

NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

Date: May 13, 2022

To: California State Clearinghouse
Shasta County Clerk
Responsible and Trustee Agencies
Interested Parties and Organizations (List Attached)

Subject: Notice of Preparation (NOP) for the City of Redding General Plan Update 2023 Environmental Impact Report (EIR) and Notice of Public Scoping Meeting

Lead Agency: City of Redding

Contact: Lily Toy, Planning Manager

Project Title: Redding General Plan Update 2023-2045

Project Location: The City of Redding's Planning Area and Sphere of Influence are in south-central Shasta County. Adjacent to the north is the City of Shasta Lake. The City of Anderson is located approximately 10 miles south of Redding. Redding is principally bordered by unincorporated Shasta County lands. Interstate and regional access to the City is provided by Interstate 5 (I-5), which runs in a general north-south direction and bisects the City. State Route 299, an east/west facility, also bisects the city. State Route 44 begins in Redding and runs east toward Lassen Volcanic National Park. Rail freight access is provided by the Union Pacific Railroad; Amtrak provides daily passenger service north and south of Redding. Commercial air service is available at the Redding Municipal Airport. Figure 1, *Regional Location*, shows the General Plan area in its regional and local contexts.

Scoping Meeting: 4:00 PM, Tuesday, May 24, 2022

PURPOSE

In accordance with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Redding, as lead agency, will prepare an Environmental Impact Report (EIR) for the Redding General Plan Update 2023-2045. (General Plan Update). Pursuant to Section 15082(a) of the CEQA Guidelines, the City of Redding (City) has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the General Plan Update and its potential environmental effects. The city is soliciting your comments on the scope of the environmental analysis.

Section 15082(b) of the CEQA Guidelines requires comments to be provided within 30 days of receipt of a NOP. In compliance with the time limits mandated by CEQA, the comment period for this NOP is from **Friday May 13, 2022 through Monday, June 17, 2022**. Please email your written comments to Vishnu Krishnan at (vkrishnan@cityofredding.org) or physically mail them to the Development Services Department at the City of Redding, 777 Civic Center Drive, Redding, CA 96001. Please include the name, email and/or telephone number of a contact person at your agency or organization who can answer questions about the comment.

PROJECT SUMMARY

The City of Redding's General Plan Update will provide the long-term planning blueprint for the improvements needed to house the City's growing population and needed services and industry over through 2045. The city could potentially grow from its current population of approximately 91,743 to a population of approximately 95,388, based on projections prepared for the City of Redding. The current City Limits contains adequate vacant sites zoned for housing, commercial services, and industrial uses to serve a much larger population. The new growth is focused in areas of the city where services exist or can be expanded/extended to serve additional and more intensive development where appropriate.

This development will occur in a Planning Area footprint that is smaller (approximately 24 square mile reduction) than that of the 2000-2020 General Plan. The Existing and Proposed Planning and Growth Areas are shown in Figures 2 and 3, respectively. However, as with the current General Plan's Planning Area, the Churn Creek Bottom is still included given that Redding surrounds the area on three sides, and it is influenced to some degree by City activities and planning efforts, such as the Redding Municipal Airport and access to the Stillwater Business Park.

The General Plan Diagram (aka land use map) will not be modified by the update. Existing land use classifications and configurations will remain unaffected.

The General Plan will identify long-term goals; provide a basis for decision-making; provide citizens a forum for input on their community's direction; and inform citizens, developers, decision-makers, and other cities and Shasta County of the expectations for development. The General Plan will advance the City's vision for a resilient, equitable, and healthy community with high-quality development and urban centers and corridors. The General Plan Update includes comprehensive updates to the required elements under the State Planning and Zoning Law, as well as other optional elements that the City has elected to include in its General Plan. In addition, an Environmental Justice Element is embedded throughout the General Plan Update's goals and policies. Each element includes goals and policies that are based, in part, on creating an equitable, sustainable, and livable community of neighborhoods, and provides updates based on State and local law, and other considerations. The Development Code will be updated in the future as may be necessary to reflect the policy direction and development incentives addressed in the General Plan Update, although such updates are anticipated to be minimal in scope.

Additional information regarding the General Plan Update can be found on the City's website: <https://www.cityofredding.org/departments/development-services/planning/projects>.

PROJECT DESCRIPTION

Overall Approach to the General Plan Update

Redding is fortunate to have considerable vacant land with existing land use designations to accommodate both residential and nonresidential growth in the coming decades. As such, projected growth over the next twenty-two years will be guided into areas of the city that have the infrastructure and other resources to accommodate it, or where the resources can be readily improved as currently planned. As proposed this project does not include changes to land use designations. This means that much of the community is expected to continue the incremental growth envisioned by the existing general plan, while additional infill and mixed-use development throughout the community will be encouraged as addressed below. Connectivity improvement of trails, paths, and roadways to and through the City's diverse neighborhoods will also be encouraged.

There are considerable opportunities to accommodate redevelopment of a number of existing commercial centers or along arterial street corridors. Reimagining these centers and corridors may result in a larger range of neighborhood and community services and/or the addition of residential uses being provided. These "Opportunity Areas" are generally depicted in Figure 4, Opportunity Areas. The General Plan will include several policies intended to incentivize private redevelopment within these areas. Such incentives may include affordable housing funds, installation of property street frontage improvements as part of the City's Active Transportation Program (ATP), use of Development Impact Fees at appropriate locations, general street and utility maintenance activities, installation of planned sewer and water line capacity improvements, reciprocal, or joint use parking allowances, and similar, yet undefined, incentives. The existing General Plan identifies a few larger Focus Areas where neighborhood-specific policies or guidelines are provided and a few of these existing Focus Areas will be eliminated with the General Plan Update. No additional Focus Areas will be identified. The Focus Areas for the 2023-2045 General Plan are depicted on Figure 5, Focus Areas. As with the General Plan Diagram, future land uses will not be dictated by land use changes in the Focus Areas, rather, the incentives noted above for Opportunity Areas will be provided as appropriate to the particular neighborhood.

Community design direction included in the General Plan will strive to ensure that all new development connects to existing paths, trails, and roadways where reasonable. Roadways are considered public realm and must be integrated into the design of the adjacent development. An important feature of all new development is that the street improvements accommodate all modes of travel by what is known as development of "Complete Streets".

Among the concepts for modifications shown in Figure 6, Circulation System, to the City's roadway are:

- Expanded use of roundabouts at appropriate locations
- Reducing arterial street right-of-way widths where analyses indicate that currently planned improvements are not warranted.
- Addressing long term street maintenance needs
- Ensuring adequate bicycle, pedestrian, bus, and similar multimodal facilities can be accommodated.
- Construction of one or more of "diverging diamond" interchanges where appropriate and supported by CalTrans.
- Addressing micro-mobility options.

The General Plan Update seeks to retain and, in some cases, create equitable benefit and access to services, such as transportation, public health and safety, housing, and recreation, while encouraging economic development that is inclusive and representative of the entire Redding population. Policies in the plan will inspire investment that promotes City identity and strengthens its commitment to being culturally and historically respectful.

ENVIRONMENTAL IMPACT REPORT

As all the CEQA topics will be included in the EIR, the City has not prepared an Initial Study for this NOP as permitted in Section 15060(d) of the CEQA Guidelines.

Probable Environmental Effects: The City has determined that the implementation of the General Plan Update may have a significant effect on the environment. The EIR will evaluate the potential for the General Plan Update to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Mitigation will be proposed for those impacts that are determined to be significant. Mitigation will be identified, and a mitigation monitoring and reporting program will be developed as required by the CEQA Guidelines (Section 15150). The EIR will evaluate the following topics:

- **Aesthetics:** The City anticipates that the implementation of the General Plan Update would have less than significant impacts on Aesthetics in the following areas: scenic highways, light, and glare impacts. Although the overall effect of the General Plan Update would be to improve the aesthetic quality of the City, these efforts must be balanced with the City's ongoing need for economic development as well as the safety and security of its residents.
- **Agricultural Resources:** The EIR will address any impacts to agricultural zoning, forest land conversion, and conversion of agricultural land under Williamson Act contract.
- **Air Quality:** Construction and operation of land uses accommodated under the General Plan Update could result in air pollutant emissions. Ground disturbance during site development activities will generate dust and construction equipment will create short-term pollutant emissions. Development accommodated under the General Plan Update could result in additional vehicular traffic that would generate air pollution, exacerbated by the City's location and proximity to high-traffic corridors such as Interstate 5. The General Plan Update will incorporate policies addressing sources of air pollution.

- **Biological Resources:** The General Plan Update will include policies and action items needed to ensure compliance with applicable laws and policies. Development accommodated under the General Plan Update may have an adverse effect on rare, threatened, or endangered species and/or the habitat that supports them, which could impact potential development outcomes. In addition, such development could potentially affect existing wildlife corridors. The General Plan Update could affect riparian habitat and/or wetlands.
- **Cultural and Tribal Cultural Resources:** Development accommodated under the General Plan Update may have an adverse effect on historic, archaeological, and/or paleontological resources. There is the potential for construction-related effects on historical and archaeological resources. In addition, many areas of the City have not been surveyed for cultural resources or have surveys that are out of date.
- **Energy:** Refinements to the California Building Code (CBC) as well as national trends toward solar energy have changed the approach to new development, and the expectation of home buyers. The EIR will explain how energy is provided to the City, however it is not anticipated that energy use will be a significant impact resulting from development of the General Plan.
- **Greenhouse Gas Emissions:** The State has set targets for the reduction of greenhouse gases (GHG) that apply to both construction and operation of projects in the City. There are technological and design solutions that can reduce GHG impacts such as solar energy, and ensuring mobility options that do not rely on private vehicles thereby reducing vehicle miles travelled (VMT). The EIR will evaluate the GHG emissions associated with the proposed General Plan.
- **Hazards and Hazardous Materials.** The EIR will include a discussion of the local hazard mitigation plan as well as the updated safety element.
- **Hydrology and Water Quality:** The City has a close tie to the Sacramento River and tributaries run throughout the planning area. The EIR will include a discussion of the methods the City employs to reduce water quality impacts.
- **Land Use / Planning.** While the proposed General Plan Update does not include changes to the land use pattern, several “opportunity areas” and focus areas are included that are intended to accelerate growth in select areas. The EIR will discuss the intended changes in these areas (See Figure 4).
- **Noise.** The update to the Noise Element will include policies that may allow for noisier areas of the City, such as in entertainment districts or downtown, and quieter areas near low density residential. It is anticipated that the update to the General Plan will also require modification to the City’s noise ordinance. (Title 18.40.100 of the Redding Municipal Code)
- **Population / Housing.** The EIR will include a discussion of the anticipated growth expected during the 2023-2045 planning period of this update. Population growth will occur, and is encouraged to be within the focus areas identified in Figure 4.

- **Wildfire:** The City is in an area that is prone to wildfire. Development consistent with the General Plan will need to consider exposure of development to wildfire, as well as the need for evacuation and/or shelter from wildfire. The wildland urban interface (WUI) will be a potential impact evaluated in the EIR.
- **Transportation:** The City intends to keep level of service as a general plan policy and incorporate a reduction of vehicle miles travelled (VMT) program consistent with state requirements. The EIR will evaluate the potential road improvements associated with the LOS standard and determine if VMT will be affected by future growth.

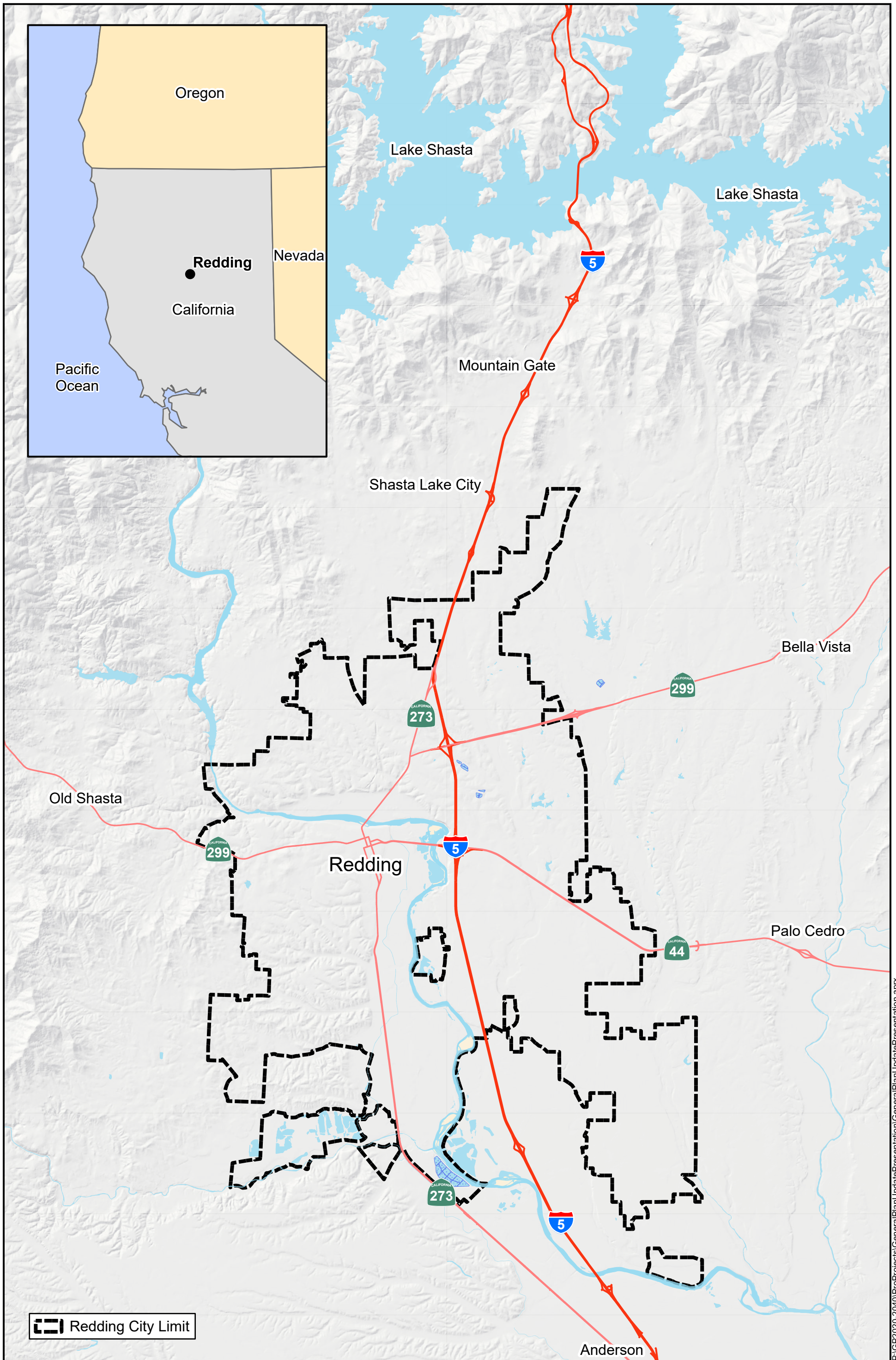
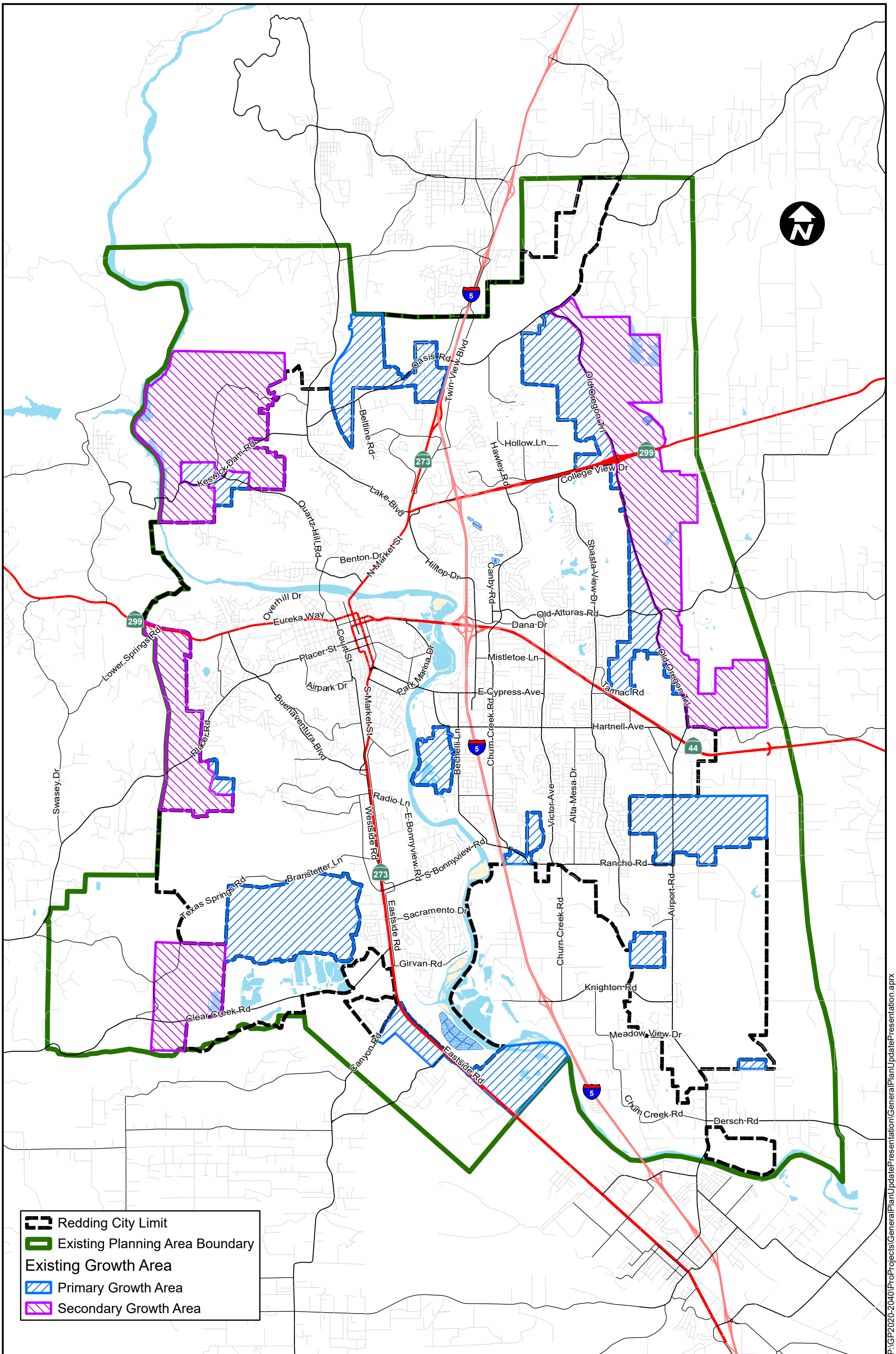


Figure 1
Regional Location Map



- Redding City Limit
- Existing Planning Area Boundary
- Existing Growth Area**
- Primary Growth Area
- Secondary Growth Area

0 0.5 1 2 Miles

Figure 2
Existing Planning and Growth Areas



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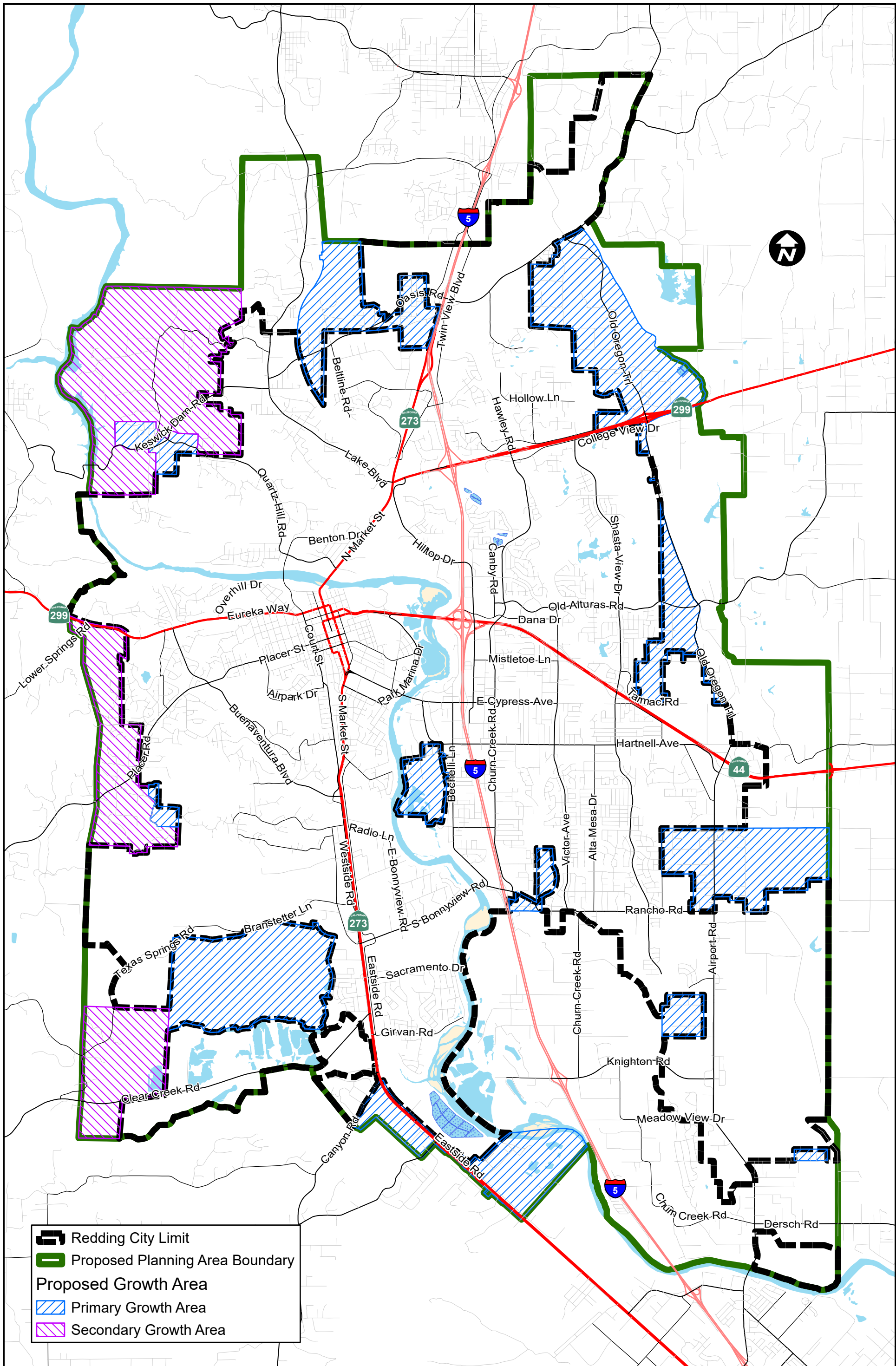
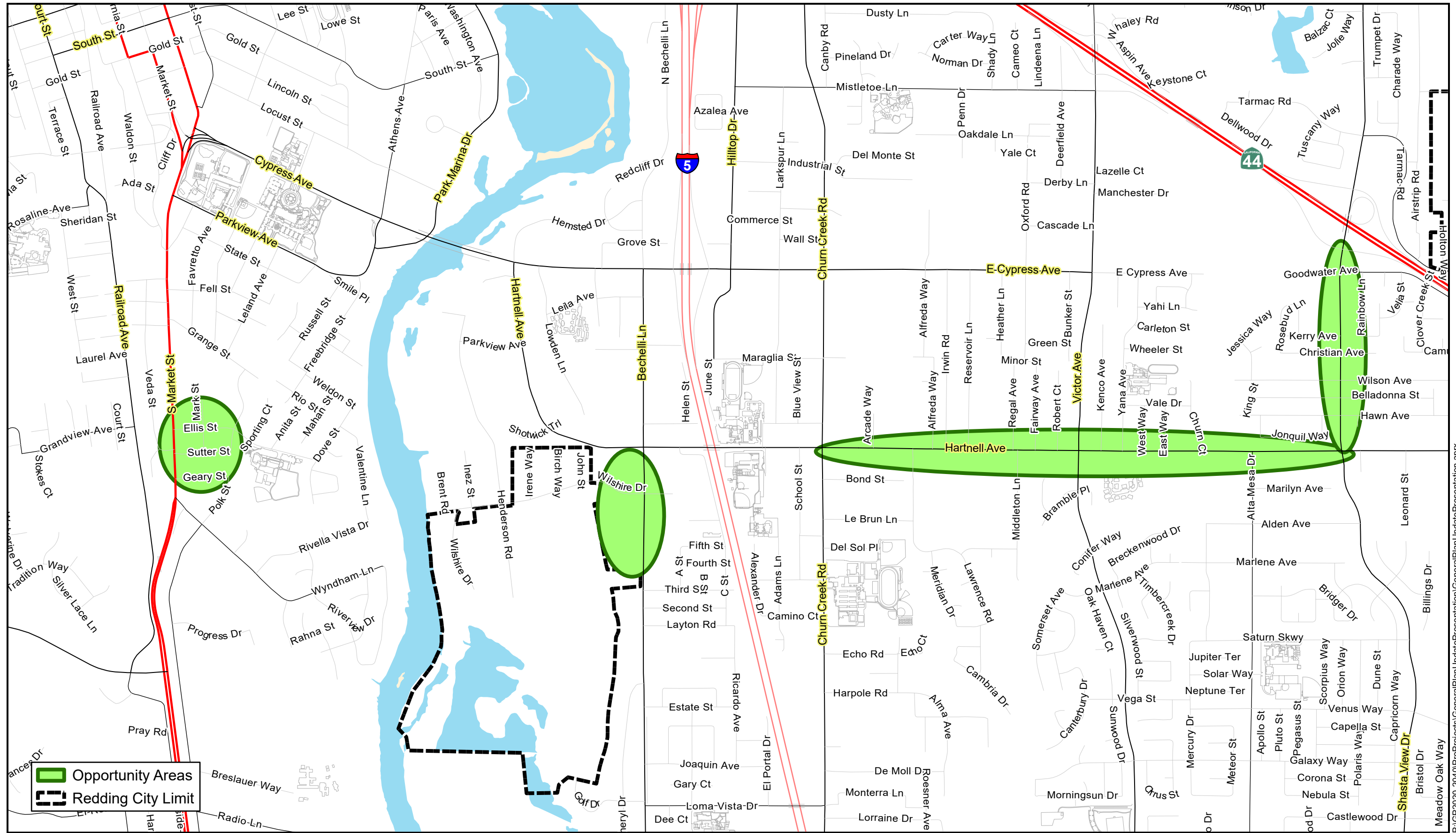


Figure 3
Proposed Planning and Growth Areas





Opportunity Areas
 Redding City Limit

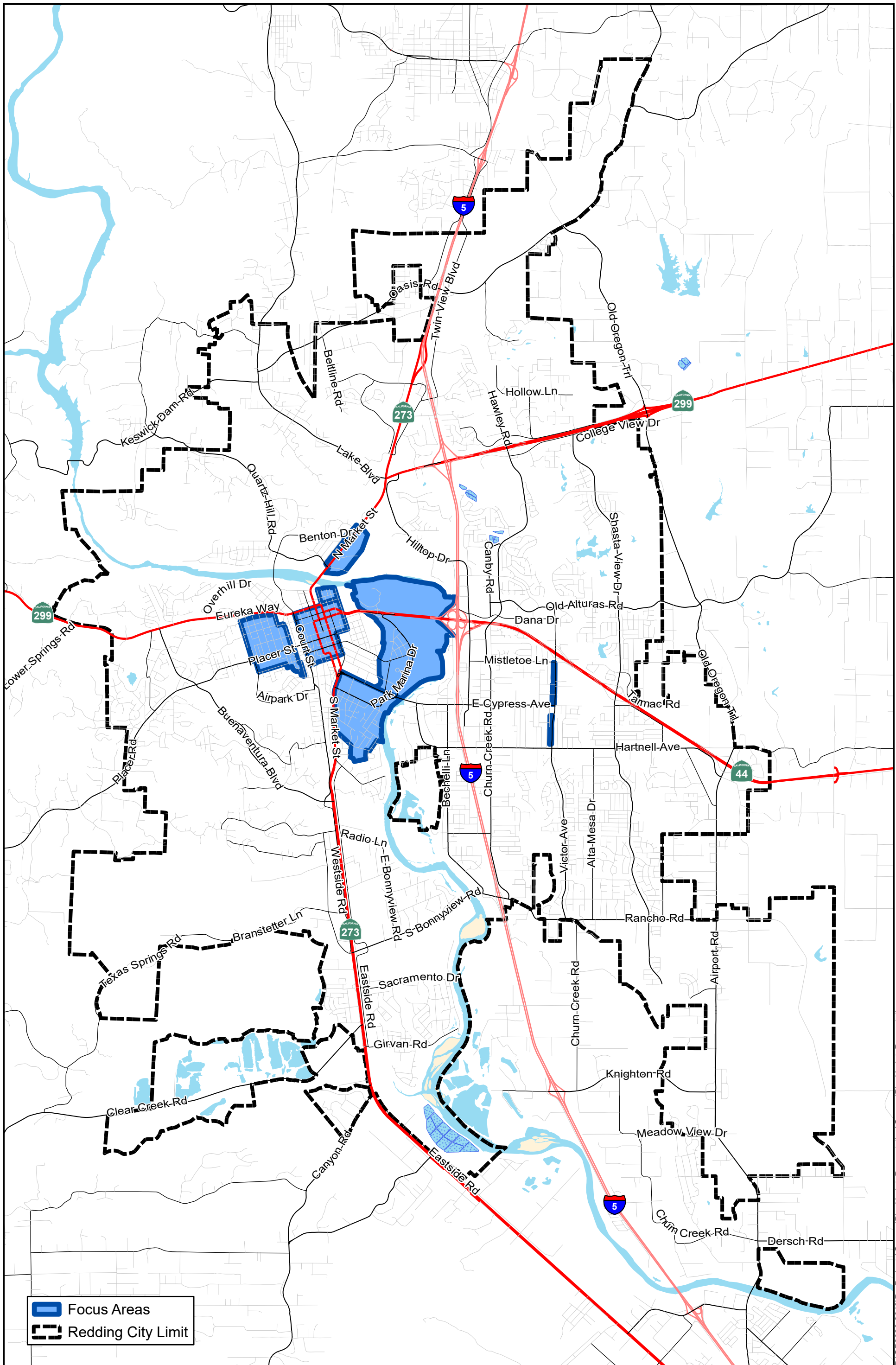
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Figure 4
Opportunity Areas



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 Focus Areas
 Redding City Limit

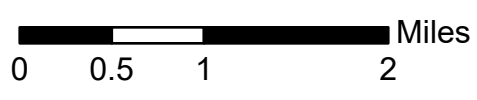








Figure 5
Focus Areas



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Legend

-  ARTERIAL
-  COLLECTOR
-  EXPRESSWAY
-  FREEWAY
-  FUTURE ARTERIAL
-  FUTURE COLLECTOR

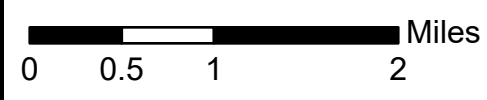
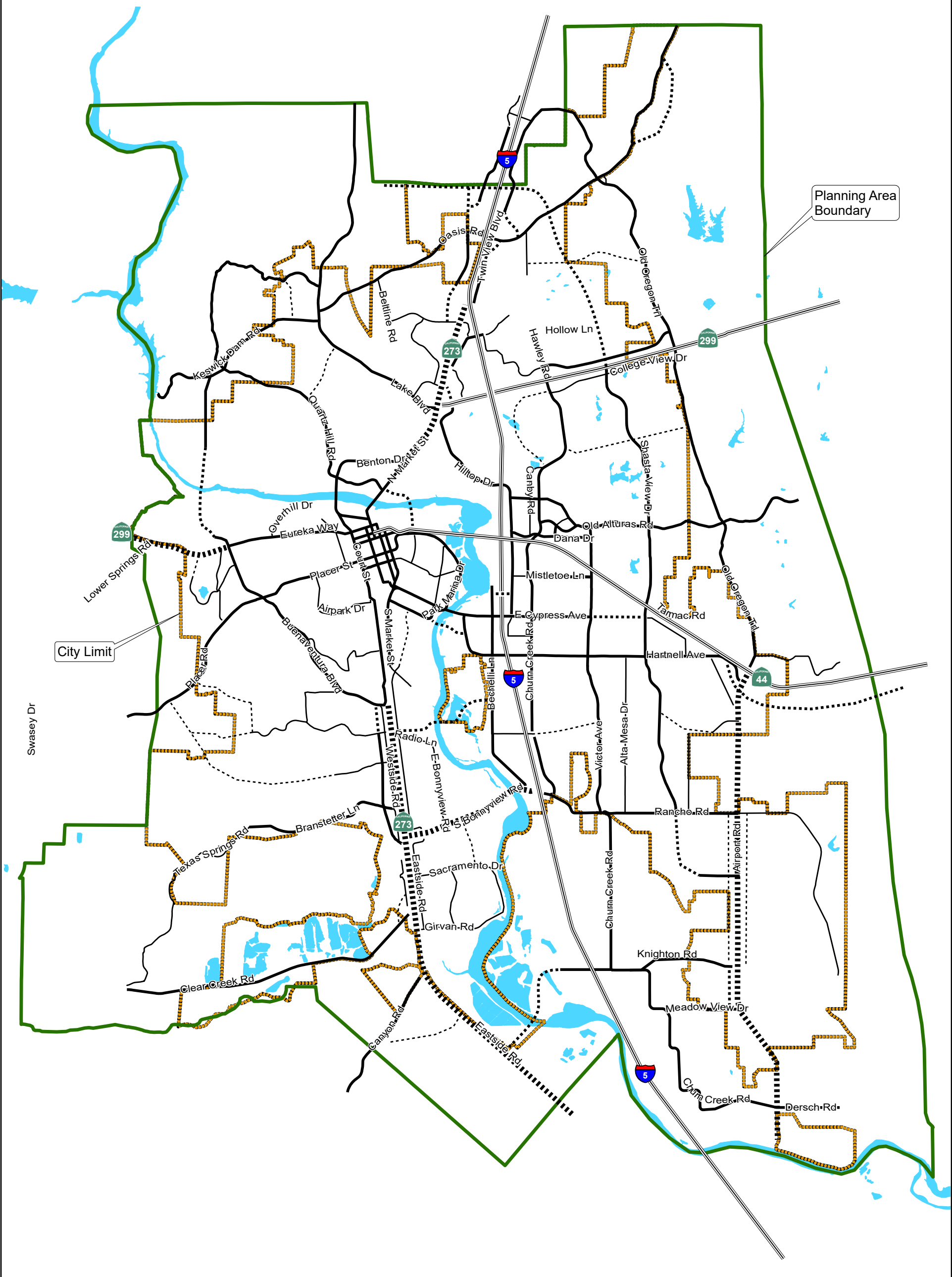


Figure 6
Circulation Map



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AGENCY	NAME	ADDRESS	CITY	STATE	ZIP
Shasta County Air Quality Management District		1855 Placer Street Suite 101	Redding	CA	96001
California Department of Fish and Wildlife		601 Locust Street	Redding	CA	96001
RWQCB		364 Knollcrest Drive Suite 205	Redding	CA	96002
Shasta County Planning Division		1855 Placer Street Suite 103	Redding	CA	96001
Shasta County Public Health Department		2650 Breslauer Way	Redding	CA	96001
Shasta County Environmental Health		1855 Placer Street Suite 201	Redding	CA	96001
Caltrans District 02 - Local Development Review MS6	Marcelino Gonzalez	1657 Riverside Drive	Redding	CA	96001-0536
California State Clearinghouse		1400 Tenth Street Room 108	Sacramento	CA	95814
California State Clearinghouse		PO Box 3044	Sacramento	CA	95812-3044
Bureau of Land Management		6640 Lockheed Drive	Redding	CA	96002
Bureau of Land Management		2800 Cottage Way, Suite W1623	Sacramento	CA	95825
Wintu Audubon Society		PO Box 994533	Redding	CA	96099
Shasta Environmental Alliance		PO Box 990027	Redding	CA	96099
Shasta Community Services District		PO Box 2520	Shasta	CA	96087
Centerville Community Services District		8930 Placer Road	Redding	CA	96001
Bella Vista Water District		11369 E Stillwater Way	Redding	CA	96003
US Bureau of Reclamation		116349 Shasta Dam Blvd	Shasta Lake	CA	96019
Shasta County Dept of Public Works		1855 Placer Street	Redding	CA	96001
City of Shasta Lake		447 Main Street	Shasta Lake	CA	96019
City of Anderson		1887 Howard Street, 2nd Floor	Anderson	CA	96007
Charter Communications		5797 Eastside Road	Redding	CA	96001
US Postal Service	Nanci Denayer	2323 Churn Creek Road	Redding	CA	96049-9998
Pacific Gas and Electric - Service Planning	Lynn Oakley	3600 Meadow View Drive	Redding	CA	96002
Enterprise Elementary School District		1155 Mistletoe Lane	Redding	CA	96002
Shasta Union School District		2200 Eureka Way	Redding	CA	96001-0337
California Native Plant Society		PO Box 990194	Redding	CA	96099
Sierra Club, Shasta Group Mother Load Chapter	Dan Chu	PO Box 491554	Redding	CA	96049-1554
Shasta County Clerk		1643 Market Street	Redding	CA	96001
AT&T	Kathy Vance	4434 Mountain Lakes Boulevard	Redding	CA	96003
Shasta Mosquito Abatement District		19200 Latona Road	Anderson	CA	96007
Western Shasta Resource Conservation District		62701 Parallel Road	Anderson	CA	96007-4833
Greenville Rancheria of Maidu Indians	Kyle Self	P.O. Box 279	Greenville	CA	95947
Nor-Rel-Muk Nation	John Hayward	P.O. Box 1967	Weaverville CA	CA	96093
Pit River Tribe of California	Natalie Forrest-Perez	36970 Park Ave	Burney	CA	96013
Quartz Valley Indian Community	Frieda Bennett	13601 Quartz Valley Road	Foprt Jones	CA	96032
Redding Rancheria	Jack Potter	2000 Redding Rancheria Road	Redding	CA	96001
Shasta Indian Nation	Sami Jo Difuntorum	P.O. Box 634	Newport	OR	97365-0045
Shasta Nation	Roy Hall	10808 Quartz Valley Road	Fort Jones	CA	96032
Winnemem Wintu Tribe	Caleen Sisk	14840 Bear Mountain Road	Redding	CA	96003
Winnemem Wintu Tribe	Mark Miyoshi	P. O. Box 774	Mount Shasta	CA	96067
Wintu Tribe of Northern California	Wade McMaster	P.O. Box 995	Shasta Lake	CA	96019
Nor-Rel-Muk Nation	Marylin Delgado	P.O. Box 1967	Weaverville CA	CA	96093
Pit River Tribe of California	Brandon Harrison	36968 Park Avenue #R	Burney	CA	96013
Pit River Tribe of California	Bill George	P.O. Box 216	Burney	CA	96013
Shasta County Office of Education		1644 Magnolia Avenue	Redding	CA	96001
Redding Elementary School District		5885 East Bonnyview Road	Redding	CA	96001
Pacheco Elementary School District		20991 Dersch Road	Anderson	CA	96007
Columbia Elementary School District		10142 Old Oregon Trail	Redding	CA	96003
Shasta College		11555 Old Oregon Trail	Redding	CA	96003