

3.1 PROJECT SUMMARY

The proposed Vineyards at Anderson project includes the following actions:

- Adoption of the *Vineyards at Anderson Specific Plan*. The Specific Plan is designed to guide development of 2,442.2 acres of land, of which approximately 1,917 acres are currently located outside city limits and approximately 525 acres are located inside city limits. (See **Appendix 3.0-1**.)
- A request by the City of Anderson for the Shasta County Local Agency Formation Commission (LAFCo) to amend the City's sphere of influence. The amendment is consistent with the City's General Plan and with the proposed Specific Plan.
- Rezoning of approximately 1,917 unincorporated acres located within the Specific Plan area to Vineyards Planned Development (VPD) by the City of Anderson. The proposed VPD district implements the policies of the Specific Plan. (See **Appendix 3.0-2**.)
- A request by the City of Anderson to detach the territory rezoned VPD from various special districts with subsequent annexation to the City and the Anderson Fire Protection District, as well as various other LAFCo actions related to the project, as described in **Section 3.5** below.
- Rezoning of approximately 525 acres located within city limits from Low Density Residential/Hillside Slopes (331 acres) and Planned Development (194 acres) to Vineyards Planned Development.
- Adoption of a vesting tentative subdivision map to create 722 residential lots, approximately two acres of commercial development, a one-acre fire station site, a 9.2-acre public park, and 3.3 acres of private recreation area. The tentative subdivision map also addresses the development of approximately 11 acres of vineyards and approximately 2.75 miles of pedestrian trails. The EIR and Specific Plan refer to the tentative subdivision map as "Phase 2" of the Specific Plan.

Phase 2 will be located adjacent to the previously approved "Sanderson Subdivision", a 242-lot residential subdivision located on 194 acres inside city limits. At the request of the property owner, the previously approved Sanderson Subdivision has been included in the Specific Plan area and would be rezoned VPD even though the subdivision predates this Specific Plan application. The EIR and Specific Plan refer to the Sanderson Subdivision as "Phase 1" of the Specific Plan. However, because the subdivision was previously evaluated and approved (CEQA State Clearinghouse No. 2004042047) by the City of Anderson in 2004 (TSM 03-03), with the exception of the proposed rezone, further environmental analysis of Phase 1 is not necessary.

Throughout the EIR, the use of the term "Specific Plan area" refers to the 2,442.2-acre project site, which includes Phase 1. Use of the term "project area" refers to the 2,248.2 acres located within the Specific Plan area but outside of Phase 1.

Therefore, within the project area, the Vineyards at Anderson is anticipated to generate: 5,288 homes; four public parks; nine private recreation areas; several miles of pedestrian trails; two schools; a community center; a fire station; a mixed-use Village Center; and approximately 240,000 square feet of commercial development. The proposed project area also includes approximately 100 acres of active agriculture, consisting primarily of vineyards and orchards. The land proposed for development is substantially unimproved, requiring the construction of public water, wastewater, storm drainage, power, roads and other public utilities.

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The City estimates that an average of 200-300 homes would be built per year resulting in an estimated time to completion of between 18 and 26 years. At buildout, the addition of 5,288 new homes could generate approximately 14,040 new residents in the City of Anderson. This is equivalent to a 133 percent increase in the current population of 10,594.¹

3.2 PROJECT SETTING

The proposed project is located in northern California between the City of Anderson and the unincorporated community of Cottonwood, approximately 150 miles north of the City of Sacramento and 10 miles south of the City of Redding. The Specific Plan area lies partly in the southwestern portion of the City of Anderson and mostly on unincorporated land in Shasta County south of the City. Specifically, the project is located to the south of Olinda Road (with only a very small portion of the project located north of Olinda Road), entirely to the west of Rhonda Road and north of Gas Point Road. Regional access to the project vicinity is from I-5 and Highway 273, with West Anderson Road, Rhonda Road, and Pleasant Hills Drive providing access to the project site. See **Figure 3.0-1, Project Location**.

The project is located within Cottonwood USGS Quadrangle Map and incorporates all or part of Township 30 north, Range 4 west, Sections 21, 27, 28, 29, 33, and 34. The Vineyards Specific Plan encompasses the Shasta County Assessor Parcel Numbers shown in **Table 3.0-1**. Additional lands may also be included in the project area, as discussed later in **Section 3.5**.

The Specific Plan area consists of approximately 2,242 acres and is characterized by a broad, flat east-west ridge with peninsulas of smaller ridges offering relatively flat areas divided by major and secondary seasonal drainages trending primarily north-south. Slopes within the seasonal drainages exceed 30 percent in some locations. Elevations range from approximately 440 feet in the northeastern portion of the site along Olinda Road to approximately 690 feet in the southwestern area. The northwestern portion of the site is bisected by Olinda and Anderson Creeks, which merge and flow east through the City en route to the Sacramento River.

3.3 EXISTING LAND USE

With the exception of the previously approved 242-unit Sanderson Subdivision, the Specific Plan area is substantially undeveloped. The property contains two 115-kV transmission lines and one 60-kV line in a power line easement that traverses the eastern portion of the site from northwest to southeast. There is also a well and other minor improvements within the project boundaries.

Land uses surrounding the project site are predominantly grazing or range land, with some large-lot residential properties on land to the south. Development within the City of Anderson borders the Specific Plan area to the north, with single-family uses and the Anderson Marketplace commercial center to the north and east respectively.

Adjacent to the Specific Plan area to the north is the 86-acre approved Pleasant Hills Subdivision providing for 176 single-family homes. The Pleasant Hills project was approved by the City in 1999, but has not yet begun construction. Existing single-family homes are north of the Pleasant

086-010-007 to 011
086-020-013 to 016
086-030-015 to 021
086-360-001 to 007
086-370-004 to 008
086-050-001, 005 to 008
086-060-001, 003, 006 to 008, 018
202-100-022, 070, 071
202-680-012 to 014
202-690-001, 007, 011
207-170-025

¹ Population projection based upon 2.655 persons per household as reported by the Department of Finance E-5 Report, May 2007.

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Hills project. Property to the northwest of the project along Olinda Road is a mixture of single-family homes on large lots and grazing lands.

To the east of the Specific Plan area is the Anderson Marketplace project, a large commercial development including a Wal-Mart Supercenter. The area between the eastern boundary of the project and Rhonda Road south of Anderson Marketplace will remain within Shasta County and outside of the project boundaries, although the proposed project includes a new roadway connecting to Rhonda Road.

To the south are large-lot residential/grazing land parcels outside the city limits. These parcels are located between the project and the Cottonwood area. The Shasta County Regional Transportation Agency is considering a roadway alignment that would connect the main roadway proposed in the Specific Plan to Gas Point Road heading south through these large parcels.

On the west side of the project are increasingly steep-sloped, large parcels zoned by Shasta County for agriculture and grazing.

Approximately 27 years ago, Shasta County approved the Westlake Village Specific Plan, which included land that is in the Vineyards at Anderson Specific Plan area, and additional lands extending south to the existing Manor Crest and west to West Anderson Drive. This project included a specific plan, planned development and parcel maps for large-lot single-family homes and associated roads and infrastructure. That project was never implemented. However, the Westlake Village project resulted in the establishment of roadway easements that are still in place. Most of the existing roadway easements within the project boundaries will be replaced or eliminated as a result of the proposed project.

3.4 PROJECT OBJECTIVES

The following project objectives have been identified:

- Create a dynamic group of neighborhoods to complement the existing City of Anderson;
- Integrate with the City of Anderson;
- Increase and maintain diverse housing opportunities;
- Preserve and enhance site character; and
- Utilize "Smart Growth" development principles.
- Provide a Tier I Energy Efficient Mixed Use Community

3.5 PROJECT CHARACTERISTICS

PHASED DEVELOPMENT

The Specific Plan will be implemented in phases as indicated in **Figure 3.0-2, Phasing Concept Map** and **Table 3.0-2, Phasing Program**. Phase I consists of the previously approved 242-unit Sanderson Subdivision located on 194 acres within the City of Anderson. The Sanderson Subdivision has been incorporated into the Specific Plan area due to the subdivision's proximity to the proposed project and because it is of a similar character as the proposed project (e.g., the Sanderson Subdivision also provides for ridgetop development, includes a private recreation element, has proposed vineyards and features pedestrian-oriented roads similar to those being proposed for the Vineyards at Anderson). Because of the overlap between the projects, this EIR

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addresses buildout of 5,288 residences on approximately 2,248 acres, not 5,530 units on approximately 2,442 acres, the addition of 14,040 people at buildout instead of 14,682, the creation of 100 acres of agriculture instead of 115 acres, and the creation of nine private recreation areas instead of ten as described in the Specific Plan.

Phase 2 consists of a tentative subdivision map to create: 722 single-family residential lots; approximately two acres of commercial development; a one-acre fire station site; a 9.2-acre public park; a private recreation center on 3.3 acres; approximately eleven acres of vineyard; a pedestrian trail system that would connect with adjacent development; and associated roadways and infrastructure. Phase 2 would be located on approximately 293 acres, of which approximately 285 acres are located within city limits and approximately eight acres are currently located within the jurisdiction of Shasta County. The lots being proposed within unincorporated Shasta County would not be permitted to develop until the property is annexed into the City.

**TABLE 3.0-2
PHASING PROGRAM**

LAND USE	Area A				Area B	Area C	Totals
	Phase 1*	Phase 2**	Phase 3	Area A totals			
Single-Family Housing (Ag/VLD, VLD, LD, MLD, MD)	242 du	722 du	1,318 du	2,282 du	1,232 du	802 du	4,316 du
Multi-Family Housing (HD, Village Center units)			1,214 du	1,214 du			1,214 du
Residential Subtotal	242 du	722 du	2,532 du	3,496 du	1,232 du	802 du	5,530 du
Mixed Use retail-office			200,000 sf	200,000 sf			200,000 sf
Commercial (C, CL)		20,000 sf		20,000 sf	20,000 sf		40,000 sf
Schools			12 ac	12 ac	14 ac		26 ac
Fire Station		1.0 ac		1.0 ac			1.0 ac
Community Center			5.0 ac	5.0 ac			5.0 ac
Public Parks		9.2 ac	11.3 ac	20.5 ac	22.9 ac		43.4 ac
Private Recreation	1.4 ac	3.3 ac	8.3 ac	13.0 ac	1.4 ac	3.6 ac	18.0 ac
Agriculture	5.5 ac	18.8 ac	28.8 ac	53.1 ac	61.7 ac		114.8 ac
Common Area	67.7 ac	102.1 ac	345.8 ac	515.6 ac	563.5 ac	218.4 ac	1,297.5 ac
Major Roads	0	13.7 ac	33.1 ac	46.8 ac	22.5 ac	8.0 ac	77.3 ac
							2,442.2 ac

Source: Vineyards at Anderson Draft Specific Plan, Table 9.1

Notes: ac = acres, du = dwelling units, sf = square feet, * Phase 1 is the previously approved Sanderson Subdivision, ** Phase 2 includes area within the City of Anderson prior to annexation.

Additional elements of the project include: the proposed annexation of approximately 1,917 acres from Shasta County; creation of an additional 3,352 single-family residential lots; the development of a mixed-use Village Center, which includes 1,214 multi-family housing units; the creation of three additional public parks and eight private recreation centers; development of an extensive pedestrian trail system; construction of two elementary school sites, a community center; development of 220,000 square feet of commercial space on approximately 42 acres;

and the addition of associated roadways and infrastructure to serve the project area (including the future expansion of the City's wastewater treatment plant).

VINEYARDS SPECIFIC PLAN

Consistent with the City of Anderson General Plan, the City will need to adopt a specific plan for the Specific Plan area. The Vineyards Specific Plan will establish the land use pattern for the 2,442.2-acre Specific Plan area, and will provide the basis for the subsequent Vineyards Planned Development zone district. (See **Figure 3.0-3, Land Use.**)

As proposed in the Specific Plan, 5,530 residential units would be situated on parcels ranging from an average of 2,178 square feet in size for high density housing to parcels with an average of 217,800 square feet in size for very low density housing. Proposed residential uses include ranchettes, single-family and multifamily dwellings. In some of the commercial areas, mixed commercial/residential uses will be encouraged. The commercial buildings (such as possible retail stores, restaurants, coffee shops, etc.) would be clustered in four distinct areas totaling approximately 44 acres.

In many instances, the residential and commercial developments would be adjacent to larger parcels that would remain as undeveloped common area. These common areas may also contain pedestrian trails and storm drainage control features to serve the project. The residential and commercial parcels are intended for private sale and construction of single-family homes, multifamily dwellings and businesses. The overall density of the project would be 2.34 dwelling units/gross acre. Development would be concentrated along the flat areas of the ridge tops, generally above the 600-foot elevation and up to the 690-foot levels. However, some development would also occur on relatively flat areas at lower elevations, especially within the northern portion of the project area adjacent to Anderson Creek. (See **Figure 3.0-3, Land Use.**) Table 3.1 of the Specific Plan (reproduced herein as **Table 3.0-3**) summarizes the land uses and development anticipated in **Figure 3.0-3**.

The proposed project includes an emphasis on the use of solar panels and other design features intended to meet or exceed Tier I energy efficiency standards.² The Specific Plan and accompanying zoning will require that at least fifty (50) percent of all residential units have solar photovoltaic (PV) panels and the applicant has indicated a commitment to participation in the New Solar Homes Partnership program administered by the California Energy Commission. This program provides a rebate for the installation of PV panels on new homes. Non-residential use of PV panels is also encouraged in the Specific Plan.

Other features designed into the project include orientation of the buildings to emphasize the use of PV panels and of solar hot water heaters, approximately 26 miles of trails and pedestrian connection between housing and commercial uses. The project includes both residential and commercial components with the intent of reducing external vehicle trips.

² Meeting Tier I energy efficiency standards results in a 15 percent reduction in the residential building's combined space heating, cooling, and water heating energy compared to the current Title 24 Standards.

**TABLE 3.0-3
VINEYARDS AT ANDERSON LAND USE PROGRAM**

Land Use	Average Density (DU/AC)	Density Range (DU/AC)	Area (Acres)	Dwelling Units	People/ DU	People	Square Feet	% of Housing	Percent of Site
Very Low Density (VLD)	0.2	0.1-0.3	29.8	6	2.80	17		0%	1%
Low Density (LD)	4.0	2.0-5.0	272.2	1,089	2.80	3,049		20%	11%
Medium Low Density (MLD)	6.0	4.0-8.0	217.9	1,307	2.80	3,661		24%	9%
Medium Density (MD)	10.0	8.0-15.0	190.9	1,909	2.39	4,563		35%	8%
High Density (HD)	20.0	15.0-25.0	32.0	640	2.39	1,530		12%	1%
Agriculture Large Lots (AG/VLD)	0.2	0.1-0.3	26.1	5	2.80	15		0%	1%
Mixed Use Village Center (MU)			46.0	574	2.39	1,372	200,000	10%	2%
Commercial (C)			1.9				20,000	0%	0.1%
Limited Commercial (CL)			42.4				20,000	0%	2%
Public – School (P)			26.0						1%
Public – Fire Station (P)			1.0						0%
Public – Community Center (P)			5.0						1%
Major road Right-of-Ways (ROW)			77.3						3%
Total Development Area			968.5					100%	41%
Total Units				5,530					
Population						14,205			
Parks			43.4						2%
Private Recreation			18.0						1%
Agriculture			114.8						5%
Common Area			1,297.5						53%
Total Parks, Agriculture & Open Space			1,473.7						60%
Total Site Area			2,442.2						101%

Notes:

5-acre lots along West Anderson Drive (option to agriculture).

Assumes 500 high density and medium density units and 74 units over commercial ground floors.

Commercial parcel on Loop Road near Rhonda Road entry I proposed for neighborhood commercial at approximately 0.25 FAR.

CL uses (e.g., sales center, coffee shop) limited to 20,000 square feet at West Anderson Drive/Loop Road parcel. Remaining CL parcel to be used for mini-storage and storage of boats, RVs, etc. (no commercial square footage)

Includes roadways shown on Land Use Diagram; exact right-of-ways to be determined.

Does not include 5.8 acres of agriculture proposed for Rhonda Road easement, outside project boundaries.

Household size based on US Census Bureau (2000)

School program assumes two school sites; one site may revert to underlying MLD residential zoning if not needed by project buildout.

VINEYARDS PLANNED DEVELOPMENT ZONE DISTRICT

The Vineyards Planned Development Zoning Ordinance (VPD) provides development detail that will allow the City to consider parcel and tentative maps and conditional uses as described in the Vineyards at Anderson Specific Plan. The VPD is modeled after the City’s zoning ordinance, but reflects the design standards contained within the Specific Plan, such as ridge top development and pedestrian oriented streets. The VPD also supports mixed uses within the Village Center. Property included in the Specific Plan that is already located within city limits will be rezoned to VPD, while those properties located outside city limits and within the specific plan area will be prezoned VPD in anticipation of annexation.

LAFCo ACTIONS

As part of the proposed project the City of Anderson will request a sphere of influence amendment and annexation of land outside the city limits but within the specific plan area from the Shasta County Local Agency Formation Commission (LAFCo). (See **Figure 3.0-4.**) Concurrent with the request for annexation, the City of Anderson will also apply to LAFCo for detachment of

territory from various service districts, such as water, lighting and fire, so that the provision of services will be consolidated within the City rather than divided among adjoining districts. Pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, LAFCo will consider and may take all or some of the following actions:

Municipal Services Review

LAFCo must consider and accept a Municipal Services Review (MSR) for the City of Anderson, and adopt State-required MSR determinations for services to be provided by the City of Anderson before it can take action on the annexation. Because the proposed project includes proposals for Spheres of Influence amendments for several special districts, LAFCo must also make MSR determinations for the Cottonwood Fire District and Cottonwood Water District. LAFCo has already adopted MSR determinations for the Anderson Fire Protection District, County Service Area 1 (fire protection) and County Service Area 15 (street lighting). LAFCo may use the MSRs to consider updates to the Spheres of Influence (SOI) for these agencies. In this case, subsequent SOI amendments would only be required if the update did not include boundary modifications consistent with the proposed project.

Annexations and Detachments

As stated earlier, LAFCo must consider and adopt a number of sphere of influence amendments and annexations and detachments from various special districts in order for municipal services to be consolidated within the City of Anderson rather than divided among adjoining service districts. The sphere of influence amendments, annexations, and detachments include:

- An amendment of the City of Anderson's sphere of influence to include an additional 2,769.9± acres;
- Annexation of 1,917.5 acres to the City of Anderson;
- Amendment to the Anderson Fire Protection District's sphere of influence to add 2,360.3± acres;
- Annexation of 1,917.5 acres to the Anderson Fire Protection District;
- Amendment to the Cottonwood Fire District's sphere of influence to remove 785.0± acres;
- Amendment to the Cottonwood Water District's sphere of influence to remove 750.1± acres;
- Amendment to the County Service Area 1's sphere of influence to remove 1,132.5± acres;
- Amendment to the County Service Area 15's sphere of influence to remove 1,917.5 acres;
- Detachment of 785.0± acres from the Cottonwood Fire District;
- Detachment of 1,132.5± acres from County Service Area 1;
- Detachment of 1,917.5 acres from County Service Area 15;

3.6 PROGRAM LEVEL COMPONENTS

Residential Units

At full buildout, the project proposes to construct 5,288 residential lots. Residential lots within the project area would vary in size from approximately 2,178 square feet in the high density residential portions of the project area to five acres in the very low density portions of the project area. The lots would be clustered in several areas on the project site with the largest concentration being in the southern and western portions of the site.

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With the exception of the project level component of the project (Phase 2) and the previously approved 242-unit Sanderson Subdivision (Phase 1), the project design does not currently include proposed lotting for future phases. While no proposed lotting pattern has been provided for future phases, the project applicant proposes to apply the same development standards of Phase 2 to all future phases. The project applicant will be required to submit tentative subdivision maps for future development of residential areas in Phase 3 and Phase 4 for City consideration and would be subject to future environmental review for project level details in addition to that provided in this EIR.

Private Recreation Centers

One proposed private recreation center would be developed under Phase 2, with at least eight other private recreation centers being developed during future phases of the project. It is anticipated that amenities would include pools, recreation buildings, gardens, cabañas, picnic/barbecue areas, totlots and trailheads.

Public Parks

One proposed 9.2-acre public park site would be fully developed under the project level component (Phase 2) of the project. The program level component of the project includes the development of three additional public park sites. A 7.3-acre "Upland Community Park" would be located north of the Village Center. This park would provide assembly areas and recreational activities, as well as views and other amenities not currently found elsewhere in the community. A 22.9-acre "Sports Park" would be located between Anderson Creek and West Anderson Drive in the northern portion of the project site. This park would include ball fields and other active recreational activities, while doubling as a stormwater detention basin during storm events. Lastly, a smaller 4.0-acre park would be located in the central area of the development. Development of the future park sites would be subject to environmental review for project level details in addition to the program level evaluation provided in this EIR.

Infrastructure

While the following facilities are described associated with the program level components of the project, these facilities would also apply, in part, to the project level (Phase 2) component. The descriptions below differentiate between future or "program" actions and the project specific impacts associated with Phase 2.

On-Site Roadway Facilities

Anderson Hills Parkway would provide overall internal circulation. This road would provide access to local streets throughout the Specific Plan area. Anderson Hills Parkway would connect with Rhonda Road to the east and West Anderson Drive to the north. Anderson Hills Parkway would require a minimum of 96 feet of right-of-way. (See **Figure 3.0-5, Circulation Map**) The two-lane vehicular travel ways would be 22 feet in each direction. A 12 to 14-foot Class 1 bicycle/pedestrian path, 17-foot median, two seven-foot planter strips and five-foot sidewalk would be located within the roadway right-of-way in its entirety.

The two proposed connecting roadways would include 55 feet of right-of-way and would connect Anderson Hills Parkway with West Anderson Drive to the west and Gas Point Road to the south. These right-of-ways would include 24 feet of travel way (one lane each direction), a 12-foot Class 1 bicycle/pedestrian path, two seven-foot planter strips and five-foot sidewalk.

There would be two types of medium-volume residential streets serving the project area. One would include 54 to 56 feet of right-of-way and the other a minimum of 64 feet of right-of-way.

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The medium-volume residential streets with the 54 to 56 feet of right-of-way would include two 10-foot travel lanes and two six-foot parallel parking lanes within the 32-foot travel way, as well as two four-foot sidewalks and two seven to eight-foot planter strips. The medium-volume residential streets with the minimum of 64 feet of right-of-way would also include two five-foot bike lanes located within the travel way (i.e., Class 2 bike lanes).

The low-volume residential streets would include 50 to 52 feet of right-of-way, within which there would be two eight-foot travel lanes, two six-foot parallel parking lanes, two seven-foot planter strips and two four to five-foot sidewalks.

Access lanes, which provide access for up to 30 residential units, would be constructed with 46 to 48 feet of right-of-way. Within this right-of-way there would be a ten-foot travel lane, two seven-foot parallel parking lanes, two seven-foot planter strips and two four to five-foot sidewalks.

For ridgeline cul-de-sacs, secondary access roads with 20-foot travel ways within a 50-foot right-of-way have been included to provide emergency ingress and egress. These roads would be designed with a maximum slope of 12%, maximum design speed of 10 mph, and minimum centerline radius of 60 feet.

Off-Site Roadway Facilities

In the immediate vicinity of the project area, improvements would need to be made to Rhonda Road, West Anderson Drive, South Street and North Street, with potential improvements to Bruce Drive as well. Rhonda Road would be widened to four lanes from its proposed intersection with Anderson Hills Parkway northward to where it intersects with SR 273; West Anderson Drive would be widened to a four-lane facility from its proposed intersection with Anderson Hills Parkway to Olinda Road; South Street would either be widened to a four lane facility between its intersection with SR 273 and West Anderson Drive, or become one length of a one-way couplet with Bruce Drive (See Alternative 2 in Section 6.0); and North Street would become a four lane facility between I-5 and SR 273. The project would also require that improvements be made to a number of intersections and I-5 interchanges as described in Section 4.4, Transportation and Circulation. See Section 4.4 for a complete description.

On-Site Trails

As shown in **Figure 3.0-6, Trail Map**, the project includes the construction of approximately 26 miles of trails throughout the site. These trails will be publicly accessible and provide pedestrian connection to residential and commercial areas as well as various park sites.

Wastewater Treatment Plant and Wastewater Conveyance System

The City of Anderson recently adopted an update of its Master Sewer Plan. This document analyzed the City's wastewater treatment plant (WWTP) capabilities, as well as the City's future wastewater treatment needs in order to determine how to serve future cumulative growth. It is anticipated that the WWTP would need to be expanded in order to accommodate buildout of the project beyond Phase 2.

The project would construct a sanitary sewer system for the collection of wastewater within the project limits, which would connect to sanitary sewer lines in the previously approved Sanderson Subdivision (Phase 1) as well as the planned South Anderson Sewer Interceptor to be located in State Route 273. From there, the wastewater would be conveyed to the City of Anderson

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Wastewater Treatment Plant located approximately 1.5 miles east of the proposed project. This system mainly relies on gravity for flow and is discussed in detail in Section 4.11, Public Services.

Drainage

The drainage facility for the proposed project would involve the use of the site's natural drainages. However, in general, the type of development that is planned will result in grading and earthwork activities that will change the natural drainage from overland sheet flow to concentrated flows. Storm drains would be provided where necessary, primarily for roadway drainage. The detention facilities would be dual functioning facilities, addressing not only attenuation of peak flows leaving the site to match existing conditions, but would also include stormwater quality components as well. The storm drainage facilities would be designed in accordance with the requirements and procedures for storm drainage set forth in the City of Anderson Standards and will be based on stormwater runoff as defined in the Anderson Drainage Study (Pace Engineering, 2000). The reader is referred to Section 4.7, Hydrology and Water Quality, regarding proposed storm drainage facilities.

Water Supply

The project would obtain water service from the City of Anderson, which is situated in an area of high yielding aquifers. In order to meet the demands for domestic water, the project proposes to establish between six and twelve well and pump sites primarily within two pressure zones. These wells and pump sites would be distributed throughout the Specific Plan area and be concentrated in areas where domestic and fire flows are greatest and developed as needed. The City anticipates these wells would range in their capacity from 750 gallons per minute to 1,500 gallons per minute.

Public Services

In addition to the City of Anderson providing police protection, street maintenance, water and wastewater services, other agencies and utility companies would provide public services to the project. The Anderson Fire Protection District would provide fire protection services; the Cascade Union Elementary School District, Cottonwood Union School District and Anderson Union High School District would provide public education to school-aged children; Charter Communications would provide cable service; Pacific Gas and Electric Company would provide electricity; telephone service will be provided by private companies; and Waste Management Inc. would provide solid waste collection.

3.7 PROJECT LEVEL COMPONENTS

TENTATIVE SUBDIVISION MAP

A tentative subdivision map application has been submitted to the City to allow for the development of 722 single-family residential lots, a 9.2-acre public park, a 3.3-acre private recreation center, 1.9 acres of commercial development, a one-acre fire station site, approximately 2.75 miles of trails, associated roadways and infrastructure on approximately 285 acres located within the city limits and approximately eight acres located within unincorporated Shasta County. (See **Figure 3.0-7, Vesting Phase 2 Tentative Map** and details of this map as shown in **Figures 3.0-7A, 3.0-7B and 3.0-7C.**) The areas outside of the City, but within the proposed subdivision would not be allowed to develop until they are annexed to the City.

The proposed residential lots would range in size from 2,212 square feet within medium density cluster layouts, to 15,737 square feet in the low density portion of Phase 2.

PROJECT CHARACTERISTICS

On-Site Roadway Facilities

Access to the Phase 2 site would be provided via the proposed Anderson Hills Parkway, which would connect with existing Rhonda Road. Anderson Hills Parkway would be constructed of sufficient length to service this phase of development only. However, an unimproved roadway currently spans the greater Specific Plan area along a similar alignment as Anderson Hills Parkway would at full buildout. Thus, even though the improved roadway would be stubbed out, an unimproved roadway would continue to provide access to the remainder of the site. Additional circulation during Phase 2 would be provided by 17 currently unnamed local streets. In many cases these local streets would end in cul-de-sacs. However, in a few instances where the streets are of sufficient length to warrant additional points of emergency ingress and egress, secondary access roads would be provided beyond the cul-de-sacs. These secondary access roads would be designed specifically for emergency use and would merge at the northern portion of Phase 2, eventually intersecting with a residential street within Phase 1 a short distance from Pleasant Hills Drive.

Private Recreation Centers and City Park

A 3.3-acre private recreation center would be developed during Phase 2. This facility would be located north of the proposed Anderson Hills Parkway and may include facilities such as a pool, recreation buildings, gardens, cabanas, a picnic/barbecue area, a tot lot, and trailhead.

It is not yet known what improvements will be included in the 9.2-acre public park. However, according to the Specific Plan, improvements may include a ballfield, par course, courts (hard surfaced, sand or turf), trails, a playground, support structures such as restrooms and concession stand, and parking. Passive areas may include picnic areas, gardens, vista points, and special features such as environmental sculptures or nature interpretive signage.

Infrastructure and Public Services

The reader is referred to the program level description of proposed public services and utility improvements.

3.8 PROJECT APPROVAL

CITY OF ANDERSON APPROVALS

Upon certification of this EIR, the City of Anderson will need to adopt the proposed Specific Plan, which would establish land uses and design criteria for the Vineyards at Anderson project, as well as prezone of the site to Vineyards Planned Development to implement the Specific Plan. Following City of Anderson approval of the Specific Plan and rezoning, the City will need to seek a sphere of influence amendment from the Shasta County Local Agency Formation Commission (LAFCo), as well as a number of other sphere of influence amendments and a government reorganization consisting of annexations to the City and detachments from, and annexations to, various special districts as necessary to establish the City of Anderson as the primary provider of public services. (See discussion above in Section 3.5, Project Characteristics - LAFCo Actions.) Additional permits and approvals will be needed by a number of public agencies prior to construction.

The City will consider a tentative map for Phase 2 concurrent with processing of the Specific Plan and EIR. As most of this property is already within the City, the City may approve and allow

3.0 PROJECT DESCRIPTION

development of those portions of the project within its boundaries while the remainder of the site is considered by LAFCo and other agencies.

Other Permitting

The City may also consider tentative subdivision and/or parcel maps related to implementation of the VPD and Specific Plan. Other permits may also include conditional use permits to implement some uses within the VPD, encroachment permits for access to City property and/or roadways, road alignment and easement adoption, building and sign permits.

3.9 REGULATORY REQUIREMENTS, PERMITS AND APPROVALS FROM OTHER PUBLIC AGENCIES

Actions by other public agencies associated with the project include, but may not be limited to, the following:

- Shasta County Local Agency Formation Commission (LAFCo): approval of the various annexations and detachments described in Section 3.5 above.
- Shasta County: Approval of encroachment permits and roadway improvements on land within County jurisdiction.
- Army Corps of Engineers (USACE): A disturbance to jurisdictional waters of the U.S., such as grading or filling in wetland areas, could potentially trigger the need for a Section 404 permit from the USACE.
- California Department of Fish and Game (CDFG): 1602 Streambed Alteration Agreement may be required.
- State Water Resources Control Board (SWRCB): File Notice of Intent to obtain coverage under the General Construction Activity Storm Water Permit prior to project construction.
- Regional Water Quality Control Board (RWQCB): Section 401 Water Quality Certification may be required.

REFERENCES

Pace Engineering, Inc. 2000. City of Anderson Drainage Study.

SWA Group. 2007. The Vineyards at Anderson Draft Specific Plan.

State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2007, with 2000 Benchmark. May 2007.