

## 1.0 Introduction

### 1.1 Purpose of this Document

Section 15088.5 of the California Environmental Quality Act (CEQA) Guidelines provides that all or a portion of a draft environmental impact report (DEIR) shall be recirculated for public review and comment when one or more new or more severe significant impacts are added to a DEIR after public notice is given of the availability of the DEIR but before certification. “Recirculation” simply means that the public is provided an opportunity to comment on the new or revised sections of the DEIR. Recirculation is not required unless significant new information is being added to the DEIR. Recirculation is not required where the new information merely clarifies or amplifies or makes insignificant modifications to the DEIR.

This document is the Partial Recirculated DEIR (RDEIR) for the proposed Tierra Robles Planned Development Project (State Clearinghouse No. 2012102051) (proposed project). As authorized under CEQA Guidelines Section 15088.5(c), the revisions to the DEIR are limited to a few portions of the DEIR and therefore, only those portions are included in the RDEIR. For that reason, the RDEIR includes only those sections in which changes have been made or which are new. The RDEIR includes the following sections: Introduction, Air Quality, Greenhouse Gases and Climate Change, Energy Consumption, Utilities and Service Systems, Traffic and Circulation, and Wildfire.

### 1.2 Reason for Recirculation

Since the DEIR was released for an extended 60-day public review (October 19, 2017 through December 18, 2017), there have been changes to the regulatory environment related to Air Quality, Greenhouse Gases and Climate Change, and Energy Consumption. These sections have been revised, and all pertinent changes are discussed in additional detail below. In addition, an update to Utilities and Service Systems was needed because the water supply analysis was revised to identify an alternative water source during dry years, and a discussion of the feasibility and reliability of that source is warranted. Revisions related to new mitigation for the provision of a mitigation measure for traffic impacts at the intersection of Deschutes Road and Cedro Lane in the Traffic and Circulation section also has warranted recirculation. Lastly, due to recent legislative changes to CEQA, a Wildfire section has been added. No changes to the Project Description have been made.

### 1.3 Organization of the Document and Summary of Changes

The RDEIR includes the following sections:

*Revised Section 1.0 Introduction.* This section discusses the purpose of this RDEIR, summarizes the revisions being made to the Tierra Robles DEIR, the public review process, and use of this document.

*Revised Section 5.3 Air Quality.* This section includes an updated analysis of potential air quality impacts. This section was revised to update the analysis based upon updated methods of analysis, updated thresholds in Appendix G of the State CEQA Guidelines, and to reflect new legislation and regulations regarding air quality analysis. Additionally, pursuant to recent case law (i.e., Sierra Club v.

County of Fresno), the potential for the Project's criteria air pollutant emissions to impact human health is addressed. This section is recirculated in its entirety.

*Revised Section 5.7 Greenhouse Gases and Climate Change.* This section includes an updated analysis of potential greenhouse gas and climate change impacts. This section was revised to update the analysis based upon updated methods of analysis, updated thresholds in Appendix G of the State CEQA Guidelines, and to reflect new CEQA case law since the Draft EIR was circulated in 2017. The RDEIR also includes additional discussion of feasible measures to reduce GHG emissions and new mitigation measures that have been added. This section is recirculated in its entirety.

*Revised Section 5.16 Traffic and Circulation.* This section has been updated to include an analysis of Vehicle Miles Traveled (VMT) as a result of updates to the State CEQA Guidelines that require this type of analysis for development projects. The analysis in this section includes a discussion of feasible mitigation measures to reduce potential impacts related total VMT generated by the project. The update analysis includes a new mitigation measure for a fair share payment for a traffic signal at the Deschutes Road/Cedro Lane intersection. This section is recirculated in its entirety.

*Revised Section 5.17 Utilities and Service Systems.* This section includes an updated analysis of potential water service impacts. This section was revised to provide an updated analysis regarding an alternative water supply during water shortages associated with a multiple dry year event. This section includes only the discussion related to water service impacts. Portions of this section, such as wastewater treatment and solid waste, not included in this section of the RDEIR remain unchanged from the 2017 Draft EIR.

*Revised Section 5.18 Energy Consumption.* This section includes an updated analysis of potential energy consumption impacts. This section was revised to update the analysis based upon updated energy modeling completed for the project as part of the greenhouse gas emissions calculations. This section is recirculated in its entirety.

*New Section 5.19 Wildfire.* This section has been added and includes the thresholds provided in Appendix G of the State CEQA Guidelines. In 2018, subsequent to the release of the Draft EIR, the State CEQA Guidelines were updated. As part of that update, Appendix G was revised to include wildfire as a separate topic of discussion. As such, this section is included in this RDEIR. This section includes much of the wildfire discussion in analysis previously included in Section 5.8 of the 2017 Draft EIR as well as additional analysis consistent with the current Appendix G checklist in the State CEQA Guidelines. The discussion in this section includes the analysis from a new emergency evacuation analysis prepared for the proposed Project.

## **1.4 Public Review**

The information in this report is subject to review by the County, responsible agencies, trustee agencies, and other interested agencies, as well as the public for a period of 45 days. The RDEIR is available for public review at the following locations:

Shasta County Department of Resource Management  
Planning Division  
1855 Placer Street, Suite 103

Redding, CA 96001

Shasta Public Libraries – Redding Branch  
1100 Parkview Avenue  
Redding, CA 96001

Shasta Public Libraries – Anderson Branch  
3200 West Center Street  
Anderson, CA 96007

Electronic copies of the RDEIR and other project related documents and technical studies are also available by clicking on the “Tierra Robles Partial Recirculated Draft EIR” link at:

[www.co.shasta.ca.us/index/drm/planning/eir/tierra-robles](http://www.co.shasta.ca.us/index/drm/planning/eir/tierra-robles)

Future notifications regarding scheduled Planning Commission and Board of Supervisors hearings on this proposed project will be circulated. Please send your comments and direct any questions to the attention of Paul Hellman, Director of Resource Management, at the Shasta County Department of Resource Management, Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001. Phone: (530) 225-5532. E-mail: [phellman@co.shasta.ca.us](mailto:phellman@co.shasta.ca.us).

## 1.5 Limitation on Comments

CEQA Guidelines Section 15088.5(f)(2) states that:

When the EIR is revised only in part and the lead agency is recirculating only the revised sections or portions of the EIR, the lead agency may request that reviewers limit their comments to the revised sections or portions of the recirculated EIR. The lead agency need only respond to (i) comments received during the initial circulation period that relate to sections or portions of the document that were not revised and recirculated, and (ii) comments received during the recirculation period that relate to the sections or portions of the earlier EIR that were revised and recirculated. The lead agency’s request that reviewers limit the scope of their comments shall be included either within the text of the revised EIR or by an attachment to the revised EIR.

In keeping with this provision, the County requests that commenters limit their written comments to the revisions and new material presented in the RDEIR, which consists of **Section 1.0 Introduction, Section 5.3 Air Quality, Section 5.7 Greenhouse Gases and Climate Change, Section 5.16 Traffic and Circulation, Section 5.17 Utilities and Service Systems, Section 5.18 Energy Consumption, and Section 5.19 Wildfire**. The Final EIR will include written responses to the comments received on the portions of the previously circulated DEIR that have not been recirculated, as well as the comments received on the RDEIR.

## 1.6 Use of this Document

The RDEIR will be combined with the previously circulated DEIR as part of the Final EIR. The Final EIR will also include the comments received on the portions of the DEIR that have not been recirculated, as well

as the comments received on the RDEIR, along with written responses to those comments. Section 1.0 Introduction, Section 5.3 Air Quality, Section 5.7 Greenhouse Gases and Climate Change, Section 5.16 Traffic and Circulation, Section 5.17 Utilities and Service Systems, Section 5.18 Energy Consumption, and Section 5.19 Wildfire of the RDEIR will replace the corresponding sections of the DEIR in total. As noted above, Section 5.17 Utilities and Service Systems replaces only the water service impacts analysis, the other portions of this section such as wastewater treatment and solid waste remain unchanged from the DEIR and the analysis for those topics remains in effect from the DEIR.

The Shasta County Planning Commission and Board of Supervisors will consider the Final EIR as part of their deliberations on the proposed project. If the Board of Supervisors approves the proposed project, they will be required to certify the Final EIR and adopt CEQA findings, a statement of overriding considerations, and a mitigation monitoring and reporting program as required by CEQA.

**The RDEIR is not the Final EIR.** The Final EIR will include other revisions and clarifications in response to the comments received on the DEIR and the RDEIR, or as needed to otherwise clarify the Final EIR.

## 1.7 Project Location and Project Description

This section is provided for information purposes only and provides a brief summary of the project components. All other components of the proposed project are described in detail in **Section 3.0 Project Description** of the DEIR. This section is meant to assist the reader to understand the basic elements of proposed project and how those elements may contribute impacts to air quality, greenhouse gases and climate change, traffic and circulation, utilities and service systems, energy consumption, and wildfire. This section also provides the reader with a summary of the project that can be compared to the project alternatives.

### 1.7.1 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. The 715.4-acre project site is bounded by Old Alturas Road to the north and Boyle Road to the south and is located 1.6 miles west of Deschutes Road.

### 1.7.2 Project Description

The project applicant is proposing a residential subdivision (Tierra Robles Planned Development) on the 715.4-acre Chatham Ranch property. Project approval would allow the applicant to subdivide the property into 166 one-family residential lots, along with separate parcels for open space uses. No changes are proposed from the Draft EIR circulated in October 2017. The following actions are being requested as part of the proposed project:

- 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 for the site.
- A Tract Map (TR 1996) is requested to divide the approximate 715.4-acre property into 166 one-family residential lots ranging from 1.19 acres to 6.81 acres in size, and six open space parcels totaling 192.7 acres.

- A community services district or homeowners association would provide urban or suburban services within the unincorporated project area. The Tierra Robles Community Services District (TRCSD) or Tierra Robles Homeowners Association (TRHOA) would oversee implementation of the 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.

As discussed above, the proposed project would include 166 one-family residential lots ranging from 1.19 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 lots would be developed in six phases that are roughly equal in size. 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. *Table 1-1, PROJECT ACREAGE AND LOTTING SUMMARY*, below provides the breakdown of residential lots, roadways, secondary disposal area, bridges, and open space parcels. Although every approved residential lot would be entitled to an accessory dwelling unit (ADU) pursuant to Government Code §65852.2, it is assumed that approximately 9 percent, or 15 lots, would have ADU's based on historical County trends. ADU's could be constructed within the established residential development envelope up to a maximum of 1,200 square feet in area.

**Table 1-1  
 PROJECT ACREAGE AND LOTTING SUMMARY**

<b>Land Use</b>	<b>Acres</b>	<b>Description</b>
Rural Residential	1.00-1.99 acres 2.00-2.99 acres 3.00-3.99 acres 4.00-4.99 acres 5.00-4.99 acres 6.00+ acres	45 residential lots 65 residential lots 25 residential lots 16 residential lots 10 residential lots 5 residential lots
<b>Total</b>	<b>471.92 acres</b>	<b>166 residential lots</b>
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 7.08 acres 14.58 acres 2.62 acres 3.05 acres 8.45 acres	1 open space lot – east 1 open space lot – north west 1 open space lot – south 1 open space lot – north center 1 open space lot – north center 1 open space lot – along Clough Creek
<b>Total</b>	<b>192.68 acres</b>	
<b>TOTAL PROPOSED PROJECT</b>	<b>720.67 acres</b>	

Source: S2 ~ J2 Engineering, December 2016.

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