

Public Scoping Meeting

Environmental Impact Report

For

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

Initial Study / Notice of Preparation

November 8, 2012

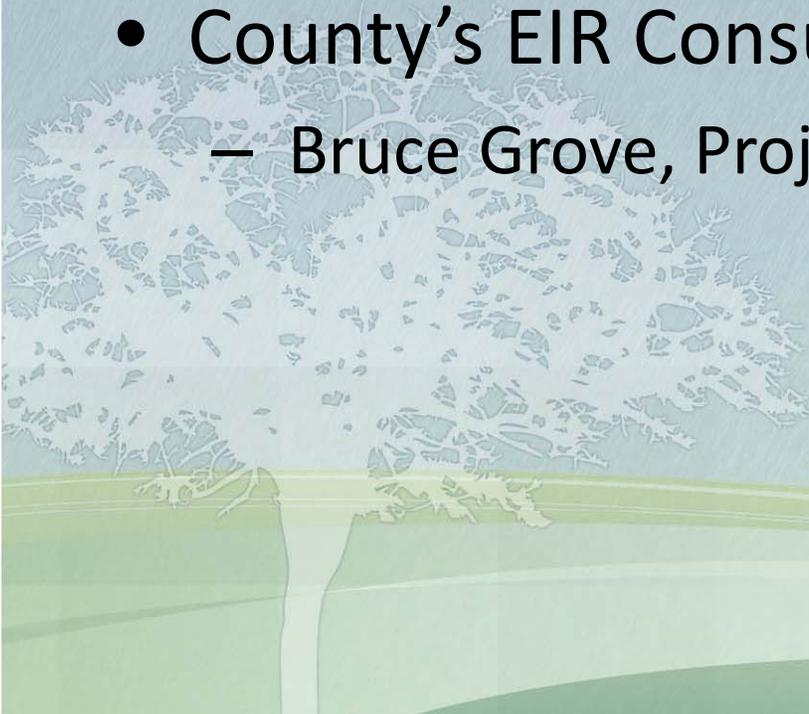


Tonight's Agenda

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

Welcome and Introductions

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



What is CEQA?

California Environmental Quality Act

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

Purpose of CEQA Scoping Meeting

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

Project Roles and Responsibilities

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

Project Roles and Responsibilities

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

Opportunities to Comment

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

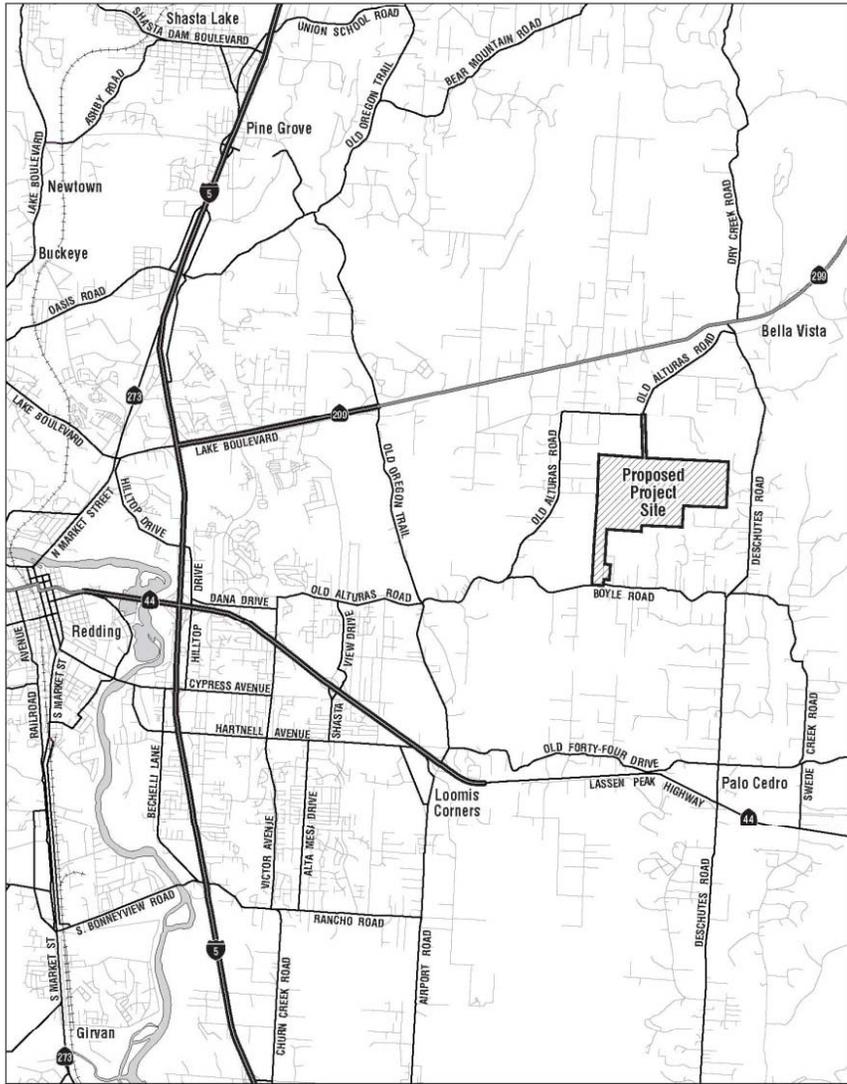
Environmental Impact Report

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

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

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

Project Location

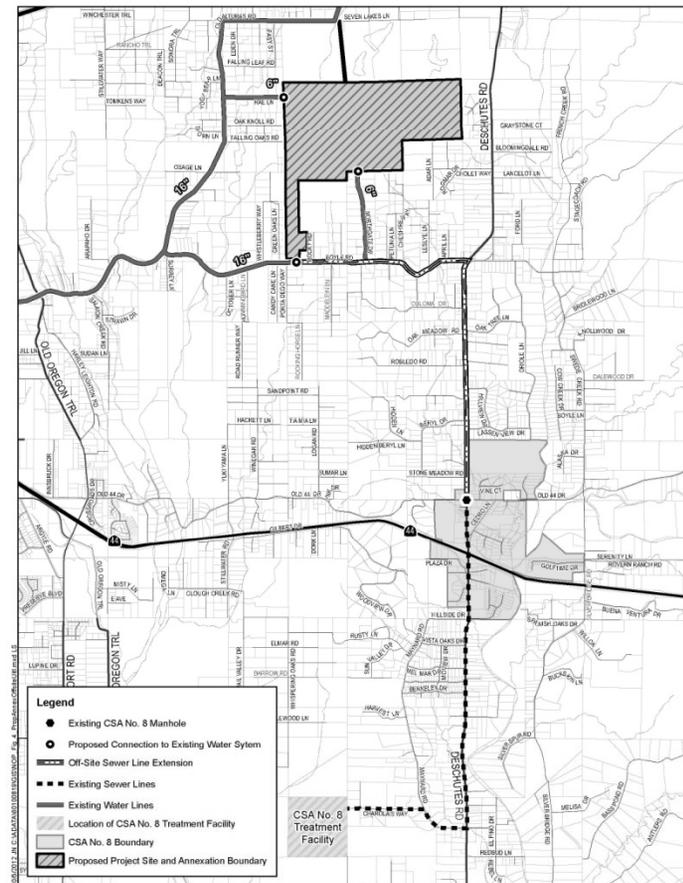


TERRA ROBLES PLANNED DEVELOPMENT
Site Vicinity

Figure 2

Proposed Actions

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

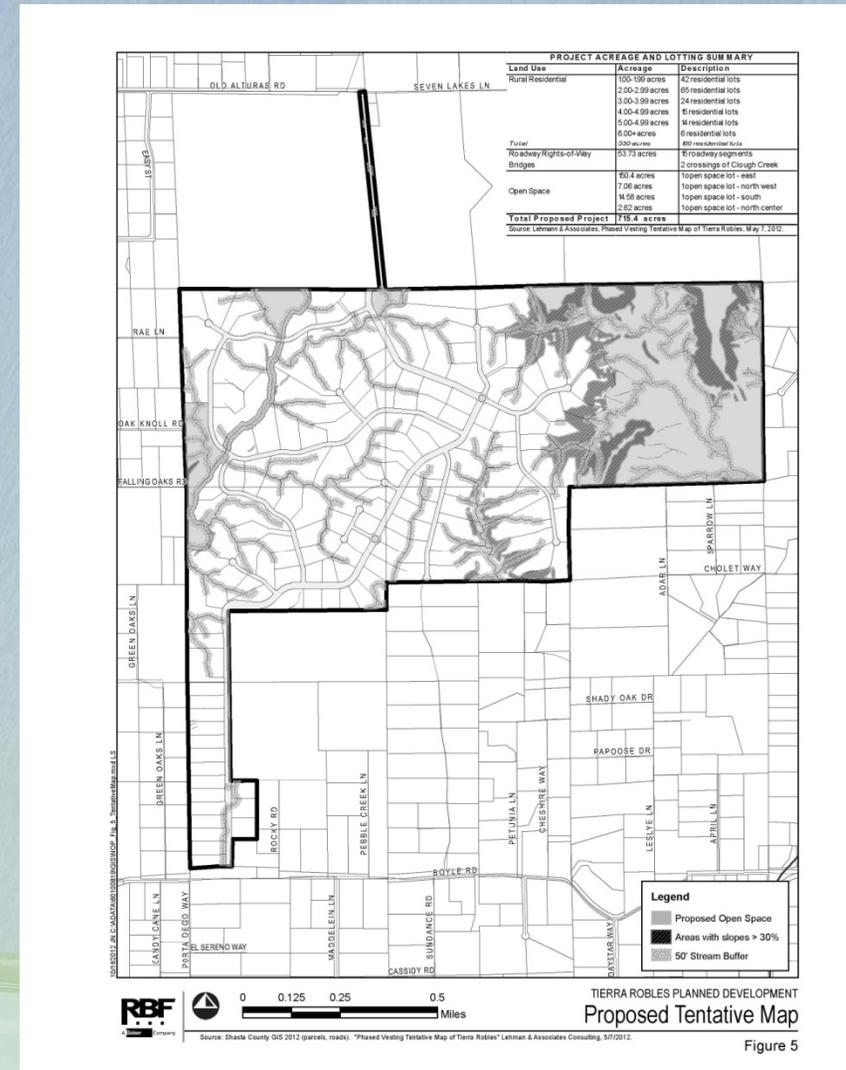


TERRA ROBLES PLANNED DEVELOPMENT
Proposed Annexation Boundary
and Off-Site Utilities Improvements

Figure 4

Description of the Proposed Project

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



Description of the Proposed Project

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

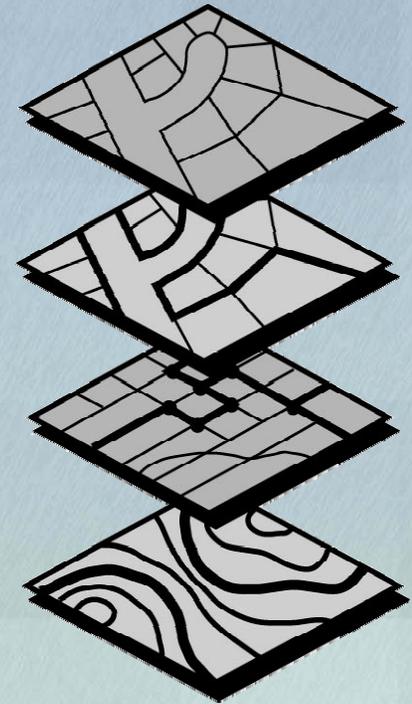
Potential Environmental Impacts

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

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

Supporting Technical Analysis

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



Analysis in Draft EIR

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



Contact Information

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

Shasta County Department of Resource Management

Planning Division

Tierra Robles Planned Development Project

NOP and Draft EIR Comments

Attention: Mr. Kent Hector, AICP, Senior Planner

1855 Placer Street, Suite 103

Redding, CA 96001

khector@co.shasta.ca.us

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

THANK YOU FOR ATTENDING!!

PUBLIC COMMENTS & QUESTIONS

