3.0 PROJECT DESCRIPTION

The purpose of this section is to describe the proposed Tierra Robles Planned Development Project (Zone Amendment Z10-002, Tract Map 1996) (herein referenced as the proposed project) in a useful and comprehensible manner to the public, agencies, and decision-makers. State *CEQA Guidelines* §15124 requires a project description to contain:

- *A regional map showing the location of the project and a detailed map showing the precise location and boundaries of the project;*
- *A statement of objectives sought by the project, including the underlying purpose of the project;*
- *A general description of the project's technical, economic, and environmental characteristics; and*
- *A statement briefly describing the intended uses of the Environmental Impact Report (EIR), including a list of agencies that are expected to use the EIR in their decision-making, a list of permits and other approvals required to implement the project, and a list of related environmental review and consultation requirements required by Federal, State, and local laws, regulations or policies.*

Under CEQA, the project description is required to provide general information but not an engineering level of detail. The State *CEQA Guidelines* provide: *"The description of the project shall contain the following information but should not supply extensive detail beyond that needed for evaluation and review of the environmental impact.*

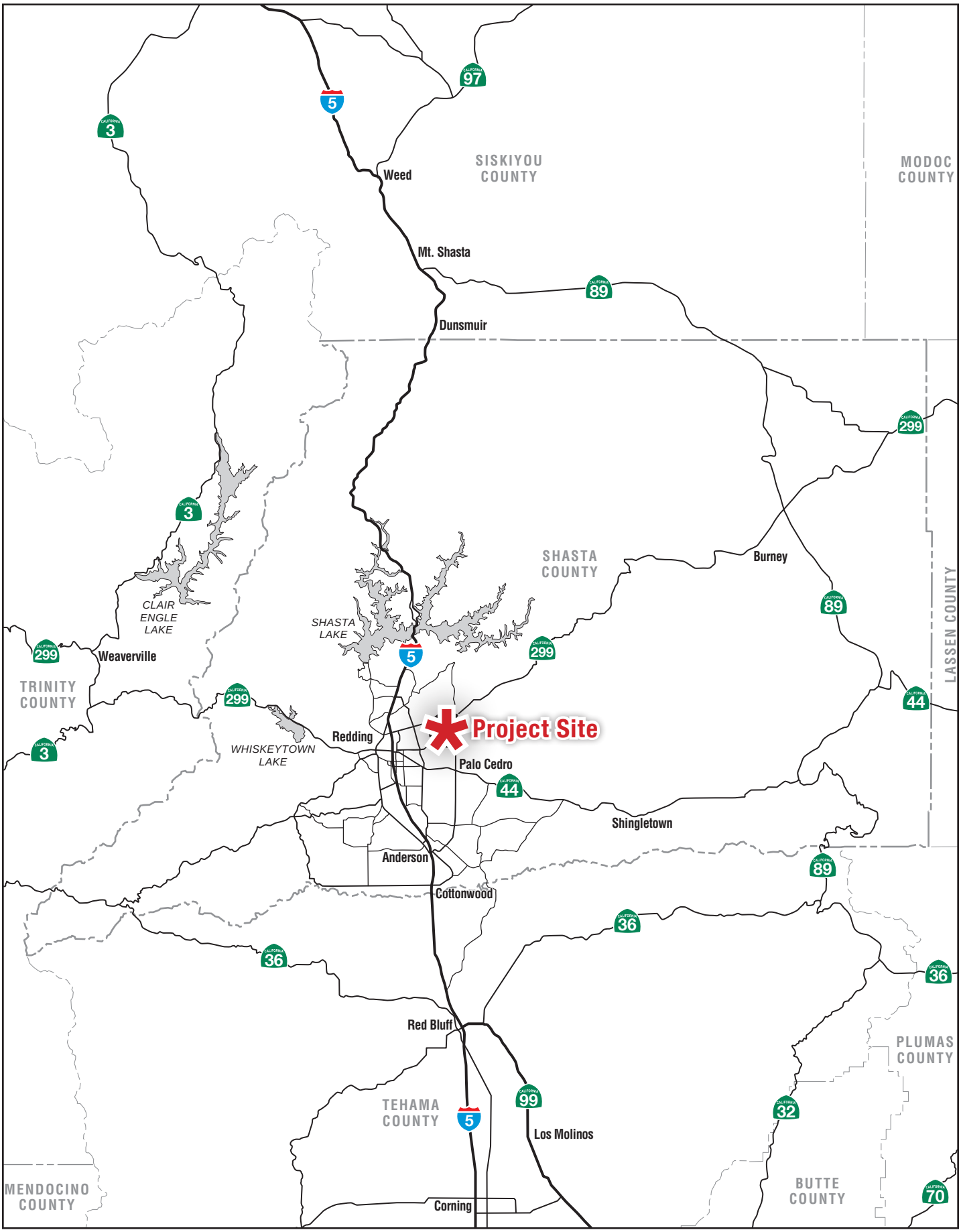
- *A general description of the project's technical, economic, and environmental characteristics, considering the principal engineering proposals if any and supporting public service facilities."* (State *CEQA Guidelines* §15124[c].)

The information provided in this EIR section meets the requirements of §15124 of the State *CEQA Guidelines*, and provides a level of detail adequate for public and agency review and consideration of the proposed project and the potential environmental impacts associated with project implementation.

3.1 PROJECT LOCATION AND SETTING

REGIONAL SETTING

Shasta County (County) is located in the northern portion of California. The County occupies the northern reaches of the Sacramento Valley, with portions extending into the southern reaches of the Cascade Range (refer to Figure 3-1, REGIONAL VICINITY). The County's topography ranges from the flat valley area in and around the City of Redding, which is approximately 300 to 500 feet above mean sea level (msl), to Mount Lassen that reaches to the peak of 10,455 feet above msl. The Sacramento River flows out of the cascade mountains to the north, through the center of the County, and toward the Sacramento Valley to the south.



SOURCE: Kimley-Horn, 2016

N.T.S.

TIERRA ROBLES PLANNED DEVELOPMENT • EIR

Regional Vicinity

Figure 3-1

PROJECT LOCATION

The proposed project is located approximately five miles east of the City of Redding, between the unincorporated communities of Bella Vista and Palo Cedro, in Shasta County, California. The proposed project site consists of five parcels identified as Shasta County Assessor Parcel Numbers (APNs) 061-210-001, 061-240-001, 078-060-036, 078-060-039, and 078-250-002 (refer to Table 3-1, PROJECT SITE INFORMATION). The proposed project site is further described as being located in portions of Sections 19 and 30, Township 32 North, Range 3 West; and Sections 24 and 25, Township 32 North, Range 4 West, Mount Diablo Base and Meridian (MDBM).

Table 3-1
PROJECT SITE INFORMATION

Assessors' Parcel Number	Gross Acreage	Existing General Plan Designation	Existing Zoning Districts
061-210-001	74.4	Rural Residential A (RA)	Rural Residential 3-acre minimum (R-R-BA-3)
061-240-001	315.4	Rural Residential A (RA)	Rural Residential 5-acre minimum (R-R-BA-5)
078-060-036	117.9	Rural Residential A (RA)	Unclassified (U)
078-060-039	39.5	Rural Residential A (RA)	Unclassified (U)
078-250-002	168.2	Rural Residential A (RA)	Unclassified (U)
Total Acreage	**715.4**		

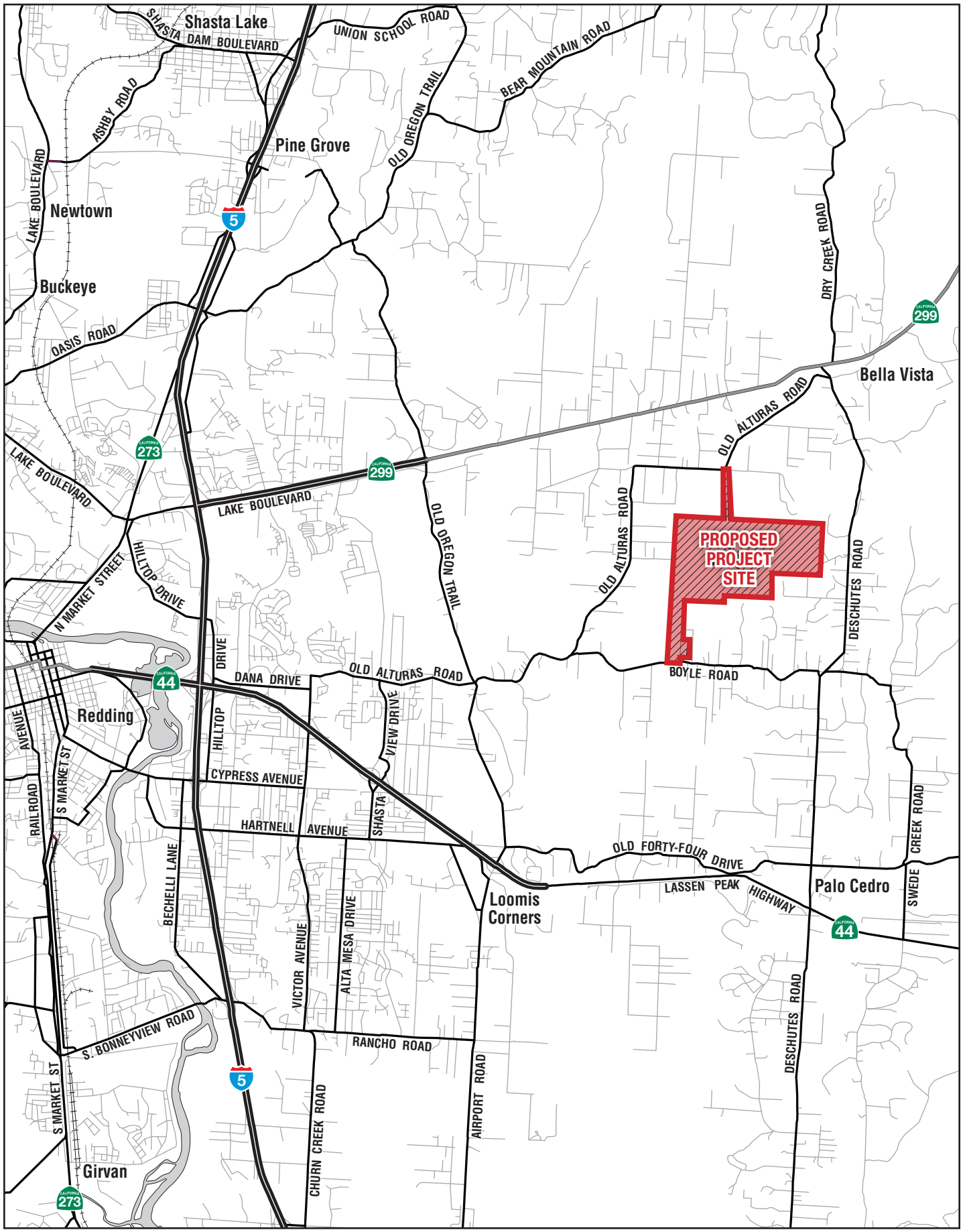
Source: Lehmann & Associates. Phased Vesting Tentative Map of Tierra Robles. February 1, 2016.

EXISTING CONDITIONS ONSITE

The proposed project encompasses approximately 715.4 acres and is currently undeveloped vacant land. A single wood and wire corral, some interior fences, and a network of dirt ranch roads crisscross the proposed project site. Onsite topography is characterized as level to rolling terrain in the western portion of the proposed project site, and steeper slopes and ridges are located in the eastern portion of the property, with elevations ranging from approximately 600 feet above msl to 650 feet above msl (refer to Figure 3-2, SITE VICINITY and Figure 3-3, USGS).

The proposed project site is dissected by three major drainage systems including Clough Creek, which flows southwest across the northwest corner of the property, an unnamed stream that flows south across the east central portion of the project site, and a major unnamed drainage that flows from north to southeast across the eastern side of the project site. In addition, there are two small streams with attached tributaries which drain the central portion of the project site. Along Clough Creek there is a narrow belt of riparian habitat interspersed with upland vegetation with annual grasses. Common species found within this area are willows, black cottonwood, and occasional alders. There are also scattered pockets of riparian habitat located along the creek in the northeast portion of the property.

The upland areas of the site have a vegetative composition that is dominated by blue oaks with scattered gray pine over an annual grassland understory. Tree canopy cover ranges from 10 percent to 50 percent with the majority of the trees being greater that six-inch diameter at breast height (dbh). Annual grasses and forbs comprise the understory with patches of manzanita, coffee berry, and poison oak being the predominant shrubs. Currently, the project site is vacant, but has been used for ranching and grazing cattle activities in the past.



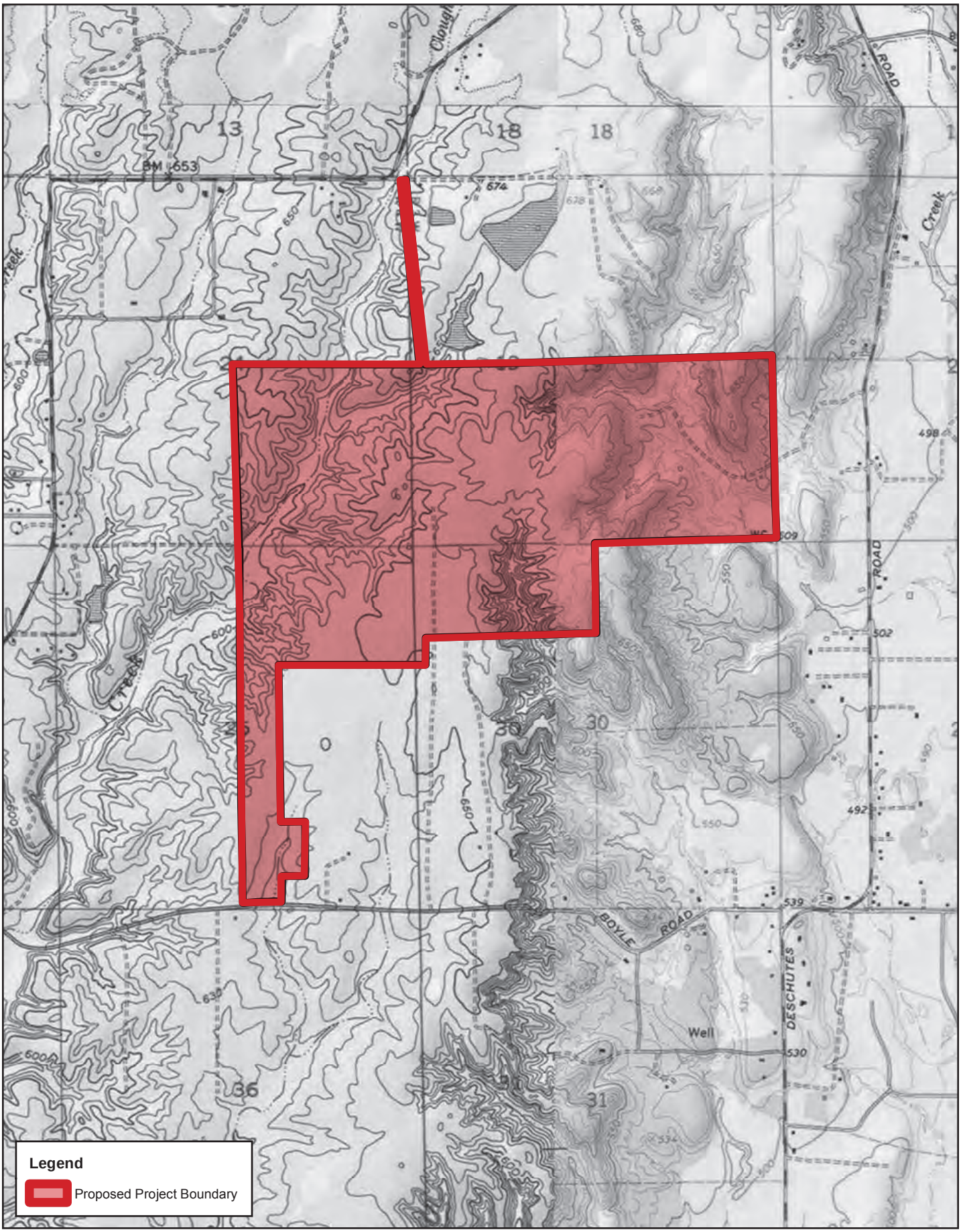
SOURCE: Kimley-Horn, 2016

N.T.S.

TIERRA ROBLES PLANNED DEVELOPMENT • EIR

Site Vicinity

Figure 3-2



SOURCE: Esri USA Topo Map web map service 2012

N.T.S.

TIERRA ROBLES PLANNED DEVELOPMENT • EIR

USGS

Figure 3-3

SURROUNDING LAND USES

The proposed project site is located within a primarily rural residential area, with parcels varying in size from 1 to 20 acres, and limited agricultural uses (refer to Table 3-2, EXISTING SURROUNDING LAND USES). Also, refer to Figure 3-4, AERIAL PHOTOGRAPH and Figure 3-5, EXISTING GENERAL PLAN AND ZONING.

Table 3-2
EXISTING SURROUNDING LAND USES

Direction from Proposed Project Site	Existing Land Uses	Existing General Plan Designation	Existing Zoning Districts
North	Vacant, Rural Residential, Old Alturas Road / Seven Lakes Road	Rural Residential A (RA)	Exclusive Agriculture (EA), Unclassified (U)
East	Vacant, Rural Residential, Rustic Oak Lane, Adar Lane, Sparrow Lane, Cholet Way, Deschutes Road	Rural Residential A (RA)	Rural Residential 5-acre minimum (R-R-BA-5); Rural Residential 3-acre minimum (R-R-BA-3); Rural Residential 2.5-acre minimum (R-R-BA-2.5); Rural Residential with Mobile Home 3-acre minimum (R-R-T-BA-3); Rural Residential with Mobile Home 2.5-acre minimum (R-R-T-BA-2.5); Rural Residential with Mobile Home (R-R-T); Unclassified (U)
South	Vacant, Rural Residential, Boyle Road, Pebble Creek Lane, Northgate Drive, Petunia Lane, Cheshire Way	Rural Residential A (RA)	Rural Residential with Mobile Home (R-R-T), Rural Residential with Mobile Home 3-acre minimum (R-R-T-BA-3), Rural Residential 3-acre minimum (R-R-BA-3), Rural Residential with Mobile Home 2.5-acre minimum (R-R-T-BA-2.5), Unclassified (U)
West	Vacant, Rural Residential, Rae Lane, Oak Knoll Road, Falling Oaks Road, Old Alturas Road	Rural Residential A (RA)	Rural Residential with Mobile Home 3-acre minimum (R-R-T-BA-3); Rural Residential with Mobile Home (R-R-T); Unclassified (U)

Source: Shasta County. *Shasta County General Plan*; *Shasta County Zoning Plan*; Google Earth 2017.

North

Areas to the north of the project site consist of single-family residential units and undeveloped land used for cattle grazing activities. This land is designated as Rural Residential A (RA) by the County. Existing zoning districts consist of the following: Exclusive Agriculture (EA) and Unclassified (U). Two water impoundments totaling approximately nine acres are present to the north between the northeastern portion of the project site and Seven Lakes Road, as well as a gun and rod club on adjacent parcels northeast of the project site. Old Alturas Road / Seven Lakes Road is located approximately ½-mile north of the proposed project. Clough Creek extends north of the site, generally in a northeast direction.

East

Deschutes Road is located east of the proposed project. Land to the east consists of single-family residential units and undeveloped land that range in parcel size from 5 to 10 acres. The Shasta County *General Plan* designates properties east of the project as Rural Residential A (RA). Existing zoning districts consist of Rural Residential 5-acre minimum (R-R-BA-5); Rural Residential 3-acre minimum (R-R-BA-3); Rural Residential 2.5-acre minimum (R-R-BA-2.5); Rural Residential with Mobile Home 3-acre minimum (R-R-T-BA-3); Rural Residential with Mobile Home 2.5-acre minimum (R-R-T-BA-2.5); Rural Residential with Mobile Home (R-R-T) and Unclassified (U). Deschutes Road is located approximately ¼ mile to the east (from the project's easternmost boundary).

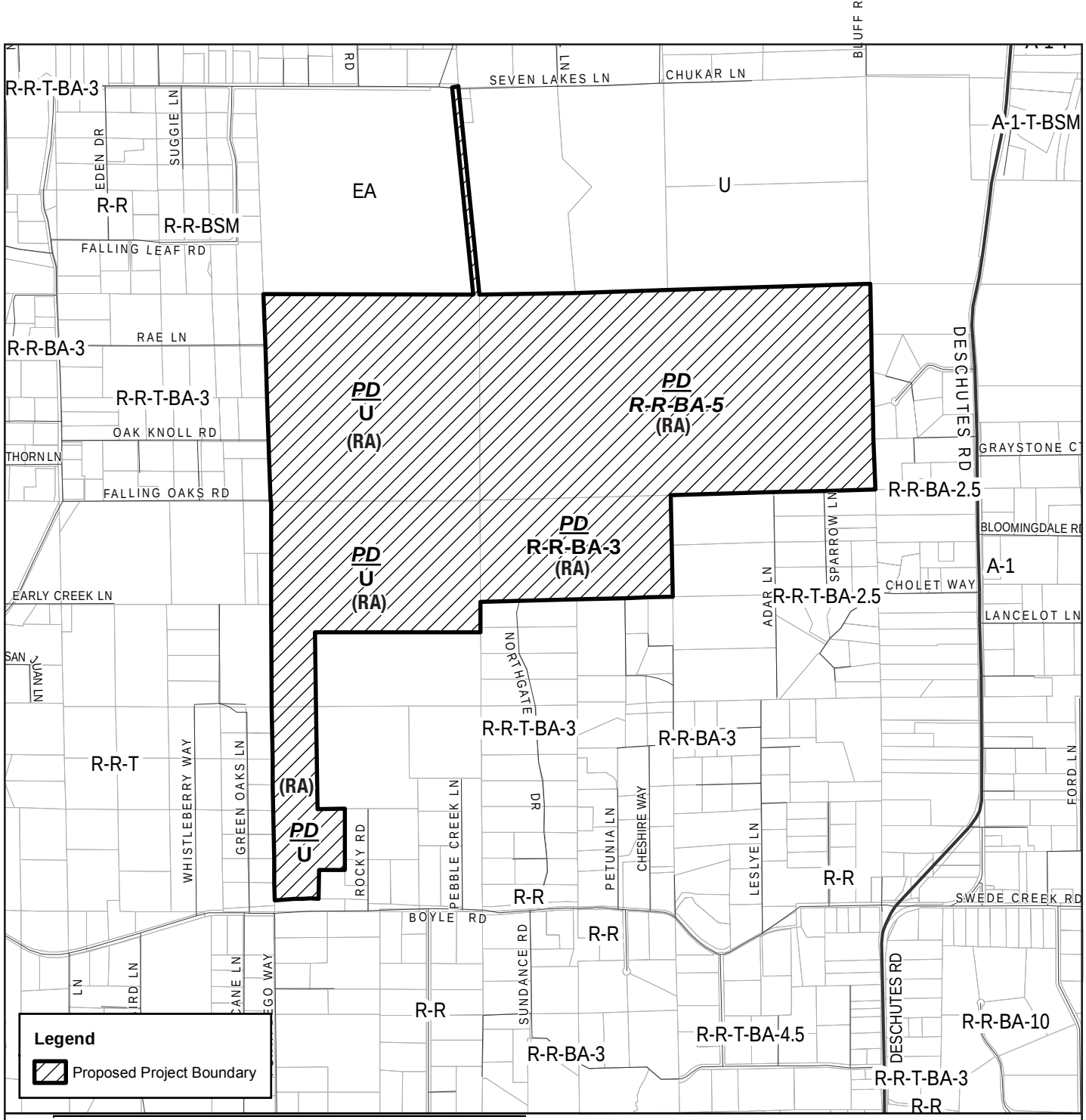
SOURCE: Esri World Imagery; Shasta County GIS 2012 (parcels)

N.T.S.

TIERRA ROBLES PLANNED DEVELOPMENT • EIR

Aerial Photograph

Figure 3-4



PROPOSED ZONING			
PD	Planned Development		
EXISTING COUNTY ZONING			
A-1	Limited Agriculture	R-R-BA-3	Rural Residential 3-acre minimum
A-1-T	Limited Agriculture with Mobile Home	R-R-BA-5	Rural Residential 5-acre minimum
A-1-T-BSM	Limited Agriculture with Mobile Home and minimum	R-R-BSM	Rural Residential with minimum lot area is area of individual lot
EA	Exclusive Agriculture	R-R-T	Rural Residential with Mobile Home
F-1	Desingated Floodway	R-R-T-BA-2.5	Rural Residential with Mobile Home 2.5-acre minimum
R-R	Rural Residential	R-R-T-BA-3	Rural Residential with Mobile Home 3-acre minimum
R-R-BA-10	Rural Residential 10-acre minimum	R-R-T-BA-4.5	Rural Residential with Mobile Home 4.5-acre minimum
R-R-BA-2.5	Rural Residential 2.5-acre minimum	U	Unclassified

Existing General Plan: Rural Residential (RA)

SOURCE: Shasta County GIS 2012 (parcels, zoning)

N.T.S.

TIERRA ROBLES PLANNED DEVELOPMENT • EIR

Existing General Plan and Zoning

Figure 3-5

South

Land to the south of the proposed project site consists of single-family residential units and undeveloped land. Adjacent properties to the south consist primarily of 5 to 10-acre parcels used for residential and part-time agricultural activities. This land is designated as Rural Residential A (RA) by the County. Existing zoning districts to the south consist of the following: Rural Residential with Mobile Home (R-R-T); Rural Residential with Mobile Home 3-acre minimum (R-R-T-BA-3); Rural Residential 3-acre minimum (R-R-BA-3); Rural Residential with Mobile Home 2.5-acre minimum (R-R-T-BA-2.5), and Unclassified (U). Boyle Road is an east-west roadway located immediately adjacent to the project's southernmost boundary.

West

Land to the west of the proposed project site consists of single-family residential units and undeveloped land. Adjacent properties to the west consist primarily of 5 to 10-acre parcels used for residential and part-time agricultural activities. The Shasta County *General Plan* designates properties west of the site as Rural Residential A (RA). Existing zoning districts to the west consist of the following: Rural Residential with Mobile Home 3-acre minimum (R-R-T-BA-3); Rural Residential with Mobile Home (R-R-T), and Unclassified (U).

3.2 BACKGROUND AND HISTORY

Boyle Road (adjacent to the proposed project's southernmost boundary), is most likely named for Mr. George Boyle, who with his brother, homesteaded in the area in 1894 and raised cattle, horses, hogs, and turkeys. In 1900, Mr. Boyle purchased a ranch from Alfred Estep at the junction of Swede Creek Road and North Cow Creek. This ranch became established as a popular stopping place for travelers from Redding to Buzzard Roost. The project property was acquired by J. G. and Ella Chatham in the early 1940s and operated as Chatham Ranch until recently. Because this area has been in ranging practices for many years, previous impacts include grazing, fencing, dirt roads, and vegetation removal.

3.3 GENERAL PLAN AND ZONING

California Government Code §6586021 requires zoning to be consistent with the general plan. Consistency with the general plan is possible only if the local government, in this case Shasta County, has officially adopted a general plan. The current Shasta County *General Plan* was adopted in September 2004. The land uses authorized in the Shasta County *Zoning Plan* must then be compatible with the objectives, policies, general land uses, and programs specified in the Shasta County *Zoning Plan.*

EXISTING GENERAL PLAN DESIGNATION

The Shasta County *General Plan* planning area is divided into 10 Planning Areas. The proposed project is located within the South Central Region Planning Area. Chapter 3 of the Shasta County *General Plan* identifies three distinct types of communities: Urban Center, Town Center, and Rural Community Center. The proposed project site is not within any of these community types; however, it located near Bella Vista (Rural Center) and Palo Cedro (Town Center). The Shasta County *General Plan* designates the proposed project site as Rural Residential A (RA) (1 dwelling unit / 2 acres). Refer to Figure 3-5, EXISTING GENERAL PLAN AND ZONING.

The Shasta County *General Plan*, last amended in 2004, identifies strategies, policies, and implementation recommendations for land use within its planning area. The Shasta County *General Plan* is a long-range comprehensive plan that governs growth and development in the unincorporated areas of Shasta County, including the proposed project site. The following provides a brief description of the land use designation:

Shasta County – Rural Residential A (RA)

The *(*RA) land use designation shall be primarily applied to rural community centers and urban and town center fringes in order to accommodate residential development. The (RA) land use designation provides living environments receiving no, or only some urban services, usually within or near a Rural Community Center. A maximum density for this land use designation is 1 dwelling per 2 acres.

EXISTING ZONING DESIGNATIONS

The Shasta County *Zoning Plan* is one of the chief tools for implementing the recommendations found in the Shasta County *General Plan*. It creates a series of zone districts throughout the County and specifies a number of uses suited to those districts. Additionally, development standards are established for each district to ensure that activities can be reasonably accommodated in a manner that is compatible with adjacent land uses.

Currently the Shasta County *Zoning Plan* identifies APNs 061-240-001 and 061-210-001 as Rural Residential (R-R), with a minimum lot area of three to five acres (R-R-BA-3 and R-R-BA-5). Existing zoning on APNs 078-250-002, 078-060-036 and 078-060-039 is Unclassified (U), which is intended to be applied as a holding district until a principal zone district has been determined (refer to Figure 3-5, EXISTING GENERAL PLAN AND ZONING). The following provides a brief description of existing onsite zoning designations:

Rural Residential (RR-BA-5 & RR-BA-3)

The purpose of the rural residential (R-R) zoning district is to provide rural residential living environments, usually located in and around rural communities, town centers, and urban centers. This district is consistent with the Rural Residential A (RA) Shasta County *General Plan* land use designation. The building site (B) district is intended to be combined with any principal district to modify the minimum lot area standard otherwise applicable in the principal district. (BA) is the minimum lot area expressed in acres, as indicated by a number following the hyphen (e.g., BA-5 means five-acre minimum lot area). Uses permitted in the (B) district are all uses permitted in the principal district with which the (B) district is combined, and those uses permitted in the principal district by zoning, administrative and use permit provided the permit is issued. The (RR-BA-3) zoning district permits the same uses as stated above for the (RR-BA-5) designation; however, this designation has a three-acre minimum lot area instead of a five-acre minimum lot area.

In the (R-R-BA-3) and (R-R-BA-5) zones, the maximum density for land greater than 30 percent slope is one dwelling unit per 10 acres and the maximum density for land less than 30 percent slope is one dwelling unit per three to five acres. In all cases, each building site area shall contain at least one contiguous acre not exceeding a 30 percent slope. Required building setbacks include 30 feet on the front, side, and rear. Maximum allowable structural height for the homes is 35 feet in the R-R zoning district.

Unclassified (U)

The (U) zoning district is intended to be applied as a holding district until a precise zone district has been adopted for the property. All new uses in this district shall be consistent with all applicable policies of the Shasta County *General Plan*.

3.4 PROJECT CHARACTERISTICS

State *CEQA Guidelines* require an EIR provide "[a] general description of the project's technical, economic, and environmental characteristics, considering the principal engineering proposals, if any, and supporting public service facilities." (State *CEQA Guidelines* §15142[c].)

TECHNICAL CHARACTERISTICS

Shasta Red, LLC is proposing a residential subdivision, referred to as Tierra Robles on the 715.4-acre Chatham Ranch property, herein referenced as the "proposed project". Project approval would allow the applicant to subdivide the property into 166 residential lots, along with separate parcels for open space uses. Figure 3-6, PROPOSED TENTATIVE MAP, provides an illustration of the proposed subdivision layout. The following actions are being requested as part of the proposed project:

Zone Amendment

A Zone Amendment (Z10-002) is requested 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. According to Chapter 17.62, Planned Development (PD) District, of the Shasta County *Zoning Plan*:

> *"The purpose of the planned development (PD) district is to provide for developments that, because of a mix of building types, land uses or residential lot sizes, do not fit within the parameter of standard zone districts. Planned developments are under unified control, comprehensively planned, and can provide a mix of uses that could otherwise create land use conflicts. Planned developments often provide common areas and other amenities not normally found in standard types of development. This district is consistent with all General Plan designations that provide for substantial residential, commercial, or industrial development, provided the proposed uses are consistent with the General Plan designation(s) within which the project is located."*

A PD designation restricts land use to that which is specifically adopted for a particular planned development. Any change in the development plan (more dwelling units, less dwelling units, different layout of homes/amenities) would require subsequent environmental review and County authorization. Section 7.1.2 of the Shasta County *General Plan* further states the following with regards to Planned Developments:

> *"Planned and/or mixed use developments can provide a more unified and potentially more desirable and attractive development in an area. Such developments involve a combination of comprehensive site planning and architectural design that can often provide a mix of uses that could otherwise create land use conflicts between neighboring*

uses. A unified site design for a residential planned development may offer a variety of housing types, including clustered housing, both attached and detached, with common open spaces. While planned developments are commonly used for urban and suburban residential projects, they may also be applied to other types of land uses such as commercial, industrial, and office parks. Planned development proposals which contain a mix of any or all of these uses should be encouraged. A planned and/or mixed use development shall be at a scale where high design standards along with other quality of life amenities can be provided.

The types of quality developments described above should offer a better lifestyle, shopping, and working environment to Shasta County residents. Because of this, the County should provide incentives for those wishing to provide projects that meet this criteria."

Tract Map

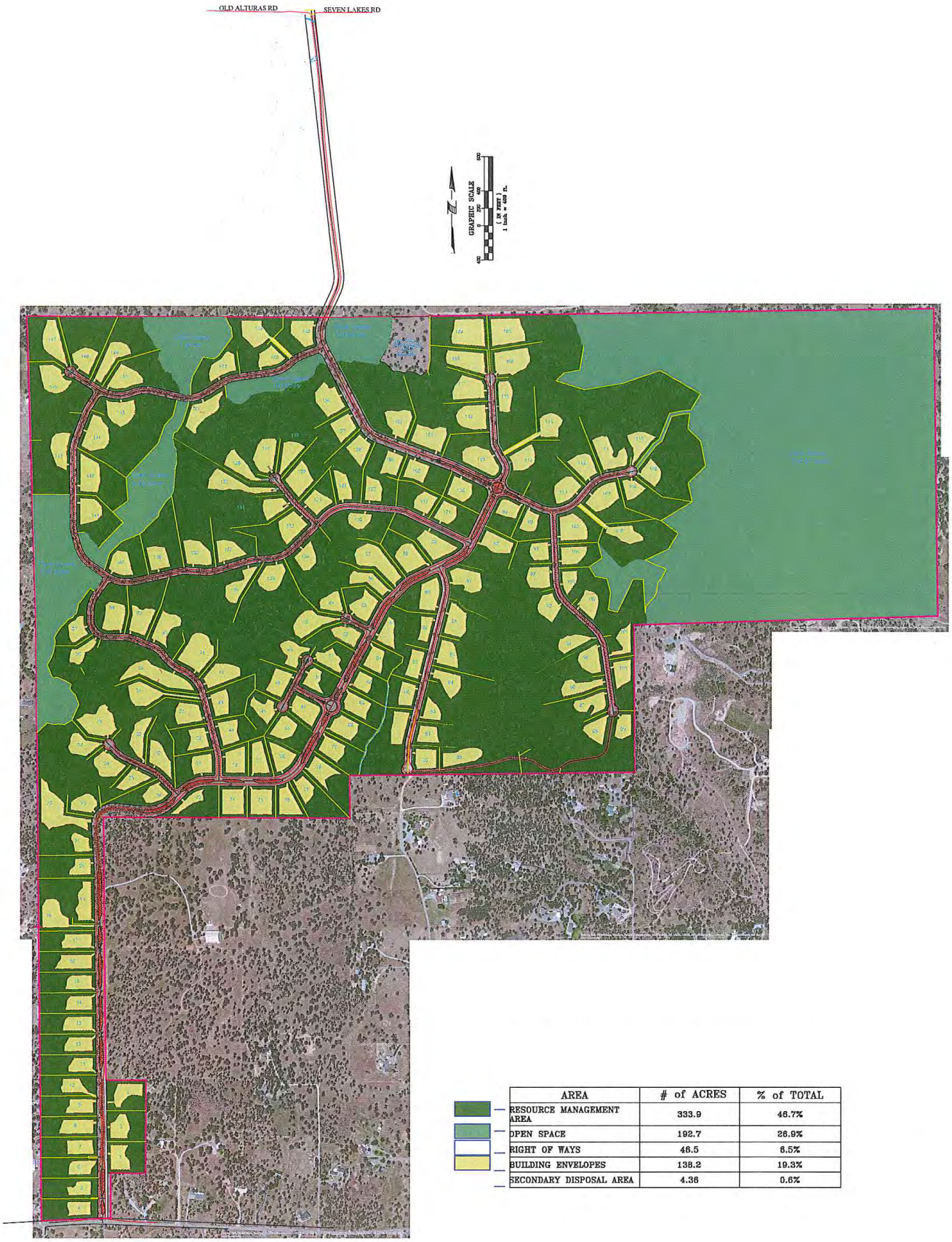
A Tract Map (TR 1996) is requested to divide the approximate 715.4-acre property into 166 residential parcels ranging from 1.38 acres to 6.81 acres in size, and six open space parcels totaling 192.7 acres.

Community Services District (CSD)

Community Services Districts are formed and operated in accordance with California Government Code §61000 et seq. A CSD is a government agency which may be endowed with a wide range of powers, which are specifically designed to provide urban or suburban services within unincorporated areas. A CSD is also considered a special district with its own independent powers and authority and may share boundaries with other special districts providing different services, such as the Bella Vista Water District (BVWD). The project proposes the formation of the Tierra Robles Community Services District (TRCSD) as a means to oversee and implement the plans and facilities which are a critical aspect of the Tierra Robles Community and include the following: Tierra Robles Design Guidelines; Tierra Robles Oak Woodland Management Plan; Tierra Robles Wildland Fuel/Vegetation Management Plan, Open Space Management, and Resource Management Area Management and Oversight; Road Maintenance; Storm Drain Maintenance; and Waste Water Collection, Treatment and Dispersal Facilities. The ultimate approval of the TRCSD would be subject to separate application and approval from the Shasta County Local Agency Formation Commission (LAFCO). The following describes how each of the plans and facilities would be managed by the TRCSD. Functional implementation and operational aspects of the plans and facilities are further described as appropriate under *Subdivision Development Summary*, below.

Tierra Robles Design Guidelines

The proposed project is planned as a unique community of custom homes. To address the above stated *General Plan* policy, the project proposes a set of *Design Guidelines* to direct future architecture and site layout of individual lots. The proposed *Design Guidelines* are intended to provide property owners, architects, homebuilders and contractors with a set of parameters for the preparation of construction drawings and specifications (refer Appendix 15.2, TIERRA ROBLES COMMUNITY SERVICES DISTRICT). The ultimate oversight and enforcement of the *Design Guidelines* would be the responsibility of the Tierra Robles Architectural Review Committee (Committee) in coordination with Shasta County (refer to *Lot Development Standards*, below).



AREA	# of ACRES	% of TOTAL
RESOURCE MANAGEMENT AREA	333.9	46.7%
OPEN SPACE	192.7	26.9%
RIGHT OF WAYS	46.5	6.5%
BUILDING ENVELOPES	138.2	19.3%
SECONDARY DISPOSAL AREA	4.36	0.6%

N.T.S.

TIERRA ROBLES PLANNED DEVELOPMENT • EIR

Proposed Tentative Map

Figure 3-6

Tierra Robles Oak Woodland Management Plan

The most predominant natural feature of the proposed project site is the oak resource which cover nearly 88.5% of the project area. The dominant species on the property is the blue oak (*Quercus douglasii)*, named for its light blueish colored leaves. Interior live oak (*Quercus wislizenii)*, is a subdominant species that is occasionally interspersed with the blue oaks and dominate the steeper side slopes of the eastern drainage.

The Tierra Robles Oak Woodland Management Plan is intended to provide direction for preserving and enhancing the onsite oak woodland habitat. The project's overall design in conjunction with the Oak Woodland Management Plan minimizes the effect of the loss and promotes the enhancement of the remaining oak woodlands in terms of stand vigor and basal area increases. The Oak Woodland Management Plan outlines a long-term management strategy intended to enhance and maintain the remaining oak woodland resources in perpetuity and would be the responsibility of the TRCSD to implement in conjunction with other approved plans including the TRWF/VMP and the Open Space Management Plan. Any changes to the approved Oak Woodland Management Plan would require approval by the TRCSD. The TRCSD will be charged with the management of this resource and will not be able to divest itself from this charge unless a similar governing agency is established to take this responsibility.

Tierra Robles Wildland Fuel/Vegetation Management Plan, Open Space Management, Resource Management Area

The TRCSD is tasked with implementing Tierra Robles Wildland Fuel/Vegetation Management Plan, Open Space Management, and Resource Management Areas in harmony with the Oak Woodland Management Plan. These plans give guidelines to the TRCSD on how to manage the vegetative communities, which includes the Oak Woodlands, within the subdivision for the protection of the development from wildland fires. The responsibility of the TRCSD is to implement and oversee these approved plans for the safety of the residents that live within the development. The TRCSD will be the enforcing agency to make sure the residents implement their part of the fuel management plan, as well as managing the RMA areas outside of the responsibility of the home owners. The TRCSD is responsible for managing the RMA areas as shown on each individual lot.

The Tierra Robles Wildland Fuel/Vegetation Management Plan (TRWF/VMP) is intended to provide the management direction for the reduction of flammable vegetation from around buildings, roadways and driveways in accordance with the California Department of Forestry and Fire Protection/Shasta County Fire Department (CAL FIRE/SCFD) requirements. In order to address the need to reduce fuel loading and associated fire hazards while enhancing the onsite wildlife habitats, the TRWF/VMP divides the proposed project into distinct Resource Management Areas (RMA's) based on common vegetative and topographic features. The RMAs include general management prescriptions applicable to all RMAs as well as specific prescriptions tailored to individual conditions of each RMA (refer to Appendix 15.2, TIERRA ROBLES COMMUNITY SERVICES DISTRICT).

Implementation of the TRWF/VMP would allow for on-the-ground maintenance activities that would hand treat accumulated fuels build-ups to reduce the threat of catastrophic wildfire. The proposed project would strategically reduce hazardous fuels by removing brush and limbing trees as prescribed in the TRWF/VMP (refer to Section 5.8, HAZARDS AND HAZARDOUS MATERIALS, and Appendix 15.2, TIERRA ROBLES COMMUNITY SERVICES DISTRICT, respectively). Treatments are intended to slow the

rate of fire spread, reduce fire intensity, and modify fire behavior. Tree thinning would be accomplished using chainsaws and hand labor to cut trees. Slash would be disposed through chipping, piling and burning, and/or through sale of fuelwood. Implementation of the TRWF/VMP would avoid impacts to wetlands and jurisdictional waters of the U.S. and activities would be scheduled to avoid any nesting birds, including raptors, and other seasonal restrictions noted in Section 5.4, BIOLOGICAL RESOURCES.

Road Maintenance

The TRCSD is responsible to maintain the 6.07 miles of roads within the development. Included in the road system is the 32,073 lineal feet of road ways, 8-foot wide bike paths along one side of the roads, the roadside areas within the right of ways, and the drainage facilities. The road system is setup similar to a Permanent Road Division (PRD) with standard maintenance requirements on a typical maintenance schedule over time. A part of the road system is the individual creek crossings and the two bridges. There will be an inspection schedule out-lined by the TRCSD for ongoing inspection and maintenance.

Storm Drain Maintenance

The *Preliminary Hydrology Analysis* (refer to Section 5.9, HYDROLOGY AND WATER QUALITY), recommends different onsite Best Management Practices (BMP) to be implemented and maintained over time to control the storm water flow offsite to a pre-construction level. These BMP's will be inspected and maintained by the TRCSD. An additional part of the *Preliminary Hydrology Analysis* was to implement BMP's on the storm water discharge from all the individual lots. The BMP's are to control the runoff from the roof tops and the hardscape on all improved lots. These BMP's will be designed and approved as part of the development improvement plan approval for each phase of construction. The BMP design will be submitted to the TRCSD for distribution to each lot owner as site development planning is started on each lot. The TRCSD, as part of the approval on the individual lot site plans, will be required to review and approve these BMP's. Each lot owner will be required to maintain the individual BMP's, but the TRCSD will implement an annual inspection procedure to ensure these facilities are functioning as required. The right to enter the private property for these inspections will be granted by each lot owner at the time of purchase of the property.

Wastewater Collection, Treatment and Dispersal Facilities

The waste water collection, treatment, and dispersal facility is a combination of several components. The system will start with the individual septic tanks and pressure pumps on each individual lot. The individual lot owner will be responsible for installing the tank, the pump, as specified by the TRCSD and the pressure line up to the point of connection to the TRCSD force main; within five feet of the right-of-way line. The ongoing maintenance of the facilities on each lot will be the responsibility of the lot owner. The TRCSD has the responsibility to ensure the septic tanks are inspected annually and require home owners to pump the tanks as required. The pumping of the tanks will be the home owner responsibility to contract with a service provider for this service. The TRCSD is responsible for the force main from the point of connection at the road right-of-way. TRCSD will operate and maintain the collection force main to the treatment plant. The treatment plant and the dispersal system will be the responsibility of the TRCSD. The TRCSD would have the option to have a qualified operator on staff or contract this service out to a service provider. The daily testing requirements will be performed by the TRCSD or contracted out to an outside service provider.

SUBDIVISION DEVELOPMENT SUMMARY

As shown below in Table 3-4, PROJECT ACREAGE AND LOTTING SUMMARY, site development would include the following principle components (refer to Figure 3-6, PROPOSED TENTATIVE MAP). Also, refer to Appendix 15.2, TIERRA ROBLES COMMUNITY SERVICES DISTRICT.

Rural Residential Parcels

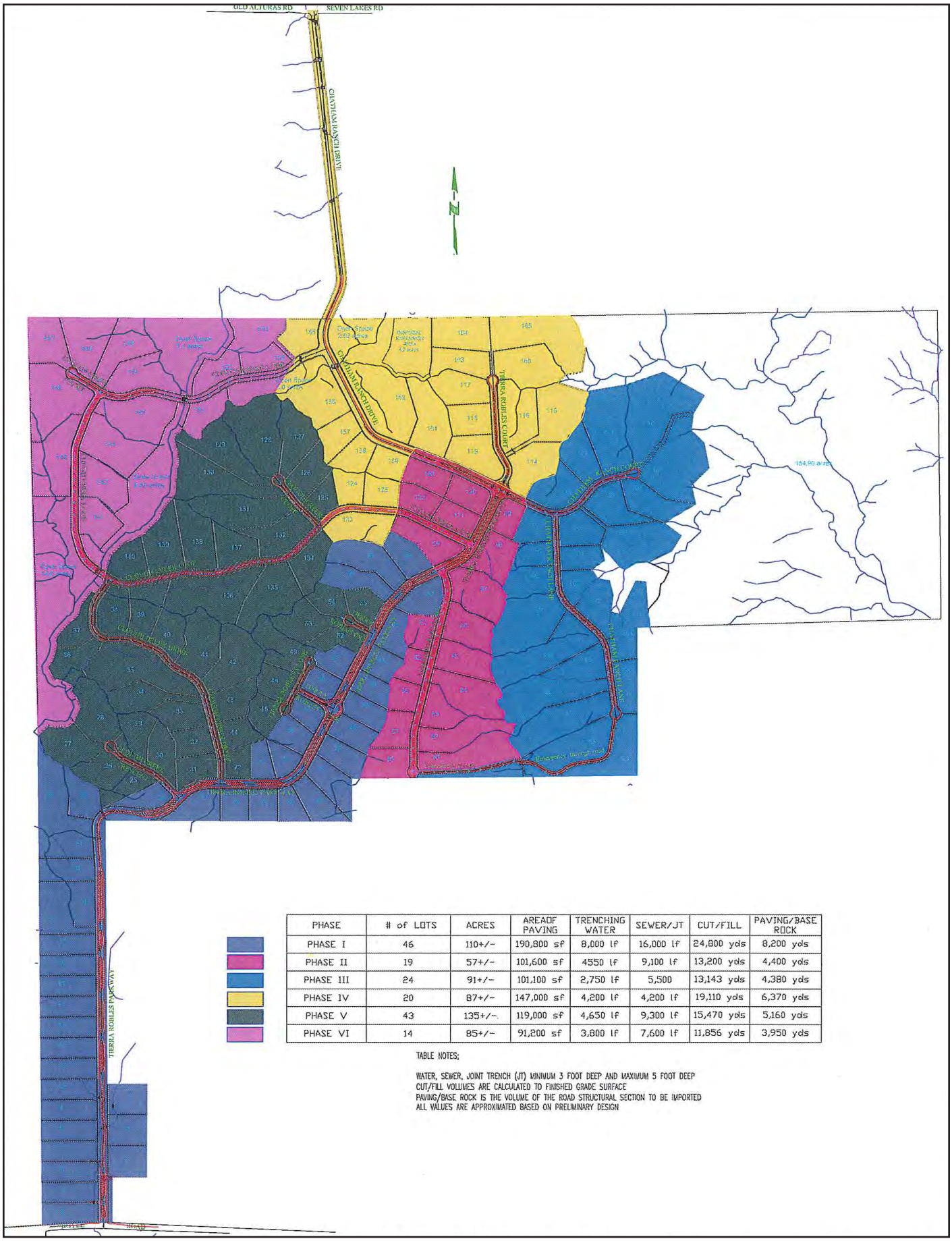
The proposed project would include 166 single-family residential parcels ranging from 1.38 acres to 6.81 acres in size on approximately 471.92 acres (total residential parcel area). Depending on overall market conditions at the time of project implementation, the new residential parcels would be developed in six phases that are roughly equal in size as noted in Table 3-5, PROJECT PHASING and Figure 3-7, PROJECT PHASING. Residential lots are generally grouped in size clusters as shown on Figure 3-6. Although the actual size of the homes would vary, an average residence would be approximately 3,550 square feet with an average of 3.5 bedrooms (refer to Table 3-4, PROJECT ACREAGE AND LOTTING SUMMARY, below). Although every approved residential lot would be entitled to an accessory dwelling unit pursuant to Government Code §65852.2, it is assumed that approximately 9 percent, or 15 lots would have secondary units based on historical County trends[1]. Accessory dwelling units could be constructed within the established residential development envelope up to a maximum 1,200 square feet.

Table 3-4
PROJECT ACREAGE AND LOTTING SUMMARY

Land Use	Acreage	Description
Rural Residential	1.00-1.99 acres	45 residential lots
	2.00-2.99 acres	65 residential lots
	3.00-3.99 acres	25 residential lots
	4.00-4.99 acres	16 residential lots
	5.00-4.99 acres	10 residential lots
	6.00+ acres	5 residential lots
Total	***471.92 acres***	***166 residential lots***
Roadway Right-of-Way (Internal)	46.48 acres	15 Roadway Segments
Roadway Right-of-Way (Offsite)	5.23 acres	North Connection to Old Alturas Road
Secondary Disposal Area	4.36 acres	Lot No. 73
Bridges	N/A	2 Crossings of Clough Creek
Six Open Space Parcels	154.90 acres	1 open space lot – east
	7.08 acres	1 open space lot – north west
	14.58 acres	1 open space lot – south
	2.62 acres	1 open space lot – north center
	3.05 acres	1 open space lot – north center
	8.45 acres	1 open space lot – along Clough Creek
Total	***192.68 acres***	
TOTAL PROPOSED PROJECT	**720.67 acres**	

Source: S2 ~ J2 Engineering. December 2016.

[1] In an effort to estimate the number of potential accessory dwelling units (ADU) that could be built based on a 166-unit single-family subdivision in unincorporated Shasta County, data compiled as part of the County's 2009-2014 Housing Element (Appendix B-Residential Land Inventory) and the County's Draft Housing Element (Appendix B-Residential Land Inventory) was utilized. Based on the "units built" as reported in these documents the following can be derived: 2007-2009, 79 ADUs constructed out of a total 664 units constructed Countywide; 2014-2016, 11 ADUs constructed out of a total 356 units constructed Countywide. As a result, an 8.8% ADU assumption (rounded to 9%) totaling 15 ADUs could be reasonably assumed for the proposed project based on the available historical data presented within the above noted documents.



PHASE	# of LOTS	ACRES	AREA OF PAVING	TRENCHING WATER	SEWER/JT	CUT/FILL	PAVING/BASE ROCK
PHASE I	46	110+/-	190,800 sf	8,000 lf	16,000 lf	24,800 yds	8,200 yds
PHASE II	19	57+/-	101,600 sf	4550 lf	9,100 lf	13,200 yds	4,400 yds
PHASE III	24	91+/-	101,100 sf	2,750 lf	5,500	13,143 yds	4,380 yds
PHASE IV	20	87+/-	147,000 sf	4,200 lf	4,200 lf	19,110 yds	6,370 yds
PHASE V	43	135+/-.	119,000 sf	4,650 lf	9,300 lf	15,470 yds	5,160 yds
PHASE VI	14	85+/-	91,200 sf	3,800 lf	7,600 lf	11,856 yds	3,950 yds

TABLE NOTES;

WATER, SEWER, JOINT TRENCH (JT) MINIMUM 3 FOOT DEEP AND MAXIMUM 5 FOOT DEEP
CUT/FILL VOLUMES ARE CALCULATED TO FINISHED GRADE SURFACE
PAVING/BASE ROCK IS THE VOLUME OF THE ROAD STRUCTURAL SECTION TO BE IMPORTED
ALL VALUES ARE APPROXIMATED BASED ON PRELIMINARY DESIGN

N.T.S.

TIERRA ROBLES PLANNED DEVELOPMENT • EIR

Project Phasing

Figure 3-7

Table 3-5
PROJECT PHASING

Phase	# of Lots	Acres
Phase I	46	110
Phase II	19	57
Phase III	24	91
Phase IV	20	87
Phase V	43	135
Phase VI	14	85

Source: S2 ~ J2 Engineering. December 2015.

Open Space Parcels

Six separate open space parcels, ranging in size from 2.6 acres to 154.9 acres, would be preserved to maintain sensitive habitat features and/or species. The largest open space parcel is generally located on the eastern portion of the project site adjacent to unnamed waterways with the steep slopes (greater than 30 percent slope) dropping into the area from the proposed building sites. This open space area would serve as both a conservation and recreation area for the proposed subdivision. In the western portion of the proposed project site (in the vicinity of Clough Creek), a combination of both open space parcels and easements would provide access to the creek. A total of 192.7 acres are included within the six open space areas.

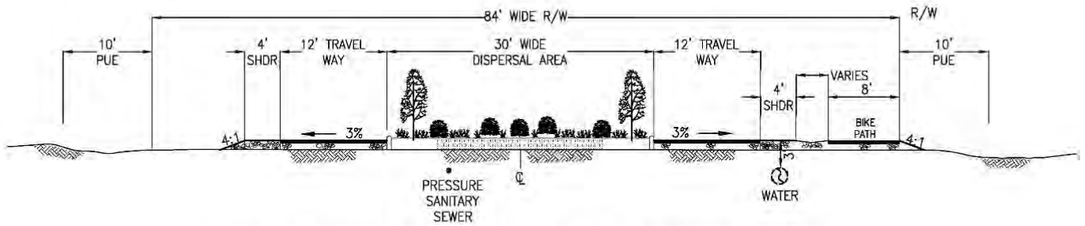
The open space areas of the project site would be subject to an Open Space Management Plan to ensure that undeveloped areas of the site continue as a means of fire protection and open space preservation and to manage the open spaces throughout the life of the project. The Shasta County Board of Supervisors shall review and approve the Open Space Management Plan prior to final subdivision map approval.

Site Access and Roadways

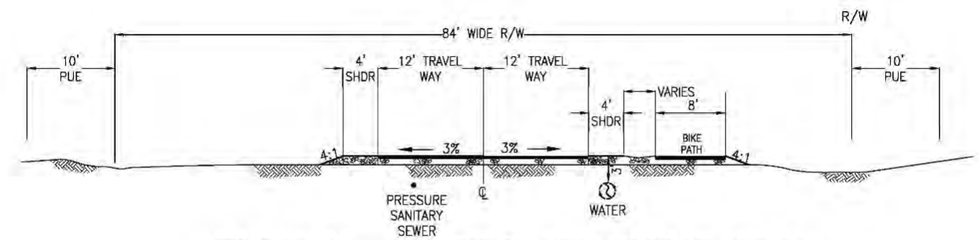
Approximately 15 roadway segments would be constructed onsite, along with an emergency access easement across Lot No. 81 and Lot No. 98 and a 5.23-acre offsite extension of the proposed new access road to Old Alturas Road (refer to Figure 3-8, TYPICAL ROADWAY SECTIONS). A total of 46.48 acres would be dedicated for public roadway right-of-way.

The roadway network would result in the crossing of Clough Creek at two bridge locations. The two crossings are designed as 40-foot span bridges to ensure the placement of the bridge piers would be outside the limits of the riparian zone along the stream channel. The remaining smaller crossing of natural onsite drainages will require shorter precast concrete structures.

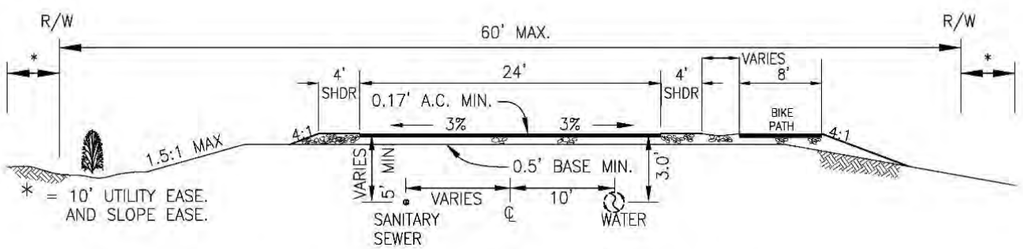
Primary access to and from the proposed project would be from Boyle Road at the southern end of the project site, with a north-south oriented arterial roadway (Tierra Robles Parkway) connecting to Old Alturas Road at the north end of the project site. The internal street network would be designed and constructed to meet applicable local street standards, and would include two bridge crossings of Clough Creek with public utility easements for water, sewer, electricity, telephone, and storm-drain improvements within the road right-of-way.



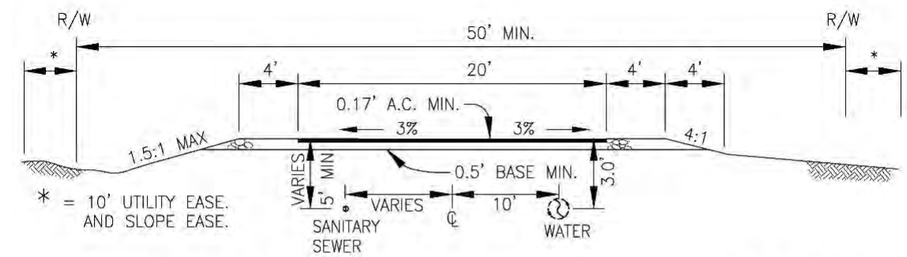
TYPICAL STREET SECTIONS FOR
TIERRA ROBLES PARKWAY (AT MEDIAN)



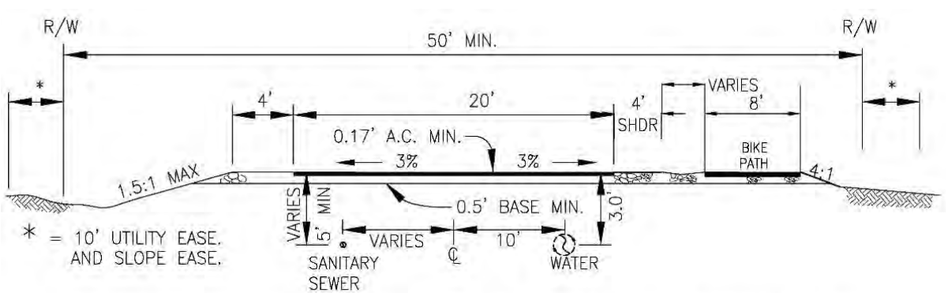
TYPICAL STREET SECTIONS FOR
TIERRA ROBLES PARKWAY (NO MEDIAN)
CHATHAM RANCH DRIVE (SIM)



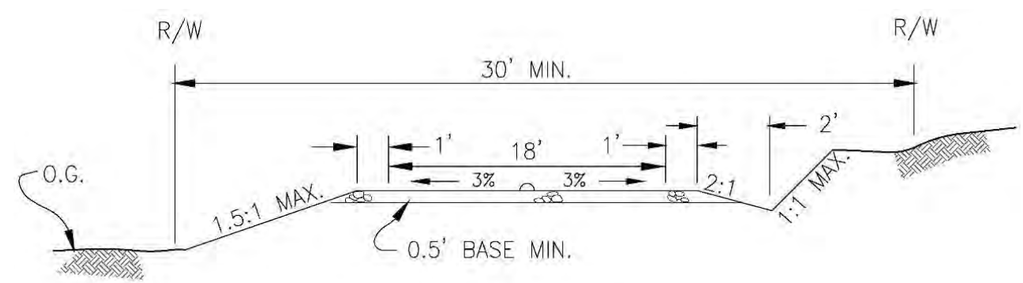
TYPICAL STREET SECTIONS
CLOUGH CREEK LOOP
CLOUGH CREEK DRIVE
COUGH CREEK COURT



TYPICAL STREET SECTIONS
CLOUGH CREEK CRESCENT
TIERRA ROBLES CLOSE
TIERRA ROBLES COURT
TIERRA ROBLES LANE
TIERRA ROBLES COURT
CHATHAM RANCH LANE
CLOUGH CREEK CLOSE



TYPICAL STREET SECTIONS
CHATHAM RANCH COURT



EMERGENCY
ACCESS ROAD

N.T.S.

Tierra Robles Parkway would be constructed to run northerly from Boyle Road beginning approximately 1.25 miles east of the intersection of Boyle Road and Old Alturas Road. Tierra Robles Parkway turns into Chatham Ranch Drive approximately mid-way through the subdivision. This new road would be located within an 84-foot wide right-of-way which would traverse the proposed project site, and ultimately tie into Seven Lakes Road, adjacent to its intersection with Old Alturas Road. Approximately ½-mile of Chatham Ranch Drive, from its intersection at Old Alturas Road south to the subdivision, would be constructed offsite within a previously dedicated roadway easement.

A series of internally looped roads with right-of-way ranging between 50 feet to 60 feet in width would be connected to this main road which would provide access to the internal lots of the proposed project. The southerly terminus of Tierra Robles Lane is at the northerly terminus of Northgate Drive, a road used for over 40 years as access to the southeast corner of the proposed project site. The proposed connection with Northgate Road would be gated per County fire standards and used for reciprocal emergency access only.

Project Area Designations

The proposed project includes five area designation categories that would guide future site development and resource management. These categories include both disturbed and non-disturbed areas within the proposed project site designated as: 1) Resource Management Areas (RMA); 2) Open Space; 3) Building Envelopes; 4) Right-of-Way; and 5) Secondary Disposal Area. The 166 designated building envelopes encompass a total area of 138.2 acres or 19.3% of the total area with public roadway right-of-way totaling 46.48 acres (6.5% of the total area). This translates to a total disturbance area of 184.68 acres (25.8% of the total project area) or the preservation of 74.2% of the total project site. Table 3-6, AREA DESIGNATIONS AND ACREAGE, below, provides a summary of the area designations associated with the proposed project. The areas designated as "non-disturbed areas" in Table 3-6 are separated into three distinct management classes as noted below:

Table 3-6
AREA DESIGNATIONS AND ACREAGE

Area	Acreage	% of Total
Resource Management Area	333.9 acres	46.9%
Open Space *(non-disturbed)*	192.68	26.9%
Building Envelopes	138.2 acres	19.3%
Right-of-Way	46.48 acres	6.5%
Secondary Disposal Area	4.36 acres	0.6%
Total Proposed Project	**715.42 acres**	**100%**
Source: S2 ~ J2 Engineering. December 2016.		

Resource Management Areas (RMA)

In order to comply with the requirements of the Department of Forestry and Fire Protection (Cal Fire) as well as those of the Shasta County Fire Department (SCFD) and with a goal for the appropriate and effectual management of onsite natural resources, the proposed project site was subdivided into five RMA's representing distinct and identifiable habitat types. Management guidelines for RMA 1 though RMA 4 cover individual residential lots while RMA-5 is specific to the Open Space parcels as described below. The full restrictions for each RMA are contained in Appendix 15.2, TIERRA ROBLES COMMUNITY SERVICES DISTRICT).

The RMA within each residential lot has been created to establish setbacks from property lines, stream channels and/or critical natural resources. These areas would remain undisturbed and would be managed by the private land owner under direction of the TRCSD as specified in the TRWF/VMP. The total area of the RMA is 333.9 acres or 46.9% of the total area.

Open Spaces

The area classified as Open Space includes 192.7 acres, 26.9% of the total project area, and would be managed through an Open Space Management Plan to ensure the undeveloped areas of the property continue as a means of fire protection, open space preservation and to manage the open spaces throughout the life of the project. The Open Space areas designated as RMA 5 consist of large tracts of open space land divided into two RMA sub-categories; RMA 5-1 and RMA 5-2. RMA 5-1 would be managed through the use of livestock grazing from January to May of each year. The actual dates and the intensity of the grazing would be determined by the TRCSD on an annual basis. RMA 5-2 would be managed by the TRCSD through the TRWF/VMP. The specific methods to be used to ensure compliance with the TRWF/VMP will be determined by the TRCSD with the approval of the County.

In an effort to provide specific guidance for future lot development, individual parcel "Lot Book" pages were developed to reflect the unique characteristic for each lot with the goal of providing long-term resource protection, including the management and maintenance resources, as directed by the TRWF/VMP. The designated building envelope for each individual lot would allow for the area to be cleared and graded for the construction of one single family residence and desired accessory buildings. The Lot Book is included in its entirety in Appendix 15.2, TIERRA ROBLES COMMUNITY SERVICES DISTRICT.

Building Envelopes

A building envelope is provided for each lot to designate the acceptable building area for that individual parcel. Site clearing and grading for the construction of a single-family residence and desired accessory buildings would be limited to the delineated building envelope. The envelopes have been refined to show a conceptual building outline to establish a baseline for the disturbance of the natural resources for the construction of future residences.

Oak Resource Management

The removal of oak trees would be limited to the building envelopes only and all other oak trees would be protected. No oak trees would be allowed to be removed from the RMA.

Driveways and Lot Access

Driveway locations would be limited to one location for each parcel as referenced in the Lot Book. The remainder of the lot frontage would be deemed non-access for all types of access (i.e., vehicular and non-vehicular). Driveways could be moved through the design approval process; however, only one driveway would be permitted per lot. Driveway entry/privacy gates could be permitted and would be required to be incorporated into a landscaped area.

Fencing

The construction of 6-foot high fencing would be restricted to backyard fences or privacy fencing adjacent to the residence. Perimeter lot fencing would be prohibited in order to protect the natural resources of each lot. Any driveway gates would be transitioned in to the landscaping to restrict access along the lot frontage in place of the use of fence materials.

Infrastructure Requirements

The proposed project would include all necessary onsite and offsite infrastructure improvements to support the development. Proposed public services and utilities for the subdivision would be established prior to sale of individual lots and would include the following:

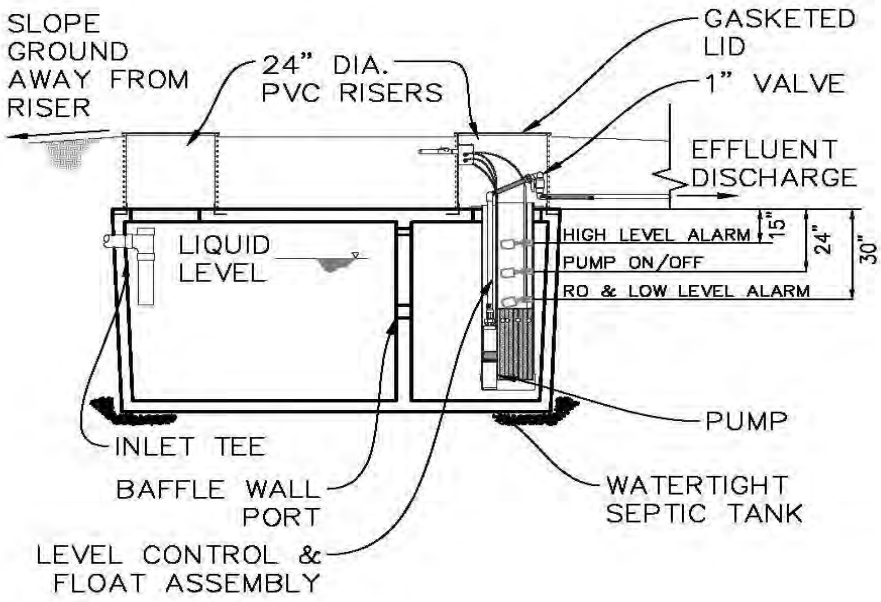
Wastewater

In the development of the waste water treatment facility the facility will be designed and constructed with the necessary facilities that are required to operate the facility at a level of service to meet the requirements of the Waste Discharge permit issued by the Regional Water Quality Board (RWQCB) for the total build out of the development. The facility will be design with a modular concept so that as future phases are developed additional treatment modules will be added to facilitate the increased loading. The dispersal areas within the road way medians will be developed as the road system are developed with the infrastructure being installed in order to accommodate the additional phases. The following describes the details of the proposed wastewater collection, treatment and dispersal system.

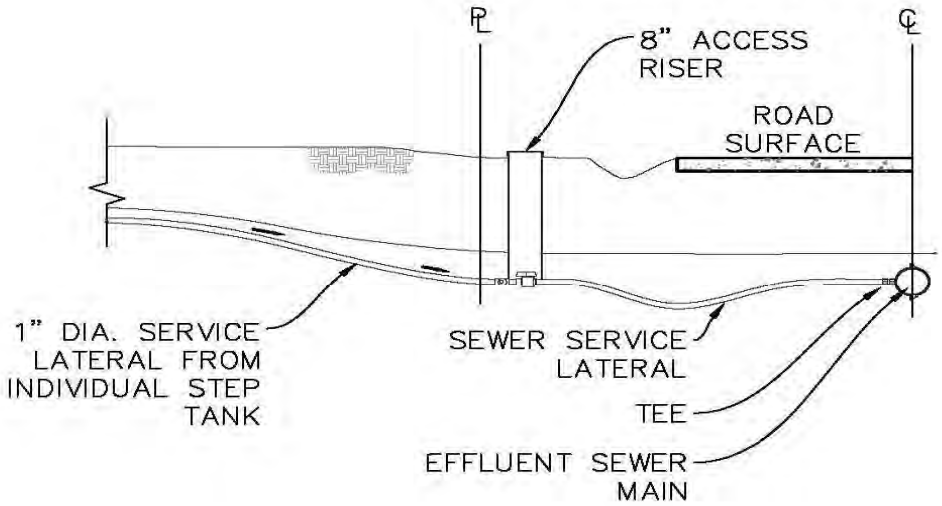
Individual Septic Tanks. The wastewater from the plumbing fixtures in the individual home would flow by gravity to a watertight septic tank that is oversized to provide emergency storage capacity and additional treatment capacity. The septic tank system, including pressure lateral from the tank to the street right-of-way, would be installed at the time the home is constructed. The following describes the proposed waste water treatment facility's operational characteristics:

Community Collection System. Effluent from the individual septic tanks will flow from the pressure lateral into a small diameter (2 inches to 4 inches) pressurized sewer main located in the street right-of-way (refer to Figure 3-9, INDIVIDUAL STEP SYSTEM). The sewer main, as well as pressure laterals from main to the edge of the street right-of-way would be constructed by the project developer at the time of street construction. Access ports would be located along the sewer main as necessary to facilitate maintenance. Air relief with carbon odor control filters would be located as necessary.

Community Wastewater Treatment System. The approximate 0.25-acre wastewater treatment facility would be centrally located onsite (refer to Figures 3-10a and 3-10b, WASTEWATER TREATMENT SYSTEM). The area will be fenced with 6-foot high solid vinyl or equivalent private fencing. The facility would include a controls/storage building approximately 12 feet by 15 feet in size. This building would have a restroom and house the treatment system controls, the disinfection system, records keeping work station, safety equipment, maintenance equipment and miscellaneous storage. The capacity of the wastewater treatment will be limited to the proposed 166 lots.



INDIVIDUAL STEP SYSTEM SEPTIC TANK



STEP SYSTEM SERVICE CONNECTION

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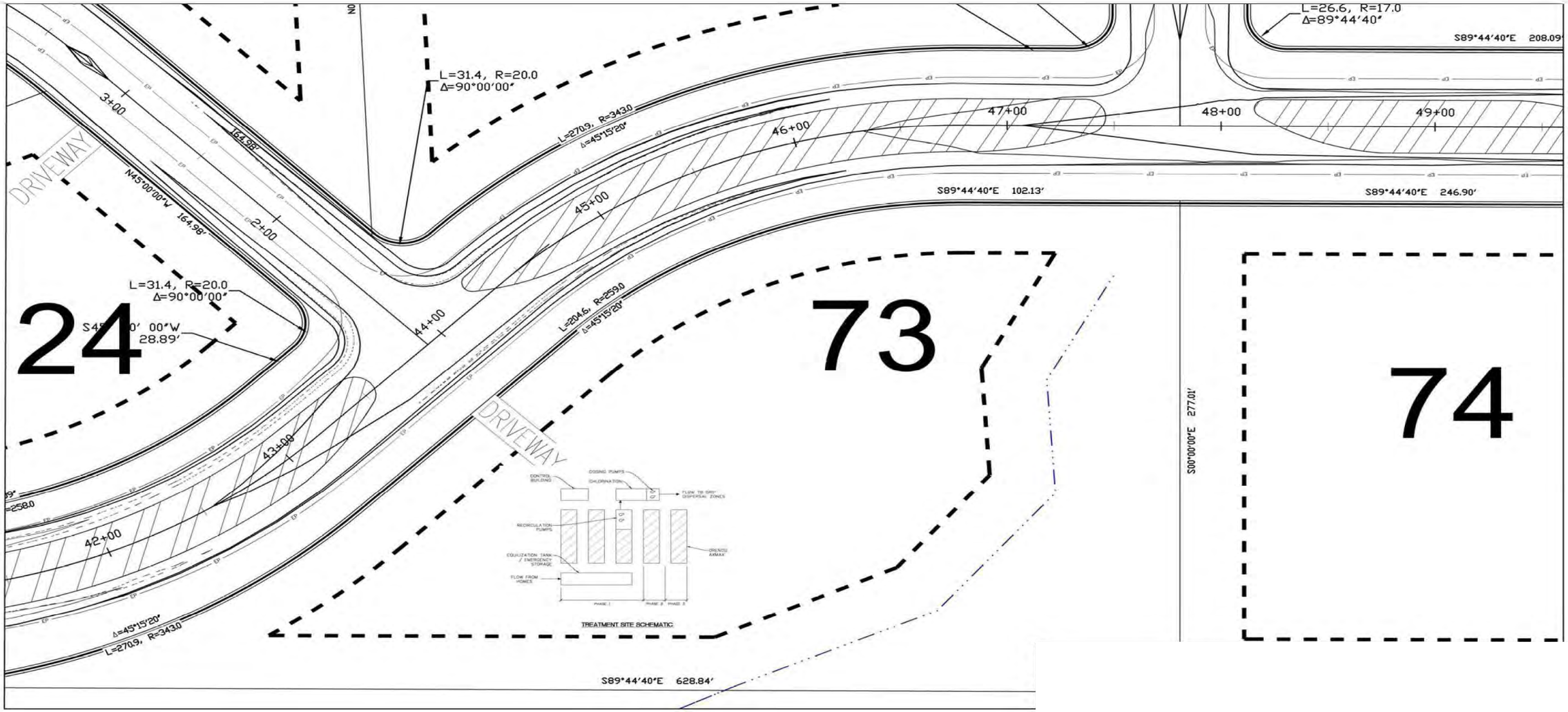
Individual Step System

Figure 3-9



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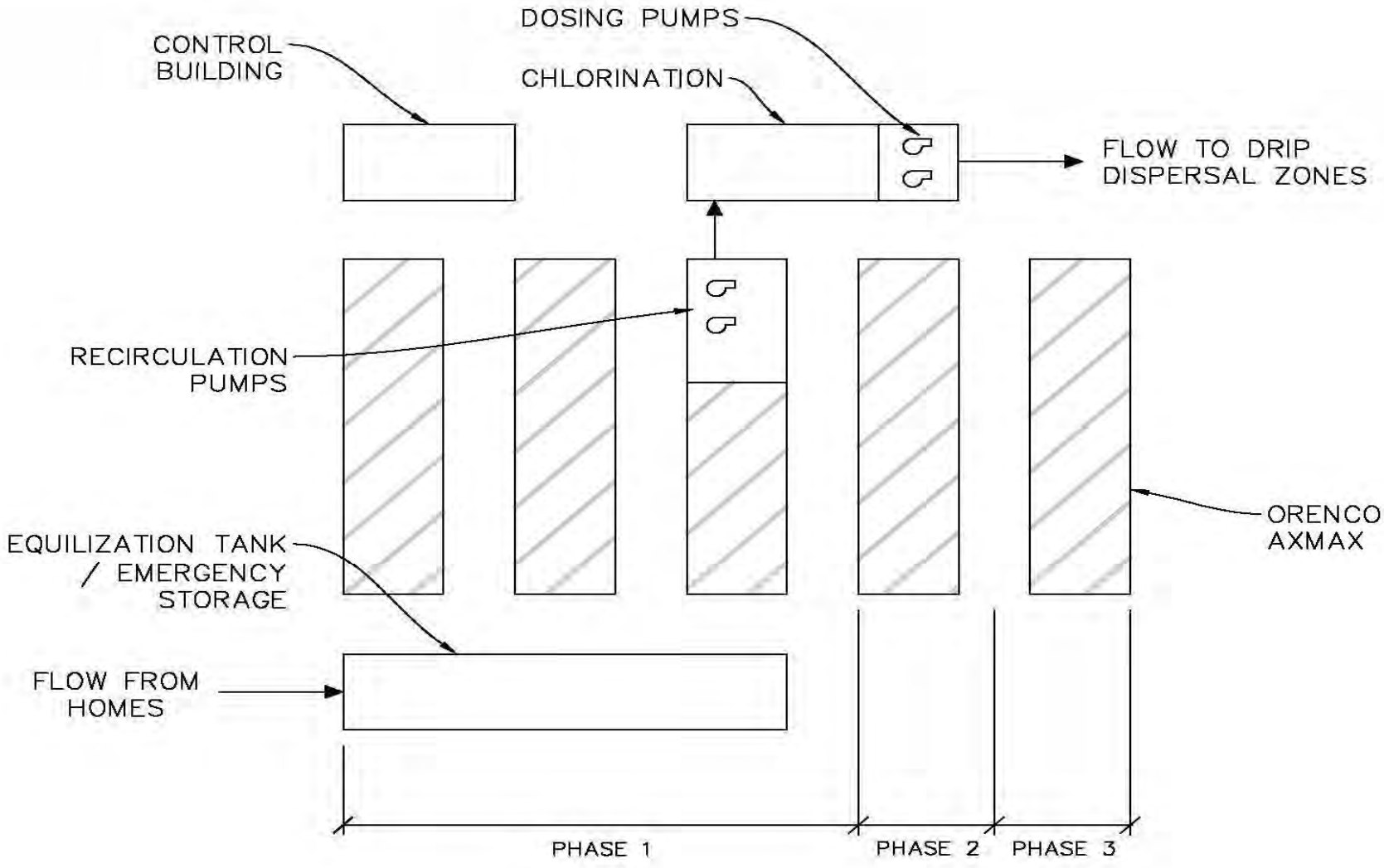
Wastewater Treatment System

Figure 3-10a



TREATMENT SITE SCHEMATIC

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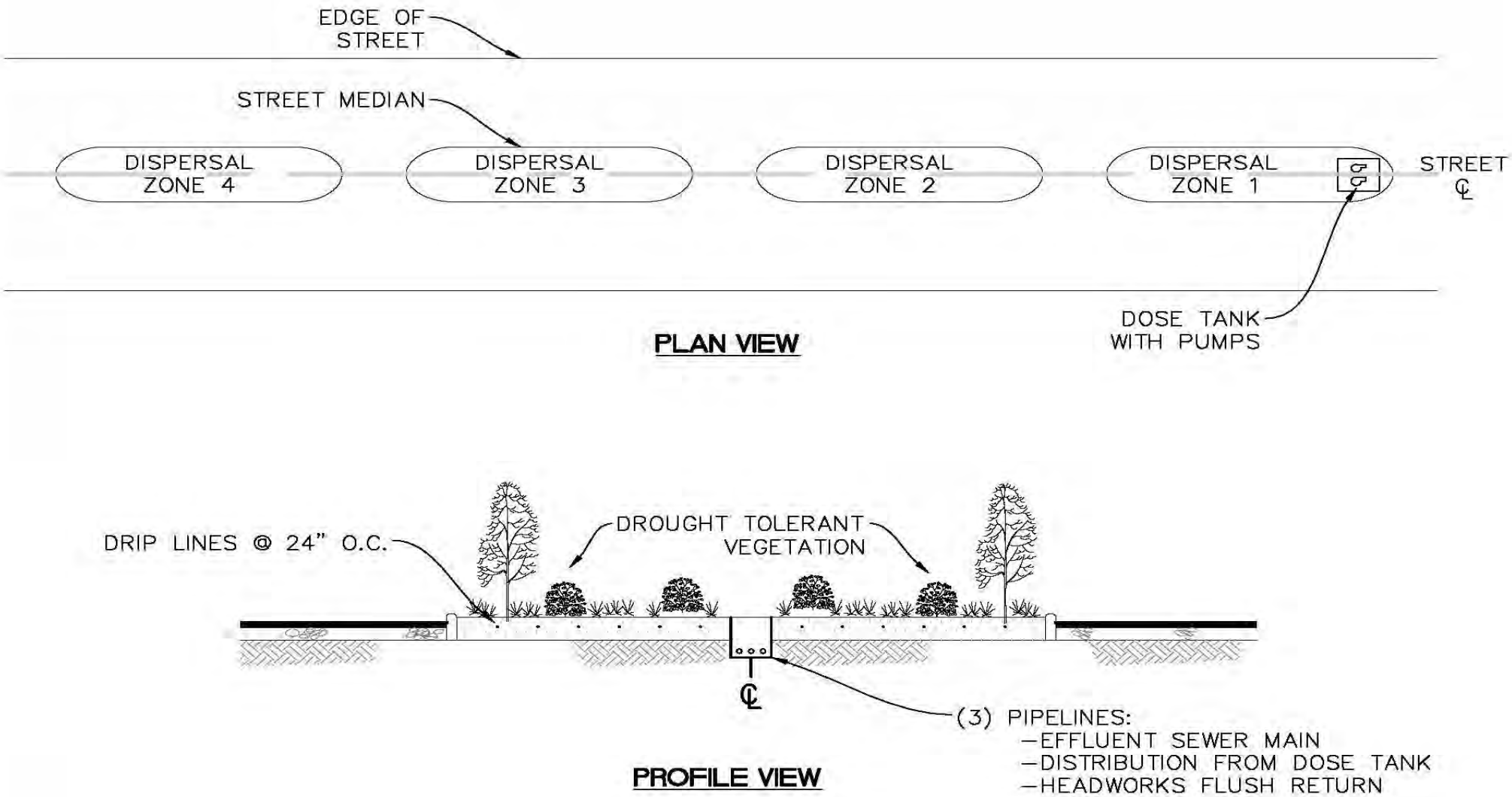
TIERRA ROBLES PLANNED DEVELOPMENT • EIR

Wastewater Treatment System

Figure 3-10b



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Drip Dispersal Schematic

Figure 3-11

The treatment system would be designed to meet the reuse requirements for discharge of Title 22 Disinfected Secondary Effluent. Title 22 reuse requires daily testing for coliform. The system controls would have remote monitoring capability with automatic alarms if the effluent discharge does not meet minimum requirements. Monitored effluent constituents would include turbidity, Oxidation Reduction Potential (ORP), and Chlorine Residual. The treatment system would include flow equalization and emergency storage tankage. Secondary treatment would occur through Orenco AXMAX units installed in phases as the wastewater flow increases. Chlorine disinfection would follow, including capacity for contact time and de-chlorination prior to dispersal.

Community Wastewater Dispersal System. Final dispersal of the system discharge to the soil would occur via shallow subsurface drip lines. Drip lines installed 6 to 12 inches below the surface will be divided into multiple zones to minimize the effective loading rate to the receiving soil and to provide system redundancy, both of which are additional design safety factors. The drip zones would be located in wide street medians and the effluent would provide nominal irrigation to appropriate native plants (refer to Figure 3-11, DRIP DISPERSAL SCHEMATIC).

Water

The water for the development (domestic and fire suppression) will be provided by Bella Vista Water District (BVWD) and will not be under the authority of the Tierra Robles CSD. The new infrastructure required for the delivery of water to each phase will be designed and sized as required for the total buildout of the development. Water mains and laterals will be installed by the project applicant to connect to the BVWD lines which currently exist at the perimeter of the proposed project. The sizing of the mains will be designed as required to accommodate fire flow to each fire hydrant, the installation of fire sprinklers in each future structure, irrigation requirements, and daily water demands of each structure. The design and installation of the water system will be approved by BVWD and at the time the system is put in service the system will be turned over to BVWD to be operated and maintained by that district.

The proposed internal water system would connect to the existing lines in the following locations: Boyle Road (existing 16-inch line); Northgate vicinity (existing six-inch line); Old Alturas Road (existing 16-inch line). The new interior water lines would generally follow the layout as shown in the Bella Vista Master Water Plan, and would be 10 inches in diameter or greater, as may be required.

Landscaping Requirements

The proposed project has been designed to be consistent with the State of California's Model Water Efficient Landscape Ordinance (MWELO), adopted January 1, 2010 and updated on July 15, 2015.

Privately Owned Landscaping on Individual Lots. Each individual lot would be limited to less than 5,000 square feet of total landscape area which would include turf area (lawns) as well as any ornamental shrubs and bushes. Individual lot owners would have the option to increase the amount of landscape area, but would have to provide justification of the increase utilizing approved MWELO guidelines and apply for an additional permit through the TRCSD and BVWD. In addition, guidelines for storm water catchment to supplement irrigation needs would be provided to individual homeowners in the continuing efforts to reduce the traditional irrigation demand for domestic water. Landscape irrigation would be designed and installed per MWELO or the latest applicable State ordinance at the

time of design. Landscaping plants will be required to be selected from the approved natural plant pallet selected for the project.

Commonly Owned Landscaping within Public Right-of-Way. The proposed project includes common landscape areas to enhance and preserve the natural setting. The common areas within the right-of-way such as round-a-bouts and/or roadway medians would be planted in such a manner that they blend with the natural vegetation. The common area landscaping irrigation will utilize the reclaimed water from the project's waste water stream.

Solid Waste

Solid waste collection and disposal services would be provided by Waste Management, Inc. under contract with Shasta County Public Works Department. The Burney Transfer Station and the West Central Landfill would be used to process and dispose of waste generated by the new residents.

Storm Drainage

The mandatory onsite Low Impact Development (LID) facilities (bioretention basin or approved other) will be designed to retain and infiltrate or slowly release the additional stormwater runoff produced by impervious roof structures. These LID facilities significantly reduce the overall stormwater runoff that would have been produced as a result of development and contribute to maintaining the existing hydrological characteristics of the basins (ie. peak flow rate quantity and timing of stormwater runoff). The additional Low Impact Development Facilities along the proposed roads (check dams) will collect any additional stormwater runoff as a result of the proposed roads. A major concern related to development which includes impervious surfaces is that stormwater is given a short and direct route to the natural streams therefore increasing the peak flow rate of those streams and decreasing the time it takes for stormwater to reach the streams. The implementation of checkdams will create small pools of slow moving water effectively increasing the time it takes for the peak flow rate to occur. The check dam LID will effectively return the hydrology of the post-development conditions to the predevelopment conditions. The actual design and location of the check dams will be a part of the final design of the roads.

Power

Electricity would be provided by Pacific Gas & Electric (PG&E) Company. Existing power lines are adjacent to the proposed project site along Boyle Road, Northgate Drive, Seven Lakes Road, and Old Alturas Road. Natural gas would be provided by "trucked" propane services. No public street lighting would be provided.

PROJECT DESIGN FEATURES

The project applicant proposes the following design features/amenities into the subdivision design: (1) Grey water diverter system; (2) Inclusion of solar design in new homes which reduces annual energy usage by 15 percent or more; (3) Variation of housing design and setbacks with not more than 5 percent of the same building footprint or building design; and (4) Class 1 public bikeways within the project site.

Grey Water Diverter System

Individual homes would be constructed with a partial dual-plumbing wastewater drain system (grey water) that complies with Chapter 16 of the California Plumbing Code. This would allow diversion of flow from washing machines, showers, and bath tubs to a manual diverter valve. Typical operations would direct flow to provide subsurface irrigation for appropriate drought tolerant trees and shrubs within the individual yard, reducing domestic water demand. During periods of rainfall the flow would be directed to the onsite septic tank. Design criteria for landscaping selection, dispersal system criteria, as well as for operation and maintenance of the system would be included in the Covenants, Conditions, and Restrictions (CC&Rs) for the proposed project.

Passive Solar Design

As a condition of approval for the proposed project each single-family home built onsite would include green building design components and may use a combination of photovoltaic cells, solar water heating, and other construction design techniques.

Class I Bikeways

The proposed project includes a total of 6 miles of shared bike/pedestrian trails with minimal road crossings. This includes a paved 4-foot bike path and a 4-foot paved shoulder adjacent to the travel way. The proposed project would connect the Boyle Road neighborhood with the Old Alturas Road/Seven Lakes Lane neighborhood, a distance of approximately 2 miles.

Variation of Housing Design

As a condition of approval, the proposed project would be required to maintain variations consistent with the proposed *Design Guidelines*. The condition could require each homebuilder to provide three elevations for any particular home plan, and that no two same elevations be placed side by side. In addition, an overall placement plan for each floor plan and elevation could be approved by staff prior to issuance of a building permit that shows a variation in front yard setbacks.

LOT DEVELOPMENT STANDARDS

The following lot development standards are being proposed by the project applicant.

Building Setbacks

A building setback of 30 feet from property line is required for lots of size 1 acre or larger in accordance with the California Fire Safe Regulations. Outdoor elements of the house (such as decks, porches and wing walls) over 3 feet in height are considered to be part of the house and will not encroach into setback areas, except in the case of unique site characteristics, which the Committee may consider on a case-by-case basis. The property Lot Book will contain comments ranging from suggestions to requirements regarding specified requirements as they relate to specific lots or a group of lots.

Height and Size Restrictions

The height of any home shall be measured by calculating the average finished grade of each building wall, and measuring the distance (height) between this average point and the highest point of the building. If each wall has a different height, then an average of all four walls (or more) is calculated to determine the actual building height. More stringent restrictions may be imposed on given lots where necessary to protect the aesthetic integrity of the community. In accordance with the *Design Guidelines*, the maximum height shall not exceed 35 feet or two stories.

Walls and Fences

Walls and fences should be designed as an extension of the architecture of the residence and serve to make a transition between the mass of the architecture and the natural forms on the site. All walls and screen fences would be designed to be compatible with the total surrounding environment and not obstruct natural views. Screen fences, walls and hedges would be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape. Homeowners will be encouraged to screen boundaries, with natural trees or shrubs when possible.

All fences must conform to Tierra Robles Master Fencing Plan and be subject to conditions as described in the Logbook. This plan designates the location and design of fencing for individual home-sites. This plan may restrict or prohibit certain fence or wall treatments desired by homeowners. The purpose to the plan is to create continuity within the community as viewed from roads, open space areas and natural areas.

All walls and fences must be approved by the Committee prior to their installation. Wing fences must be constructed of materials that match or compliment the architectural style of the residence. Acceptable materials include stucco, stone, brick or wrought iron with masonry columns. This requirement would also be applied where side fences face the street on corner lots. Wing fences would abut the residence not less than 5 feet behind the front elevation. Fencing beyond wing fences (i.e., side yard and rear yard) shall be open view fencing consisting of 6-feet high black painted wrought iron fencing. Upgraded side yard fencing will be considered on a case by case basis by the Committee. Chain link and wood fences will not be permitted on residential home-sites. Maximum height for walls and fences is 6 feet.

Exterior Lighting

Exterior lighting would be shielded to minimize glare to enhance the overall design concept of the home in an aesthetically pleasing manner. Exterior pool and landscape lighting must not infringe upon adjacent neighbors; therefore, glare shields are required to eliminate bright spots and glare sources. Exterior lighting would utilize low-voltage or similar non- glare direct task type fixtures and be as close to grade as possible. All lighting conduit and fixtures must be as inconspicuous as possible, especially by day if lights are above grade level. Exterior lighting must meet National and local codes and must be approved by the Committee prior to installation. Light fixtures shall be equivalent to “Good Light Fixtures” as defined by the International Dark Sky Association. Side shielding should restrict sideways light to at least 20 degrees below the horizontal plane at the light fixture. No nighttime lighting shall be allowed in open space areas unless safety standards require otherwise.

Ancillary Structures

The Tierra Robles Architectural Design Guidelines apply to all structures constructed on the home-sites. This includes ancillary structures such as gazebos, storage sheds, detached garages, guest houses, pool houses, garbage enclosures, etc. Home-site owners will not be allowed to construct any ancillary structures until full architectural review of the plans and specifications are complete. All detailed construction plans applicable to the construction of a home will be needed for any ancillary structure including a site plan, elevations, material selections, colors, etc. The design of all ancillary structures must be compatible with the architecture of the home. Materials and color selections should utilize the same elements used on the home.

Sport Courts

Sport courts, such as tennis, basketball, racquetball, etc., must be located so that they will not infringe upon view corridors of homes. Courts should be naturally screened from adjacent home-sites. A plot plan showing the sport court location shall be provided for the Committee showing any and all proposed grading and screening. Design and color of fencing materials should blend naturally into the surrounding area and plant materials should be added where necessary to soften the visual impact. Surface colors should be restricted to colors that are not highly reflective. Night lighting of sport courts is permitted if the light does not intrude onto adjacent property and is oriented downward. Light fixtures shall be equivalent to “Good Light Fixtures” as defined by the International Dark Sky Association. Side shielding should restrict sideways light to at least 20 degrees below the horizontal plane at the light fixture.

Pools, Therapy Pools, Spas

The location of swimming pools, therapy pools and spas (including hot tubs) should address the relationships between indoor and outdoor features, setbacks, wind, sun, and the site’s terrain. The size, shape and siting of swimming pools must be carefully considered to achieve a feeling of compatibility with the surrounding natural and man-made elements. Pools and equipment enclosures must be architecturally related to the house and other structures in their placement, mass and detail. Pool decks at or within two feet of grade may encroach into rear yard setback areas, but not closer than 10 feet to any property line. No encroachment of pool or deck is permitted into open space conservation easement without a variance from the Committee.

Decks

The underneath portion of cantilevered decks, which hang one story or less over the natural slope, must be enclosed. Combustible materials may not be stored under the deck. The purpose of enclosing decks that are cantilevered out over the natural slope is to help prevent heat traps and fire brands from a wildfire igniting the deck or fuels under the deck. This condition does not apply to decks that are constructed using fire resistant materials such as concrete, steel, stucco, etc. The design of decks is subject to review and approval by the Committee.

Solar Energy

Solar collectors must be aesthetically integrated into the design forms when exposed to view, and they must be hidden from view whenever possible. Solar collector panels should be carefully designed to relate to the architectural mass to which they are attached. Panels should be racked at the same pitch as

the roof and detailed to be as unobtrusive as possible. The Committee will discourage or reject any collector of any size, shape or color that is insensitively designed or located. Solar collectors should be the same color as the roof, or underlying architectural element.

Water Fixtures

Water efficient housing features, such as low-volume and low-flow plumbing fixtures, shall be installed to reduce water consumption.

Signage

In accordance with the *Design Guidelines*, home-site owners will be permitted one sign not exceeding 18" x 24" plus three 6" x 24" name/feature strips for the re-sale of their property. Unless authorized in the CC&R's, no other signs will be allowed on private residences or home sites.

ECONOMIC CHARACTERISTICS

Development of the proposed project would have fiscal impacts on the County similar to other residential subdivisions, including the provision of police/sheriff and fire service. Based on the 166 residential lots and the accommodation of 15 accessory dwelling units onsite, the proposed project is anticipated to result in a net increase above existing conditions of 445 residents at buildout (assuming an average of 2.5 persons per household as reported by the DOF, and an additional 2 residents in each of the estimated 15 secondary units). The County would provide public services to the proposed project, including, but not limited to, sheriff and fire protection services. The proposed project residents would generate revenue in the form of property taxes and fees, which would be available to the County to fund public services to the proposed project. Revenue for capital improvements would also be generated by the proposed project directly through various forms of development fees, including but not limited to fire, facilities, traffic, and schools.

As previously mentioned above in *Technical Characteristics*, the project proposes the formation of the TRCSD as a means to provide operation and maintenance of the wastewater treatment system, maintenance of improved streets within the subdivision, management of open spaces, including preservation and fire management operations, and maintenance of drainage improvements. Government Code §61000 et. seq, provides various means for a CSD to cover its costs independent of county revenues, allowing a CSD to operate autonomously from its host county, in this case Shasta County.

PROJECT CONSTRUCTION

Timing of the development and build-out of the proposed project would be ultimately driven by market conditions. Construction of the proposed project (subdivision and grading of lots) is anticipated to begin within one to two years after the approval of the tentative map and build-out anticipated over a 10-year period. Construction of subdivision infrastructure such as roadways, bridges, and utilities would be completed prior to construction of individual houses. Design, planning, and construction of custom homes would occur on a lot-by-lot basis, with build-out of lots anticipated to be completed within 10 to 15 years.

Overall construction activities would include grubbing/clearing of the project site, cut/fill and compaction of soils, installation of utilities (e.g. underground power, sewer, water, telephone, and storm drainage facilities), construction of proposed buildings, and the paving of approximately 52.8 acres of internal roadways. Equipment used for construction would vary day-to-day depending on the activity, but would include scrapers/earthmovers, wheeled dozers, water trucks, forklifts, wheeled loaders, and/or motor graders. At the height of construction, approximately 20 construction workers would commute to the site on a daily basis. Construction work force would access the site primarily via Boyle Road.

Approximately 19.3% of the total project area will be graded for building sites if the total designated building envelope was graded on each lot. Backbone infrastructure including internal roadways and the secondary treatment area would account for an addition 7.1% of graded area onsite. The proposed project has been designed so the grading for the individual homes would be limited to the clearing of the necessary trees from the building pad and construction of the building foundation on the existing grade. The grading requirement for each individual lot will depend on the design of the structure and would be the responsibility of the home designer to balance the cut and fills within each building site if required.

ENVIRONMENTAL CHARACTERISTICS

Environmental characteristics associated with the proposed project are discussed in detail within Section 5.0, DESCRIPTION OF ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES.

3.5 PROJECT OBJECTIVES

In accordance with State *CEQA Guidelines* §15124(b), a clear statement of objectives and the underlying purpose of the proposed project shall be discussed. The project applicant has identified the following goals and objectives for the proposed project:

O1. Promote planned, orderly, and efficient patterns of rural residential development within central Shasta County on large lots, consistent with the existing neighborhood.

O2. Maximize positive fiscal contributions to County General Fund revenue.

O3. Identify, inventory, and conserve onsite natural resources through project design, avoidance, clustered development, designated building envelopes, and significant open space creation and protection.

O4. Create a planned community of appropriate density and scale that respects the existing topography and natural backdrop of the project site.

O5. Implement Shasta County *General Plan* provisions by developing a clustered rural residential development at densities allowed by the *General Plan*, on a site that is close to existing development.

O6. Develop rural residential uses at densities sufficient to support the construction of infrastructure, utilities, and services need to serve the site, including the formation of a Community Services District to oversee and manage the site's natural resources.

O7. Complement the residential character of this portion of unincorporated Shasta County by devoting it to single-family residential uses.

O8. Ensure the vision for site development is economically feasible and does not impart undue strain on the current public facilities or services.

O9. Reduce fire hazards, and increase and improve fire safety for the project site and adjoining area.

O10. Provide complete avoidance of all jurisdictional waters of the United States and implement a management plan to manage these resources throughout the life of the project.

O11. Maximize open space for protection of sensitive natural resources, while providing a portion of the housing needs in Shasta County.

O12. Create a balance between development and the natural environment by minimizing disturbance of sensitive land forms and habitats.

O13. Provide pedestrian paths along the paved roadway as required by the County and allow for bridle paths for horses to travel in the subdivision.

O14. Provide significant onsite oak woodland preservation and implement an oak management strategy designed to maintain and enhance the onsite oak resource.

3.6 INTENDED USES OF THE EIR

This EIR provides an analysis of environmental impacts potentially resulting from implementation of the proposed project. The principal State *CEQA Guidelines* sections governing content of this document are §15120 through §15132 (Content of an EIR) and §15161 (Project EIR). This EIR serves as an informational document for the public and decision-makers, as identified in State *CEQA Guidelines* §15121, which states the following:

(a) An EIR is an informational document which will inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The public agency shall consider the information in the EIR along with other information which may be presented to the agency.

(b) While the information in the EIR does not control the agency's ultimate discretion on the project, the agency must respond to each significant effect identified in the EIR by making findings under §15091 and if necessary by making a statement of overriding consideration under §15093.

(c) The information in an EIR may constitute substantial evidence in the record to support the agency's action on the project if its decision is later challenged in court.

State *CEQA Guidelines* §15161 defines a Project EIR as the most common type of EIR which examines the environmental impacts of a specific development project. Per State *CEQA Guidelines* §15161, the Project EIR "should focus primarily on the changes in the environment that would result from the

development project. The EIR shall examine all phases of the project including planning, construction and operation."

3.7 AGREEMENTS, PERMITS, AND APPROVALS

The County of Shasta is considered the Lead Agency under CEQA, and is responsible for reviewing and certifying the adequacy of this EIR. Prior to development of the proposed project, a number of discretionary permits and approvals must be obtained, from local and state agencies, as listed below. It is expected that these agencies, at a minimum, will consider the data and analyses contained in this EIR when making their permit determinations. To implement the proposed project, the Project Applicant would need to obtain, at a minimum, the following discretionary permits/approvals.

COUNTY OF SHASTA

- Certification by Shasta County that the Final EIR has been completed in compliance with CEQA, and has been reviewed and considered by the decision makers.
- Department of Resource Management review of an Agreement with BVWD that provides the District with adequate water supplicant, for an agreed to time period, on an annual basis during identified shortage conditions.
- Approval by Shasta County of the proposed zone amendment.
- Approval by Shasta County of the proposed Tract Map and Planned Development.
- Adoption of a Mitigation and Monitoring Program (MMP).
- Issuance of encroachment permits by Shasta County for road work or other improvements that may be constructed in local road rights-of way.
- Issuance of a grading permit by Shasta County.
- Approval of utility and public facility improvement plans.
- Payment of development impact fees prior to issuance of building permits.

Future required approvals and possible permitting requirements from other public agencies may be required. Upon completion of the environmental review process and prior to construction, the proposed project would be reviewed through standard County plan check procedures to verify that the project conforms to all applicable County design criteria.

OTHER LOCAL AGENCIES

- Approval by Shasta County LAFCO of the formation of the Tierra Robles CSD.
- Approval water improvement plans by the Bella Vista Water District and the payment of necessary fees.

- Approval of an agreement with the Bella Vista Water District that adequate water will be supplied, for an agreed to time period, on an annual basis during identified shortage conditions.

- Approved by the City of Redding for road work or other improvements that may be constructed in City road right-of-way.

- Payment of school impact fees.

STATE OF CALIFORNIA

- Issuance of a "dewatering permit" by the RWQCB should water need to be pumped from trenches to facilitate utility line construction or other below-ground work.

- Issuance of a General Construction Activity Storm Water Permit by the Regional Water Quality Control Board RWQCB.

FEDERAL APPROVALS

- No federal approvals or permits are anticipated.