and raising families, they have become active members of the community. We have paid our taxes and taken care of our properties and made Palo Cedro our home. We have enjoyed the quiet evenings and the sounds of birds in the morning. Now, because a developer has the money and backing he wants to change the zoning? Why even have zoning to begin with? We moved out here for a reason.

Building this development next to a shooting range also invites problems. Heard of Mary Lake? Why repeat the mistake? There are going to be neighbors from Tiera Robles complaining about the noise from guns shooting every weekend. This won't end well.

With these concerns in mind, I strongly urge you on behalf of all of us who currently live out here to not approve this development. Thank you for your time.

sincerely

Kathy Creasey

## SEVEN LAKES

21623 SEVEN LAKES LANE, REDDING, CA. 96003

2/24/2016

Ken and Marlene Marzocchi  
Seven Lakes  
21623 Seven Lakes Lane, Redding, Ca. 96003

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

RECEIVED  
SHASTA COUNTY

FEB 29 2016

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

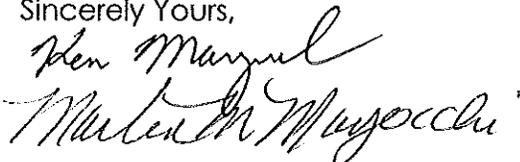
**Dear Mr. Hector**

I am writing to you regarding the Tierra Robles Planned Development between Boyle Road and Old Alturas Road in Shasta County. Our land borders the north side of this development. We have several concerns and issues regarding the environmental impact of this development.

1. Is there a planned well? How deep will the well be? I have several lakes on the Seven Lakes property and a well. How will we be impacted?
2. We are an actively operating ranch. Farm operations are continual. We discharge firearms to rid ourselves of predators, and for pleasure. There is trap shooting on the property. Farm equipment is operating at 4:00am and sometimes thru the night. Will the noise issue be an issue? Can we establish a 150 yard barrier to reduce noise bothering the new homeowners?
3. Will there be a fence in place to prevent unauthorized access to our property? We spray herbicides and pesticides in accordance with California law.
4. We have turkey and quail populations that share both parcels. Will the habitat be destroyed?
5. Have traffic studies been done? Will we have increased traffic on Old Alturas Road?

Please consider these issues.

Sincerely Yours,



Ken and Marlene Marzocchi  
Homeowners and Ranch Operators  
Seven Lakes

## Kent Hector

---

**From:** kim olinger <krolinger@yahoo.com>  
**Sent:** Sunday, March 20, 2016 4:07 PM  
**To:** Kent Hector  
**Subject:** Tierra Robles Planned Development - Palo Cedro

Dear Mr. Kent Hector,

I am responding to the letter I received in the mail regarding the planned development Tierra Robles. My husband Les Rice and I oppose this development. We have reviewed the project details via the link provided in the letter. We have many unanswered questions and believe this project will impact this area drastically with major negative consequences.

Our property is located at the north end of Northgate Drive and we purchased this property for the specific reason to have property for our horses. We do not want to live in or near a housing development. This development does not belong in this type of atmosphere or this section of our community.

Currently, I can be on my property and see coyotes, many species of birds, turkeys, foxes, raccoons and cattle grazing to name a few of the wildlife on this proposed site. This development will wipe it all out, which is just the beginning of the negative impact it will have. Traffic is another huge concern along with the noise factor and air pollution.

From the initial study details report, clearly there is lots to consider with a development of this size, but want to make sure my voice is heard that the Rice residence completely opposes this project at this specific site.

Sincerely,

Les and Kim Rice  
530-917-6166

RECEIVED  
SHASTA COUNTY

MAR 15 2016

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

March 11, 2016

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

Dear Mr. Hector,

I am writing to express my concern regarding the proposed Tierra Robles Revised Project 2016. Specifically, I am concerned about the introduction of 166 new residential parcels to an area that has been experiencing drought conditions and water restrictions for the past several years. As you know, over the past two years, Bella Vista Water District has imposed mandatory reduction of water usage on existing customers due to reduced availability of water in this service area. My question/concern has to do with increasing the demand for water by adding 166 new parcels in a district that is having difficulty providing water to their existing customers.

Thank you for considering my concerns.

Sincerely,



Leslie Golden  
10793 Northgate Drive  
Palo Cedro, CA 96073  
530-356-7926

## Kent Hector

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**From:** Marcia Russell <kady96073@gmail.com>  
**Sent:** Friday, March 11, 2016 3:02 PM  
**To:** Kent Hector  
**Subject:** Tierra Robles planned development project (zone amendment 10-002 tract map 1996)

Mr Hector:

This is in regards to the Tierra Robles development project in Redding/Palo Cedro.

I have many concerns regarding this development. The parcel size is not compatible for a rural area which has 3- 5 acre or larger designation in the area. we do not want to be in a subdivision area. That's why we live in the country.

The development has only one designated exit on to Boyle road plus a fire road on Old Alturas. It needs to have 2 designated exits. Preferably one onto Deschutes road that is designed to handle a higher traffic impact than Boyle Road. It is unsafe to have one exit. Boyle Road already has an exorbitant amount of traffic due to the high school traffic.

I can hardly get out of my driveway when school traffic is in progress on Boyle Road.

The amount of heavy duty trucks/trailers has increased. There are big ruts in the road and it is sinking in spots due to the heavy traffic. Water settles and cars hydroplane during the wet months. The speed on Boyle Road is 45 m.p.h and people travel much faster, making it very dangerous. With the additional traffic from the development it will be more dangerous and unsafe for those traveling on Boyle road.

If each household has only two cars and each car drives Boyle Road 4x daily. 2 trips each that will increase travel by over 1328 trips per day. Most people will be making more trips than that and have more than two cars. my point being the development needs two designated exits at all times plus fire roads. for the safety of the residents and those of us that live on Boyle Road.

Boyle road is a dangerous and unsafe road especially at the end of "Dead Mans Hill" at the curves at Neville and Daystar.

My fence has been Hit 10 times due to high speed careless drivers and several times by drunk drivers. Most not reported by law enforcement.

Lower speed is needed and better signage. I would like to safely be able to exit my driveway on to Boyle road. Safety is the issue here.

I am also concerned about the endangered pink salamanders that inhabit the vernal pools on the property. I used to ride my horse on that land so am aware of the environment and habitat for the deer, cougar, opossum, racoon and the bald eagles, and many other bird species that reside there. These animals will be displaced.

I am deeply concerned about the water for those homes as Bella Vista water service does not have enough water for their current customers. we are under severe restrictions the past two years and are severely fined for over usage. Our trees are dying and yet they are going to supply yet another development.

The development can drill their own wells and form their water service community as well as the waste water facility as melmar subdivision has done.

I am also concerned about contamination of wells for those living near the development.

Please do not allow this development to rezone to 1.38 acre parcel but maintain our rural environment and to save the animals and endangered pink salamanders and vernal pools.

Thank you for your consideration in these matters as it is a real concern for those of us who live here for the rural county life. I hope the planning department will be considerate as well as the environmental impact people.

Sincerely,  
Marcia Russell  
Boyle road resident.

## TIERRA ROBLES REVISED PROJECT 2016

Kent Hector, Senior Planner

My husband and I are opposed to the Tierra Robles Subdivision for the following reasons.

We are surprised and disappointed the Tierra Robles Development is still under consideration, revised or not. This is a ridiculous idea when there are so many developed pieces of property with homes on them sitting vacant in the area that aren't selling. You are considering allowing a developer that didn't do his homework before he purchased the land in question who is desperately trying to recoup the money he lost at the expense of those of us in the area that purchased our homes out here to get away from living in a congested area.

This property is home to eagles, hawks, deer, turkeys, fox, coyotes and many other forms of wildlife that would be destroyed or uprooted if the development of this magnitude is approved. More than likely this displaced wildlife will be shot or run over as they scatter every which way once the land is being leveled and construction begins.

Those of us living in the Bella Vista Water District have been dealing with severe water restrictions during the recent drought where we can't even water our gardens or bathe regularly for fear of being fined for going over our usage limit. Hopefully this years rainfall will turn the severe lack of water supply around but what if next year we return to drought conditions again. Do you think adding 166 more houses on the Bella Vista water system makes sense? That doesn't even take into consideration the problem with the water pressure issues out here. Certain days and times of the year we can barely get our toilets to flush let alone take a decent shower.

The roads out here are already dangerous. One of my neighbors and myself have been hit by speeding vehicles while we were trying to exit our road onto Old Alturas. My daughter was hit from behind when she was trying to turn onto our road from Old Alturas by an inattentive speeding driver. That is just our one little road. How many others have suffered similar experiences up and down Boyle and Old Alturas? Changing the speed limit won't help because the vast majority of people using these roads don't obey the speed limits now, and with little to no law enforcement available out here to catch them it wouldn't do any good anyway. Another problem with the roads out here

is that at night when it's raining you can't tell where the road ends and the shoulder begins.

If this housing development is approved there will be at least 166 more vehicles driving back and forth on Old Alturas and or Boyle roads. If you consider that each home will probably have two drivers and two vehicles per household that means 332 more autos zooming up and down these country roads. If any of these families has a teenage driver that's even additional traffic. That's crazy!

If you consider the fact that the Sheriff Department is already understaffed to the point that you have to wait a very long time for a response, you can imagine the impact 166 more homes added to this area will stress the resources available.

Heaven forbid, what about a repeat of the fires we had in this area several years ago. During the Jones fire we had no water to fight the fire with after some of the homes burned and the pipes were destroyed. The water pressure dropped to a dribble. Leaving us helpless to help ourselves.

The schools out here are pretty crowded already as it is. You have to consider the fact that the families moving into these homes in such large numbers are going to have a minimum of two children per household, if not more. That will put a huge strain on the schools.

The proposed way the developer has come up with to eliminate the huge amount of sewage generated by these homes really aggravates us. I didn't move out here to smell a sewer pond. Where is the water coming from to help filter and dilute this massive pond of sludge and stink? There goes more demand on our already stressed water system! When we have another year with these downpours like we have had this year the sewer pond will be overwhelmed and then we will have raw sewage flowing out into our local streams polluting every water way in its path. This is a very active migration route for many types of water fowl, how will they be affected by landing in this sewage pond that is primarily a very large unflushed toilet.

There is a gun club in very close proximity to the proposed development. Once these homes become occupied the residents will very likely demand that the sound of guns going off every weekend is a nuisance and the gun club could be forced out. Another victim of a wealthy land developer getting rich off of our misfortune.

I recall this very similar scenario playing out in the Anderson area at least ten years or more ago. A land developer rushed through an approval for a housing development without the sufficient resources from the utilities approved of and in existence to

support it. The land was cleared and foundations were laid, building soon followed only to get stuck in limbo when it was discovered there wasn't adequate water supply to accommodate the development. The developer and contractor went bankrupt and the city didn't make the money the developer convinced them was a sure thing. The structures that had been started are now torn down. That property still is empty of houses. The damage done. The destruction complete and nothing to show for it.

I haven't even touched on the ridiculous request to rezone the land in question. A vast majority of the land owners surrounding what would be Tierra Robles and others affected by the proposed development chose this area with its zoning requirements knowing that they would be assured of a continued rural existence. Rezoning would signal the beginning of the end of that type of lifestyle. If the zoning is changed it will open the door to even more get rich quick schemers trying to swoop in hoping to make a killing on cheap land, compared to where they are from, without any regard for the surroundings or the effect it might have on the established residents of the community.

There is also the problem our county has with lack of jobs to support the need for more housing of this magnitude. As I mentioned before there are already many, many homes sitting vacant for lack of buyers.

Drainage runoff from all the proposed homes is another thing to consider. The reason there has to be some sort of way to deal with sewage dispersal is because the property in question won't perk. That is why the developer is scrambling around trying to figure out a way to deal with the huge amount of waste Tierra Robles will generate. In its natural state this land soaks up some of the rain water, but once it's covered in asphalt and concrete this will not be the case. Where is this fast moving water runoff going to drain to then?

We feel that there should be another public meeting for all concerned residents because the revised proposal is so different from the first proposal submitted and discussed back in 2012.

Will these homes all have propane tanks? How will our little volunteer fire department handle a fire going through such a congested community?

Page 4

Will you please take the time to consider the points we have raised. My husband and I as well as all the others opposed to the Tierra Robles Development are depending on you to investigate all aspects thoroughly.

Thank you,

Mark and Penelope Crumpton

21194 Rae Lane

Redding, Ca 96003

(530) 549-3931

RECEIVED  
SHASTA COUNTY

FEB 29 2016

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

Mary Severson  
10953 Sparrow Lane  
Palo Cedro, CA 96072

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

Mr. Hector:

In regards to the Tierra Robles proposed development, I would like to comment on the injustice and impracticality of adding any new major development to the Bella Vista Water System. We are already under strict usage restrictions and to add 166 new households makes our efforts at water conservation seem useless.

The existing environmental review already states numerous negative impacts of the project, and that is little changed by their adding their own sewage treatment facility.

The impact on wildlife, agriculture, culture and quality of life all make this project impractical and unethical.

The Bureau of Reclamation has already denied Bella Vista Water expansions. Drought may no longer be uncommon to this area. Also, the review does not mention the impact this development would have on local schools and additional traffic to and from the schools.

Please carefully review the environmental impacts of the report and reject this project.

Sincerely,



Mary Severson

Revised March 16, 2016

RECEIVED

MAR 18 2016

Comments: Nancy Main

10697 Northgate Drive  
Palo Cedro, CA 96073  
530 549 4233

County of Shasta  
Permit Counter

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, built on smaller then zoned for now properties 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 and potential street lights would greatly effect the night sky making the area much more city like. The multiple power poles within the project site would be 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 probably be made up of non native/non drought tolerant 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 revised NOP eliminates the plan to connect with the present sewer system located in Palo Cedro by creating an onsite waste-water treatment facility. I assume this is why Figure 4 has been eliminated from the Environmental Initial Study report which originally showed the proposed BVWD water connections. Water pressure from BVWD has been a problem in the past until the system's equipment was upgraded. The original Figure 4 indicated water system connections were at the end of Rae Lane, Northgate Drive and another just off Boyle. How will water pressure be effected for those living on those and other streets in the area? 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 issue be addressed for water supply for fighting fires since paying this tax does not guarantee any improvement in fire protection and adding 166 more homes to protect will put a much greater strain on resources including man power.

**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. The Study indicates potential 5 out of 8 significant negative impacts of this project.

**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. I am not sure when the revised planned build out is but the original was 8 years making the construction noise significant for an extended time. Approximately 20 houses being built per year is 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. The revised Study indicates 4 out of 5 potentially significant impacts but sights no impact for e) concerning odors but wastewater treatment facilities smell. How many people have to be effected to make it significant?

**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. A significant number of the lots proposed are under the present zoning size and will create an unwanted housing density in the area.

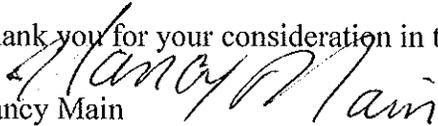
The original 2012 Notice of Public Scoping Meeting letter stated the parcel size ranging from 1.38 acres to 7.86 acres while the 2016 Notice of Preparation letter places the parcel size range from 1.38 acres to 6.81 acres with an average size of 2.85. Instead of being closer to the original lots size they have gotten smaller! The original Report listed lot size figures on a Proposed Tentative Map (Figure 5). I do not see such a table on the revised rendition but that table indicates that 146 lots would be under the 5 acre minimum and 107 of those would be under the 3 acre minimum present zoning. Since the revised maximum size has gone from 7.86 to 6.81 I must assume that the number of smaller sized lots has increased. This is not what I was expecting and not in the best interest of our neighborhood or community.

**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? Adding significant traffic resulting in the need for intersection signals is not a desirable option.

I live on Northgate Drive and at the public meeting held on November 8th 2012 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? Is this still part of the revised plan?

Thank you for your consideration in these matters.

  
Nancy Main  
nancy@shasta.com

T0: Kent Hector  
Senior Planner  
1855 Placer St.  
Suite 103  
Redding, Ca 96001

3/16/16

RECEIVED  
SHASTA COUNTY

MAR 18 2016

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

Regarding the planned development of 166 homes in the area between Bella Vista and Palo Cedro, I have the following concerns:

1. Sewage. The plan is to build a sewage plant which allows for open pools. The current homeowners are on septic systems. Will we be forced to tie in with the new sewage plant or be grandfather in, keeping our septic systems.

2. I understand the developer plans to build the 166 houses, then leave without selling them, Until the houses are sold, there will be empty houses to attract transients. Who is going to protect these houses until sold? What if a fire is started in one of the houses? Where is the water coming from?

We're in a stage three drought, and water is not abundant. Some of our neighbors already have reduced water pressure.

3. The developer wants to change the zoning to less than the 2/1/2 acres that the current zoning provides for now, in order to squeeze 166 into the area. The impact of that many houses added to the current homeowners will be terrific. The traffic on the two narrow winding roads, Old Alturas and Boyle roads will increase dramatically. And so will accidents.

4. The developer plans to use Clough Creek for runoff water from washing cars, watering lawns etc.. Clough Creek runs through my property. There are many species of wildlife inhabiting the creek, that my neighbors and I enjoy watching, the use of detergents and chemicals will pollute the creek, and the animals and birds will sadly disappear.

All of the above concerns will negate the peace full enjoyment of the current homeowners who reside in this area.

I hope you will read this letter and address our concerns.

  
Patricia Ahlf  
10620 Whistleberry Way  
Redding Ca. 96003

(530) 549-4160

February 25, 2016

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SHASTA COUNTY

FEB 29 2016

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

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

RE: Tierra Robles Planned Development Project – Revised 2016

Dear Mr. Hector,

We are writing to you to again, as we did in 2012, to urge you and Shasta County to reject the proposed building of the above referenced housing tract in Palo Cedro. We live on Northgate Drive and would be highly impacted by the proposed tract because of the increase in traffic on our already busy roads, changes to our beautiful views, noise and the possibility of increased crime in our neighborhoods.

As far as we can see from reviewing the online information on the revised project the only real difference is that they will now have to build their own waste treatment plant. All other objections and environmental issues are the same as they were back in 2012. We would definitely like more information on where that facility will be located within the tract, the environmental impact having a sewer treatment plant in what we consider "our backyard", smell, etc. The County would not have allowed any of the current houses to have been built if they didn't pass the perk test. Maybe the land is trying to tell us something.

I would like to tell you why we moved to Palo Cedro and why most people we know choose to move to this beautiful rural area. We did not want the traffic, noise, congestion, crime, school overcrowding and house on top of house that you find in a city. We wanted the rural setting of large open lots without "cookie cutter" tract housing, the beautiful natural open areas, the small class sizes that North Cow Creek and Junction School offer, the lighter traffic and the slower pace of a small town.

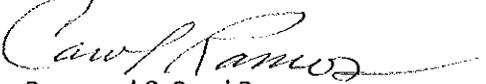
Now let us tell you what we see happening with the addition of 166 more houses in Palo Cedro. This would cause a major increase in the population of a very small town that already has a slow response time from the Sheriff's department due to staff shortages and distance of travel due to a very large 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 police protection? We have a small fire station staffed by Cal Fire who often needs the assistance of other departments just to cover the homes we have now. Is the County prepared to spend the money to give us the additional fire protection we will need? Bella Vista Water District also do the best they can to serve our community but at times our water pressure is already low and with the drought our water resources are at an all time low. The fires of the past should give you a good indication of the type of increased fire protection and water requirements this development would require. Where is the additional water for their brand new landscaping, pools and daily needs to come from? Our roads, many of which are private, gravel or dirt with even the main thoroughfares (Deschutes, Boyle, Old 44, Old Alturas & even Highway 44) being only two lane roads that are already becoming more congested and less maintained. It is already difficult, especially on school days, to get from the residential side roads on to Boyle or Deschutes. What is the County going to do to accommodate the addition of the estimated 2+ cars per home (a

minimum of 332+ cars!) on our roads? We are also concerned about the heavy equipment on the roads, noise and decrease in air quality that the building or this tract will cause those of us living near the site.

Palo Cedro is currently a very open, inviting and beautiful place to live. The open area that they are proposing to build on has its own special attributes. It is a premier bee keeping area for the making of honey and keeping the honeybee population healthy, the deer bed down and raise their young, there are eagles and hawks that have nested in the same trees for years, it is part of the flyway used by migrating ducks and geese, the coyotes that we listen to and the smaller animals that roam the area (even if we aren't always so fond of them) plus the cattle that graze there are all part of what makes the area so special in today's world. All of these deserve consideration and space in an overcrowded world.

Please, if you do have to allow more houses in Palo Cedro make them large lots – 5 to 10 acres – as are most of the homes in this area, increase the proposed open space to allow the wildlife a place to live and make the number of houses a much smaller number so that we can keep Palo Cedro the small town we all love.

Sincerely,

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

February 24, 2016

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

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SHASTA COUNTY

FEB 26 2016

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

Mr. Hector

Upon receipt of the notice of the proposed construction of the Tierra Robles Planned Development off Boyle Rd. I wish to make the following comments.

My first concern about this large development is that Boyle Rd can really not handle the amount of traffic this development is bound to produce. While I realize there will be an exit north onto Old Alturas Rd., it can be assumed that most traffic will exit south onto Boyle Rd. heading into Redding or Palo Cedro. Boyle Rd. is already heavily traveled and often at high speed. The amount of vehicles produced by 166 residential parcels (perhaps up to 2 vehicles per parcel) would make it very hard for those living off Boyle Rd to exit their existing roads during high traffic periods.

Water restrictions currently enforced by Bella Vista Water would most certainly not get better by the increase of 166 more residences. As it is we are a very dry area now, I don't see how BVWD could increase usage to that extent and keep up with demand.

Fire danger is always a threat and would increase tremendously with this number of residences.

It could be assumed that at least half of those residences would include school age children and it's questionable that the local schools could handle the load.

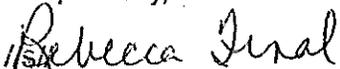
I would be concerned about the affect to natural waterways and drainages by this construction.

One of my biggest complaints is that the developer of this project - Shasta Red LLC Frank Lehmann, Geringer, 9595 Wilshire Blvd., Suite 214, Beverly Hills, CA - doesn't even live in the Redding area. Once again, Southern California is using our beautiful area to increase their cash flow without any concern as to how it will affect the lives of the people who currently live, and have lived, in Redding for many years. They don't care that their project will have a negative impact on our lives and our environment. This is exactly the reason the 20 northern counties of California are currently fighting for the State of Jefferson, so that Southern California can no longer pass restrictions, regulations, projects and unnecessary development onto our way of life.

I also feel there is already over development in the Redding area. There are empty businesses and homes for sale everywhere. There is a townhouse development currently being constructed on Old Alturas Rd. at Browning. Building continues while existing residences and businesses remain empty. The chance to fill someone's pocket in Southern California is simply not a good enough reason to approve this development.

I am whole heartedly against this development.

Respectfully,



Rebecca Final  
10708 Green Oaks Rd.  
Redding, CA 96003

REDDING GUN CLUB

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P.O. BOX 493847  
REDDING, CALIFORNIA 96049  
(530) 549-4652

March 20, 2016

SUBJECT: Response to Notice of an Environmental Impact Report for Terra Robles Planned Development Project (Zone Amendment 10-0002, Tract Map 1996) SCH No. 2012102051

Attention: Kent Hector, Senior Planner

The Redding Gun Club has been located at 2777 Seven Lakes Lane, Bella Vista for more than 30 years. During calendar year 2015 our club had close to 700 members. At present time membership is projected ahead of last years enrollment.

I have attached Redding Gun Club's calendar of events, hours of operation and the various shooting disciplines that utilize the range.

I must point out, the Redding Gun Club is a good neighbor, with numerous residential dwellings within eyesight of the range facilities.

My request is that disclosure of a firearms range be required to those purchasing property(s) within Terra Robles Development.

Feel free to contact me for additional information.

  
Jack Nehr, President  
Attachment 2016 Redding Gun Club

February 24, 2016

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SHASTA COUNTY

FEB 29 2016

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

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

RE: Revised Proposal "Tierra Robles Planned Development Project"

**TRAFFIC:**

I am enclosing my original letter of November 12, 2012 which I think still applies.

**DROUGHT CONDITIONS vs WATER RESTRICTION:**

I'm also concerned that the issue of water consumption is not addressed. Everyone who is a Bella Vista Water District user is required to decrease their usage by 40%. The additional water required for 166 homes adds to the burden of BV Water. Are new restrictions going to be put in place regarding swimming pools and lawns? Would allocations to the rest of the area residents be effected?

**SEWAGE:**

One last item which was glossed over would be the location of the "waste-water (sewage) treatment plant" planned for this community. Who gets the resulting product, the residents of Tierra Robles or the rest of us? Obviously the property as a whole didn't perk for septic or you would not be looking at this, so where is the "treated product" going to end up?

Sincerely,



Renee LeZotte-Ottman  
10371 Surrey Lane  
Redding, CA 96003  
530-223-4274

Enclosure: Ltr. Dated November 12, 2012

November 12, 2012

*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,*

*Mrs. Renee Ottsman  
10371 Surrey Lane  
Redding, CA 96001*

# Terra Robles Development

Feb 27, 2016

I would like to address some of my concerns about this project.

1. Boyle Road and Old Alturas Roads are not built to handle 166+ cars on these roads. These roads are narrow 2 lane roads.
2. Are they going to put in wells for water and how will that affect the people who already have wells?
3. ~~Have~~ there been any traffic studies on Boyle Road and Old Alturas Roads?
4. Are these homes all going to have septic tanks and what will that do to ground water?
5. What about the creek that flows through that area that your map shows there is an access point?
6. How much is this going to cost the Tax Payers of Shasta County?

RECEIVED  
SHASTA COUNTY

FEB 29 2016

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

Robert M. Lanphear

James S. Lanphear

11386 Easy St  
Redding, Ca 96003  
March 10, 2016

RECEIVED  
SHASTA COUNTY  
MAR 15 2016  
DEPT OF RESOURCE MGMT  
PLANNING DIVISION

Ken Hector  
Senior Planner  
Shasta County Dept of Resource Mgmt  
Planning Division  
1855 Placer St Suite 103  
Redding, Ca. 96001

Mr. Hector:

In regards to the Tierra Robles revised project:  
My concerns are as follows:

My main concern with adding 166 homes with an estimated 1000 people is going to overly burden the existing water resources. The addition of the sewer treatment plant will also seemingly use additional water. My neighbors and I have cut back severely on our water usage, sacrificing trees, landscaping, and being very frugal with inside the home water use. When someone moves into a new house, the first thing they do is put in landscaping, pools, fountains, and hot tubs, which further strains the limited water resources. How can the county justify the increases of water usage that this project proposes?

Secondly, I am concerned about the increased traffic on the roadways. Many of the county roads are poorly maintained and with the additional traffic, the large construction vehicles, and machinery, it will over burden our country roads.

Thirdly, added noise is another factor. There may be considerable noise associated with this large construction project for years.

Back to the sewage treatment facility, If the project runs into problems, and lack of funds, who is going to pay the maintenance costs of the facility in the years to come? I think a trust fund or a fund of some type should be set up to pay for the 30 year projected cost of this sewage treatment plant and any damages caused by the facility. These costs, if any, should not become the responsibility of the taxpayers.

After reading the revised environmental report, there is a great possibility of the project causing significant damage to the wildlife, the flora, and fauna and the scenic and ascetic value of the area.

Rezoning of lot size for this project is not in the best interest of the existing land owner's property values.

I feel that this project is not the right one for this area and it will severely impact the quality of life of the existing residences.

Sincerely,

A handwritten signature in cursive script that reads "Ron Freeman".

Ron Freeman

RECEIVED  
SHASTA COUNTY

MAR 07 2016

Sandra Kotch  
20858 Boyle Rd  
Redding, CA 96003

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

3 March 2016

Kent Hector, Sr. Planner, Shasta County Planning Division  
1855 Placer St. Suite 103  
Redding, CA 96001

Dear Mr. Hector,

The Tierra Robles planned development is out of character for this rural area, it belongs in the city NOT in this rural and agriculture zone. Neighboring parcel sizes are 2.5, 3, and 5 acre sizes. **As a nearby property owner I strongly object to any zone changes that will allow parcel sizes smaller than surrounding properties.** Prior to purchasing my parcel I researched the zone regulations and noted that the parcel sizes were for less dense living. I would have never bought my land in 1989 if I had known a large development would be allowed here.

The out of town developer/lawyer should have done the same prior to buying the ranch property. What good are the County's zoning requirements if they can be ignored and the rights of the local residents (other nearby property owners) ignored as well?

I have spoken with many residents who have expressed major concerns about the **terrible environmental impact** this development will have on our beautiful area as the project will negatively impact our rural way of life. We moved to this area to get away from over-development and housing tracts. Some long-time residents are even considering moving away and this is very sad.

Some of the negative impacts include, on site sewage plant (where does the run off go?). Will there be an offensive odor from this proposed plant? Additional traffic on an already stressed road system. This is a very high fire hazard zone, and we are in a drought with water rationing going on already, allowing 166 homes to be built while we are rationing water is frankly stupid, irresponsible and unfair. Would there be enough water pressure to fight a major wild fire? Imagine even more residents fleeing a wild fire via narrow roads when the next fire does occur. Other negative factors are noise as the construction will go on for years not to mention additional noise, from additional residents and traffic. Street lights if allowed will diminish our beautiful star filled sky. We have drainage issues with Clough Creek as I have seen heavy water flow through there when we have higher than normal rain. I hate to think of the animal, plant and bird life that will be negatively impacted by such a large development. I could list pages of reasons for NOT allowing this project in this area but the list is too long. Many other residents have already listed many negative impact environmental reasons for not allowing this project in correspondence to you earlier and I agree with all of them. Allowing rezoning and a large development of this magnitude in an un compatible area is not good planning. Dozens of neighbors I have spoken with feel the same way!

Thank you,

*Sandra Kotch*

March 5, 2016

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SHASTA COUNTY

MAR 25 2016

DEPT OF RESOURCE MGMT  
PLANNING DIVISION

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

**Re: Proposed Tierra Robles Subdivision**

Dear Mr. Hector,

This letter is written in opposition to the proposed Tierra Robles Subdivision off of Boyle Road in the Bella Vista/Palo Cedro area. We have many objections to the project and would ask that they be given consideration by Shasta County, the Board of Supervisors and the Planning Commission.

**Lot Size Negatively Affects Established Homes and Community:** The small size of the most visible lots that are proposed by Shasta Red, coupled with the total number of proposed lots for the subdivision will negatively impact the quality of life for established homes and property owners nearby, have an overall negative impact on the community and create an unnecessary tax burden on tax payers. As proposed, the development would place small, city sized lots adjacent to Boyle Road and the existing homes and properties that are zoned for 2.5 acre minimums and are situated in a rural area, while placing larger lots that meet zoning requirements in the heart of the subdivision.

**Diminished Property Values for Existing Homeowners:** Interjecting a large development into an established rural area, and allowing small lots that do not meet existing zoning requirements to be placed next to established homes and properties that are zoned for 2.5 acre minimums will decrease property values for current residents. Property owners purchased land in the area knowing that it was zoned for 2.5 acre minimums.

**Lot Size Does Not Comply with Zoning Regulations and would Establish a Precedent:** The established zoning laws and regulations provide that the area where the proposed subdivision is located must have lot sizes of 2.5 acres. A decision to deviate from established regulations for the purpose of rezoning this particular spot so that Shasta Red can build a large subdivision is inconsistent with existing planning and would establish a precedent that could negatively impact Shasta County residents in the future and nullify existing planning and zoning. It is important for the County to protect the integrity of the zoning laws and the parcels surrounding the proposed project area; and it is important that Shasta Red meet the same requirements that other residents are expected to meet. Shasta Red was familiar with zoning requirements, perk test results, water, and sewer availability before purchasing the land. Some property owners have

requested and been denied by planning officials the ability to divide their property into smaller lot sizes. Allowing an exception for this development undermines the community and allows absentee land investors to profit from the community, take their profits elsewhere and leave the taxpayers of Shasta County to deal with the increased infrastructure costs that will result from a development of this size.

**Development Will Result in Increased Crime:** 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 narcotic sales. An increase in the crime rate will result in a cost to Shasta County and its taxpayers, and the need for additional deputies to be assigned to patrol the area. The Shasta County Sheriff's Department already struggles to respond and handle calls for service. A decision to authorize the development of the subdivision would place an unnecessary and undue tax burden on the citizens of Shasta County, and negatively impact the safety of existing residents.

**Multi-phased Development Plans May Created a Blight:** The viability of a project of this size in this area is questionable based on the current economic conditions. According to previous statements made by a representative for Shasta Red, the Corporation plans to implement a "multi-phased building" of structures in the subdivision that would be based on market demand at the time, meaning that Shasta Red will only build what the market supports at that time. This raises the question as to what will happen to the development and the surrounding properties if Shasta Red fails to complete the project in a timely manner, goes bankrupt or experiences any number of potential difficulties. It is likely that the area under development will attract theft, vandalism and other criminal activity, as abandoned properties create blight conditions and are a draw for criminal activity, alcohol and drug consumption, and an increase in fire hazards. This directly has an adverse impact on existing property owners, the surrounding area, an adverse impact on public safety and creates a cost to Shasta County taxpayers.

**Increased Traffic:** Boyle Road is already a heavily traveled road. It is a main thoroughfare for area residents, schools and businesses. The elementary school closest to the proposed development, North Cow Creek, has no bus service. Parents drive their students to school in the morning, pick children up at three different release times in the afternoon and make additional trips associated with after-school activities. Parents, students and staff from Bella Vista School and Foothill High School also utilize Boyle Road as a primary access route. The proposed plan by Shasta Red does not identify proposed necessary traffic mitigation. It appears that it would be necessary to increase Boyle Road to a four-lane roadway or establish a center turn lane throughout the length of Boyle Road, and traffic lights would be needed at major intersections.

**No Plan for Road Upgrade or Improvement of Existing Hazardous Road Conditions:** The Clough Creek Bridge has a sharp corner that is difficult to negotiate and has resulted in a number of serious or fatal accidents. The proposed plan by Shasta Red does not include a mitigation of existing safety issues through reengineering or redesigning portions of Boyle Road between Old Alturas Road and Deschutes Road. The roadway near Cheshire Road and Leslye Lane includes several sudden and severe corners on a narrow roadway that are not easily negotiated. Adding a heavy load of traffic on this small, rural road is a recipe for tragedy. One cannot expect that Boyle Road, in its present condition, could handle the increased traffic load that the proposed subdivision would create. These things would need to occur to mitigate the danger that the subdivision poses to the safety of the existing community and residents.

**Insufficient Alternate Access to Subdivision:** Shasta Red's plan to establish Boyle Road as the main access

to the proposed subdivision, with a secondary access planned at the north end of the proposed development near Seven Lakes Road in Bella Vista, concentrates most of the associated traffic onto Boyle Road, due to the unlikelihood that residents will use an access that takes them farther from Redding and the condition of Old Alturas Road between Boyle Road and Seven Lakes Road. This places an inappropriate and dangerous burden on citizens that use Boyle Road to access their residences, schools or businesses. It will also lead to additional future costs to Shasta County as Old Alturas Road will need upgrades.

**Insufficient Water Availability for Existing Properties:** As a lifelong resident of Redding and Shasta County, and one who has lived in the Bella Vista Water District since it was formed in the 1960s, I have some knowledge of the varied weather conditions that Shasta County experiences, and the reduced allotments that this district has received from the federal government. Shasta County has experienced drought conditions many times over the years, and attention must be given to water allotments. Bella Vista Water District has rescinded agricultural water allotments for many area residents, stating that they do not have sufficient allotments to provide water for agricultural purposes. Bella Vista Water District customers are repeatedly mandated to conserve water during dry months, and fined for using water above what the district has deemed to be the minimal necessary amount for household usage. Adding 160 homes to the district would create an undue burden on the water supply, jeopardize the ability of existing customers to get the water service that they depend on, and have a detrimental impact on the ability of agricultural customers to pursue agricultural endeavors. Shasta County is an agricultural area, and this must be preserved.

**Installation of On-site Waste Treatment Plant Diminishes Property Values and Negatively Impacts Way of Life for Existing Homeowners:** Installing an on-site treatment plant for wastewater, as Shasta Red has now indicated they wish to do, will invariably result in unhealthy and nauseating odors being carried to surrounding properties. This has a detrimental impact on the ability of existing homeowners to enjoy and use their property to pursue their established way of life, and it negatively impacts property values. No plan has been offered by Shasta Red to address or mitigate the damage this plant would cause to area residents. Shasta Red has apparently abandoned their previous plan to pipe sewage down Deschutes Road south of Palo Cedro to an existing treatment plant. If this proposal were to be approved, once the developers have made their money and moved on, Shasta County taxpayers will become liable for the cost of maintaining the sewage treatment plant that Shasta Red plans to place in the backyards of existing homes.

**Negative Impact on Area Wildlife:** This area has been the home of many species; turkey, fox, bobcat, mountain lion and a variety of birds, small animals and insects. A fair amount of the involved acreage includes wetlands. This is also the habitat of a rare strain of white or piebald black-tailed deer, a strain that reportedly occurs in less than one percent of the deer population. The area where the subdivision is proposed is the habitat for these creatures, which are occasionally observed by area residents. This subdivision would destroy the habitat of all the wildlife and wipe out the existence of the rare treasure of the white deer.

**Proposed Development Does Not Allow for Carefully Planned, Moderate Growth:** Shasta County residents benefit most from developments that are carefully planned, environmentally sound, implemented in a moderate manner that is consistent with the zoning for the community. A new development should not harm the way of life for existing residents, financially overwhelm local government or leave Shasta

County taxpayers to inherit the financial burden caused by the need to enhance infrastructure, roads, fire, schools and public safety, while non-resident investors and developers make their money, take it back to Beverly Hills and move on to another area.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Davis", with a large, sweeping flourish at the end.

Steve Davis

Steve & Diane Davis  
10733 Green Oaks Lane, Redding, California 96003

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SHASTA COUNTY

MAR 11 2016

DEPT OF RESOURCE MGMT  
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March 5, 2016

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Senior Planner  
Shasta County Resource Management  
Planning Department  
1855 Placer Street, Suite 103  
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Steve Davis