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| SAY NO TO the 166 Home  tierra Robles subdivIsion!  \*\* SAVE YOUR RURAL WAY OF LIFE \*\*   |  |  | | --- | --- | | STOP INCOMPATIBLE, PRECEDENT-SETTING REZONING OF RURAL LANDS, LEADING TO OVER-DEVELOPMENT!PROTECT AGAINST UNSUSTAINABLE DEMAND ON THE BELLA VISTA WATER DISTRICT!NO TO MORE TRAFFIC – NO TO 1,774 EXTRA TRIPS AND 332 CARS PER DAY – NO TO UNSAFE INTERSECTIONS, ROADWAYS AND FIRE EVACUATION ROUTES!PROTECT LIMITED SHERIFF AND FIRE RESOURCES!**PROTECT YOUR PROPERTY VALUES!****Your attendance at future Planning Commission and Board of Supervisor Hearings is critical. Join our Action Notification email list and enroll your friends and neighbors now. The Final Environmental Impact Report is coming soon.** **We don’t have much time!** |  |  |  |  | | --- | --- | | WHAT CAN YOU DO TODAY?   * JOIN THE ACTION NOTIFICATION LIST - EMAIL OR CALL: NoTierraRobles@gmail.com or 530-549-4743 or www.shastapatrol.org * DONATE TO PATROL’S “$100 FOR NO 166 HOMES”   LEGAL OFFENSE FUND   * WHEN NOTIFIED, SHOW UP AND SPEAK OUT   AT PLANNING COMMISSION AND BOARD OF SUPERVISOR HEARINGS 1450 Court Street, BOS Chambers  Save Dates of November 8th, December 13th, January 10th  (NOTE: A different date and location for an evening meeting is also possible) |  | |

INFORMATION ABOUT THE PROPOSED TIERRA ROBLES SUBURBAN SUBDIVISION

* A 166-home suburban subdivision, “Tierra Robles” is being proposed for the beautiful 716-acre land bordered by Boyle, Old Alturas, Seven Lakes Roads and the bluff area above Deschutes Road. The developer is Robert Geringer, Geringer Capital of Beverly Hills, CA.
* Per the developer’s lot maps, parcel sizes range from 1.19 acres to 6.81 acres for an average of 2.8 acres per buildable lot. 109 homes or 65% are one to less than 3-acre parcels vs. 23% in the surrounding community. The remaining 57 homes or 35% are greater than 3 acres vs. 77% in the surrounding community. The developer’s Composite Area Map demonstrates a suburban subdivision inconsistent and incompatible with the existing zoning and parcel sizes! The Board of Supervisors must vote down this precedent setting rezoning amendment for the Tierra Robles subdivision!
* The Draft Environmental Impact Report (DEIR) can be viewed at: <https://www.co.shasta.ca.us/index/drm_index/planning_index/eirs/tierrarobleshome/revised-project-2016/draft-eir> (The DEIR Public Comment period ended 12/29/17.)
* Yet to be announced Planning Commission and Board of Supervisor (BOS) hearings will provide the public an opportunity to express specific, detailed concerns which can influence whether Tierra Robles is revised, stopped, or approved per a soon to be released Final Environmental Impact Report.
* 166 new homes will add significant water demand (352-acre feet/year) to already limited Bella Vista Water District resources, particularly in single and multiple drought years. There are over 700 approved parcels in the East Redding infill area alone that will need BVWD water. How is this development growth sustainable for our water supplies? If BVWD has enough water to serve this subdivision, then why is the developer being required to purchase water from another source?
* A highly technical onsite Wastewater Treatment and Dispersal system is planned for soils that won’t perk for traditional septic systems. The effluent drip dispersal areas located in the road medians may not be able to absorb all the effluent, particularly during wet winter conditions. This system will also will require the formation of a new, possibly overtasked and underfunded Community Services District (CSD) to be approved by Shasta LAFCO which could return to County control.
* 166 new homes will add another 1,774 daily trips and at least 332 cars on already winding, narrow, congested County roads and intersections – some of which already have higher than state average accident rates, which can only go higher given these added daily trips.
* The County already has approved, unbuilt projects, let alone new, more expensive traffic mitigation requirements for Tierra Robles that exceed the Developers share of costs, with taxpayers picking up the balance.
* Tierra Robles concerns are not limited to incompatible zoning and parcel lot sizes, water and traffic issues, but the added demand on limited Sheriff and Fire services, the elimination of thousands of Blue Oak trees (ironically, Tierra Robles means “Land of Oaks”), and the impact to wildlife and the rural lifestyle that we all cherish and want to protect.

*PATROL – PROTECT AGAINST TIERRA ROBLES OVERDEVELOPED LANDS aka No Rezoning for 166 Homes Committee*

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