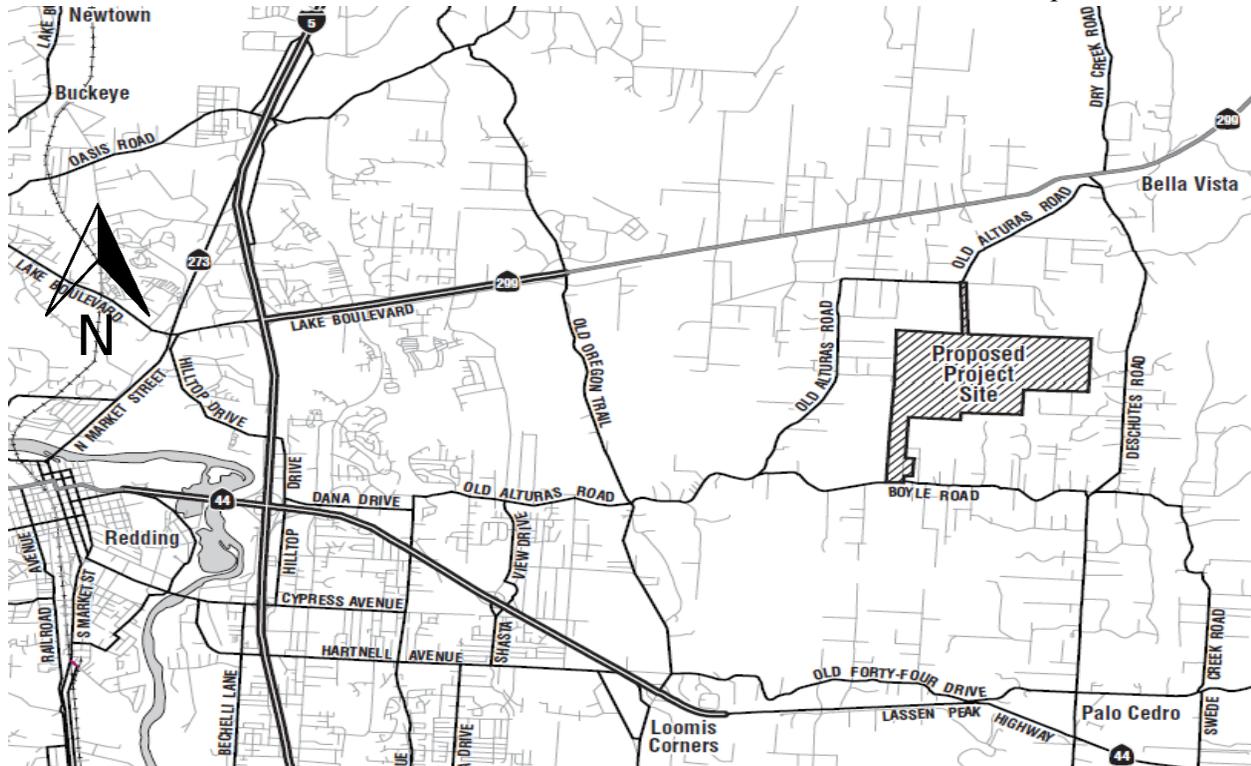


**NOTICE OF PUBLIC HEARING BY THE SHASTA COUNTY PLANNING COMMISSION
TO CONSIDER AND MAKE A RECOMMENDATION TO THE SHASTA COUNTY BOARD OF
SUPERVISORS REGARDING ZONE AMENDMENT 10-002, VESTING TENTATIVE TRACT MAP
1996, AND THE FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE TIERRA ROBLES PLANNED DEVELOPMENT**

This notice is being provided pursuant to applicable law. Notice is hereby given that the Shasta County Planning Commission will hold a public hearing in the Board of Supervisors Chambers at 1450 Court Street, Room 263, Redding, California, on **Wednesday, April 6, 2022 at 3:00 p.m.** or as soon thereafter as may be heard, at which time and place all interested persons may appear and be heard on the following matter:

The Planning Commission will consider recommending that the Shasta County Board of Supervisors enact an ordinance amending the Shasta County Zoning Plan, Title 17 of the Shasta County Code (Zone Amendment 10-002) and approve Vesting Tentative Tract Map 1996 to subdivide the 715.4-acre site into 166 residential parcels ranging from 1.19 to 6.81 acres and six open space parcels totaling 192.7 acres, with on-site infrastructure for wastewater treatment and an internal street network. The site is bounded by Old Alturas Road to the north and Boyle Road to the south, 1.6 miles west of Deschutes Road, between the unincorporated communities of Bella Vista and Palo Cedro. Assessor's Parcel Numbers: 061-240-001, 061-210-001, 078-250-002, 078-060-036, and 078-060-039. Planner: Paul Hellman. Supervisor Districts: 3 and 4.



SUMMARY OF THE PROPOSED ORDINANCE: To change the zoning of the site from the Rural Residential 5-acre minimum (RR-BA-5), Rural Residential 3-acre minimum (RR-BA-3), and Unclassified (U) zone districts to the Planned Development (PD) zone district to establish a conceptual development plan for the site subject to compliance with the Lot Book Pages, Mitigation Monitoring and Reporting Program, Oak Woodland Management Plan, Wildland Fuel/Vegetation Management Plan, Design Guidelines, Wastewater Management Plan, and Vesting Tentative Tract Map 1996 Statement of Conditions.

CEQA DETERMINATION: The Planning Commission will consider recommending that the Board of Supervisors certify the Final Environmental Impact Report for the Tierra Robles Planned Development.

GENERAL PLAN CONSISTENCY: The Planning Commission will consider recommending that the Board of Supervisors find that the proposed PD zone district is consistent with the site's Rural Residential A (RA) General Plan land use designation and does not conflict with any General Plan objectives or policies.

ALL INTERESTED PARTIES are encouraged and invited to submit written comments regarding the proposed actions or participate in the public hearing to be heard regarding the actions to be considered including, but not limited to, the proposed project, and the proposed determination of an Environmental Impact Report for the proposed project. To ensure consideration by the Commission, all written material concerning the proposed project should be submitted to the Department of Resource Management, Planning Division, 1855 Placer Street, Suite 103, Redding, California 96001 as soon as possible and no later than three days prior to the hearing. All items presented to the Planning Commission before or during a public hearing, including but not limited to, letters, e-mails, petitions, photos, or maps, become a permanent part of the record and must be submitted to the Secretary of the Planning Commission. It is advised that the presenter bring seven copies of anything presented to the Commission, and that the presenter create copies in advance for their own records. Persons wishing to submit comments or appear before the Planning Commission are encouraged to first contact the staff planner listed for the project.

Please note that any challenge of the proposed action in court may be limited to addressing only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

A copy of the staff report and all attachments will be posted on the Shasta County Planning Division website and will be available for review at the Department of Resource Management, Planning Division, 1855 Placer Street, Suite 103, Redding, California 96001 at least 72 hours prior to the hearing; Telephone (530) 225-5532. Please bring this notice to the attention of anyone who may be interested in this information. (Publication Date: 03/25/22)