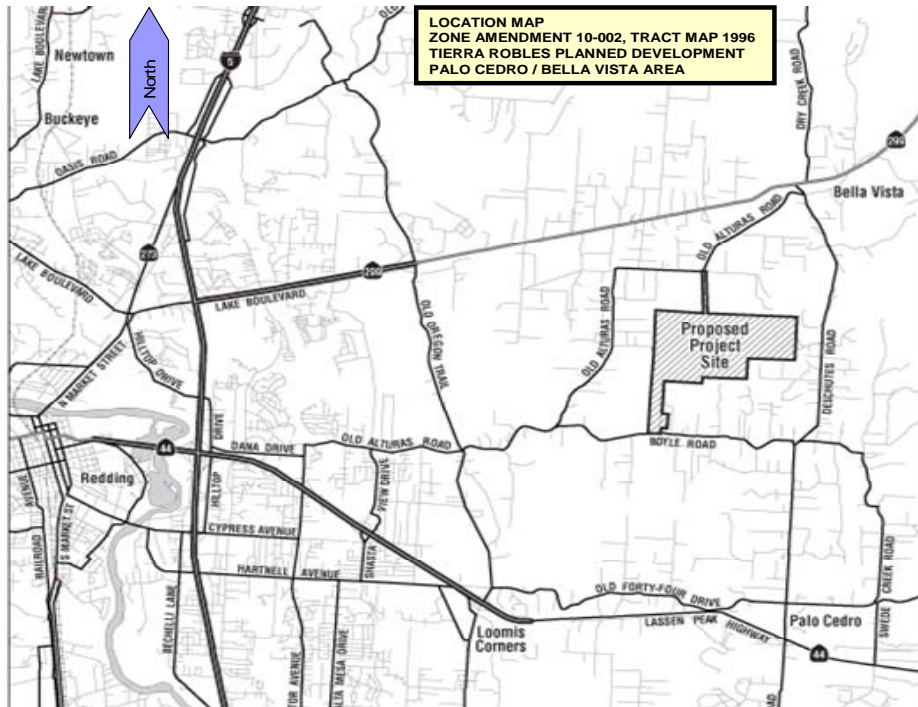


NOTICE OF AVAILABILITY OF AN ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED TIERRA ROBLES PLANNED DEVELOPMENT PROJECT

Shasta County is the Lead Agency under the California Environmental Quality Act (CEQA), and has completed the preparation of an Environmental Impact Report (EIR) for the proposed project identified as the Tierra Robles Planned Development Project (Zone Amendment 10-002, Tract Map 1996).

The proposed project is located approximately five miles east of the City of Redding, between the unincorporated communities of Bella Vista and Palo Cedro. The 715.4-acre site is bounded by Old Alturas Road to the north and Boyle Road to the south and located 1.6 miles west of Deschutes Road.



The proposed project consists of a residential Planned Development requiring a Zone Amendment (Z10-002) to change the current zoning from Rural Residential 5-acre minimum (RR-BA-5), Rural Residential 3-acre minimum (RR-BA-3), and Unclassified (U) to a Planned Development (PD) zone district establishing a conceptual development plan covering the entire site; and a Tract Map (TR 1996) to divide the 715.4-acre property into 166 residential parcels ranging from 1.38 acres to 6.81 acres in size, and six open space parcels totaling 192.7 acres.

Copies of the Draft Environmental Impact Report (Draft EIR) for the proposed Tierra Robles Planned Development are now available for public review. Public comment on this document is invited during a 45-day review period extending from **October 24, 2017** through **December 7, 2017**.

The County's consultant, Kimley-Horn and Associates, has prepared the Draft EIR pursuant to the California Environmental Quality Act (CEQA). A Final EIR will be prepared for certification following public review and comment on the Draft EIR. The County Planning Commission and Board of Supervisors will consider the information in the EIR when deliberating the Tierra Robles Planned Development project as proposed, and the alternatives discussed in the EIR.

The Draft EIR discusses potentially significant environmental impacts in the following areas of concern: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gases and climate change, hazards and hazardous materials, hydrology and water quality, noise, traffic and circulation, tribal cultural resources, utilities and service systems.

This Draft EIR is being distributed directly to agencies, organizations, and interested groups and persons for comment during a 45-day formal review period in accordance with §15087 of the State *CEQA Guidelines*. **Your response must be received by the Shasta County Department of Resource Management, Planning Division, no later than 45 days following the publication of this Notice of Availability. The 45-day review period ends at 5:00 p.m. on December 7, 2017.**

The Draft EIR is available for public review at the public counter of the Shasta County Department of Resource Management, 1855 Placer Street, Suite 103, Redding, CA 96001, Monday through Friday 8:00 a.m. to 5:00 p.m. Electronic copies of the Draft EIR and other project related document and technical studies are also available by clicking on the Tierra Robles Planned Development link on the Shasta County Department of Resource Management homepage at http://www.co.shasta.ca.us/index/drm_index/planning_index/eirs.aspx in the Tierra Robles Revised Project 2016 folder. Review copies of the Draft EIR are also available Monday through Friday 8:00 a.m. to 5:00 p.m. and at the following Shasta County Library Branches:

Shasta County Library
Anderson Branch
3200 West Center
Anderson, CA 96007

Shasta County Library
1100 Parkview Avenue
Redding, CA 96001

Future notifications regarding scheduled Planning Commission and Board of Supervisors hearings on this proposed project will be published and distributed in accordance with law. Please send your responses and questions to the attention of Kent Hector, Senior Planner at the Shasta County Department of Resource Management, Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001. Phone (530) 225-5532.