

Impact Sciences is currently preparing the EIR for Sun City Tehama, a new community proposed on 3,175 acres of undeveloped land located 9 miles north of the City of Red Bluff in Tehama County. Regional access to the Specific Plan Area would be from Interstate 5. The County of Tehama is the Lead Agency for the EIR, which evaluates a General Plan Amendment Specific Plan, Development Agreement and a large lot Tentative Tract Map.

As proposed, the Specific Plan defines six basic land use categories: 1) Suburban Residential, 2) Urban Residential, 3) General Commercial, 4) Commercial Recreation, 5) Public, and 6) Open Space. The intent of the plan is to provide a variety of residential densities that encourage pedestrian circulation, reduce automobile dependency, and foster interaction among neighbors.

The primary environmental issues associated with the plan are the impact upon sensitive biological resources, including wetlands, visual resources, increased traffic, and wastewater treatment. Impact Sciences is managing the EIR, conducting a series of detailed biological surveys, preparing the air quality analyses and overseeing a variety of technical studies for the site. Primary topics of analysis in the EIR are biological resources, traffic and transportation, visual resources, and public services and utilities.

