



Notice of Preparation and Scoping Meeting Red Bluff General Plan Update Environmental Impact Report

Date: March 15, 2024

To: State Clearinghouse, Agencies, Organizations and Interested Parties

Subject: Notice of Preparation and Scoping Meeting for the Red Bluff General Plan Update Environmental Impact Report

Scoping Meeting: **April 3, 2024, 5:30 p.m.**

Comment Period: **March 15, 2024 to April 15, 2024.**

The City of Red Bluff (City) will serve as Lead Agency in the preparation of a programmatic Environmental Impact Report (EIR) for the City of Red Bluff General Plan Update (Plan).

The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the State CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting. The proposed project is a long-term General Plan consisting of policies that will guide future development activities and City actions. No specific development projects are proposed as part of the Plan. Information regarding the project description, project location, and topics to be addressed in the Draft EIR is provided below. Additional project information is available at the City of Red Bluff, Community Development Department, located at 555 Washington St. Red Bluff, CA 96080, and on-line at: redbluff.generalplan.org

Notice of Preparation 30-Day Comment Period

The City, as Lead Agency, requests that responsible and trustee agencies, and the Office of Planning and Research, respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies, trustee agencies and the Office of Planning and Research must submit any comments in response to this notice no later than 30 days after receipt. In accordance with the time limits established by CEQA, the NOP public review period will begin on March 15, 2024 and end on April 15, 2024.

In the event that the City does not receive a response from any Responsible or Trustee Agency by the end of the review period, the City may presume that the Responsible Agency or Trustee Agency has no response to make (State CEQA Guidelines Section 15082(b)(2)). All Comments in response to this notice must be submitted in writing at the address below, or via email, by the close of the 30-day NOP review period, which is 5:00 PM on April 15, 2024:

Beth Lindauer-Community Development Director
City of Red Bluff
555 Washington St.
Red Bluff, CA 96080
Email blindauer@cityofredbluff.org.

Scoping Meeting

The City will hold a scoping meeting to provide an opportunity for agency representatives and the public to assist the City in determining the scope and content of the EIR.

The scoping meeting will be held on April 3, 2024, 5:30 p.m. at:

City of Red Bluff
555 Washington St.
Red Bluff, CA 96080

For questions regarding this notice, comments before or after the meeting or additional information, please contact: Beth Lindauer-Community Development Director by email blindauer@cityofredbluff.org or by Phone: 530-527-2605 ext. 3059.

Project Location and Setting

The City of Red Bluff was incorporated in 1876 and is within the central portion of Tehama County. The City is located within the northern Central Valley along the Sacramento River and I-5 corridors. Figure-1 depicts the regional location of Red Bluff.

Project Description

The City of Red Bluff is preparing a comprehensive update to its existing General Plan. The City of Red Bluff's current General Plan was adopted in 1992 and has been periodically amended, including a recent update to the Housing Element in 2020 which covers the 2019-2024 housing cycle.

The City's General Plan includes a broad goal policy framework that guides land use and planning decisions within the city. The overall purpose of the General Plan is to create a policy framework that articulates a vision for the City's long-term physical form and development, while preserving and enhancing the quality of life for residents and increasing opportunities for high-quality local job growth and housing options. The key components of the General Plan will include broad goals for the future of Red Bluff, and specific policies and actions that will help implement the stated goals.

The updated General Plan will guide the City's development and conservation through land use objectives and policy guidance. The City will implement the Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the Plan, including subsequent project-level environmental review, as required under CEQA.

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. The Plan must include land use, circulation, housing, conservation, open space, noise, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City's planning area.

The Red Bluff General Plan includes a comprehensive set of goals, policies, and actions (implementation measures), as well as a revised Land Use Map (Figure 2).

- A **goal** is a description of the general desired result that the City seeks to create through the implementation of the General Plan.
- A **policy** is a specific statement that guides decision-making as the City works to achieve its goals. Once adopted, policies represent statements of City regulations. The General Plan's policies set out the standards that will be used by City staff, the Planning Commission, and the City Council in their review of land development projects, resource protection activities, infrastructure improvements, and other City actions. Policies are on-going and don't necessarily require specific action on behalf of the City.
- An **action** is an implementation measure, procedure, technique, or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy.

The City must take additional steps to implement each action in the General Plan. An action is something that can and will be completed.

The Plan has been prepared to address the requirements of State law and the relevant items addressed in Government Code Section 65300 et seq. The General Plan is intended to reflect the desires and vision of residents, businesses, and City Council.

The following objectives are identified for the proposed update to the General Plan:

- Foster a sense of community unique to Red Bluff that celebrates the area's history, neighborhood connections, and family-friendly atmosphere;
- Support local businesses and provide opportunities for economic advancement;
- Attract and retain businesses and industries that provide high-quality jobs;
- Provide a range of high-quality housing options;
- Protect the City's natural and cultural resources;
- Maintain strong fiscal sustainability and continue to provide efficient and adequate public services;
- Address new requirements of State law; and
- Address emerging transportation, housing, and employment trends.

General Plan Growth

While no specific development projects are proposed or would be approved as part of the General Plan Update, the General Plan will accommodate future growth in Red Bluff, including new businesses, expansion of existing businesses, and new residential uses. The Growth analysis assumes an approximately 20-year horizon, and 2045 is assumed to be the horizon year of the General Plan.

Table 1 below summarizes the range of growth, including residential units, and non-residential square footage that may be anticipated to occur under cumulative 2045 conditions.

As shown in Table 1, the General Plan by 2045 would be anticipated to result in up to 1,267 dwelling units accommodating an additional 3,092 residents, and an additional 1,396 jobs.

TABLE 1: GROWTH PROJECTIONS - PROPOSED GENERAL PLAN LAND USE MAP

	<i>POPULATION</i>	<i>DWELLING UNITS</i>	<i>NONRESIDENTIAL SQUARE FOOTAGE</i>	<i>JOBS</i>	<i>JOBS PER HOUSING UNIT</i>
<i>EXISTING CONDITIONS</i>					
	14,439	6,126	3,585,356	6,542	1.068
<i>NEW GROWTH POTENTIAL</i>					
General Plan – city limits and SOI	3,092	1,267	767,853	1,396	1.102
<i>TOTAL GROWTH: EXISTING PLUS NEW GROWTH POTENTIAL</i>					
General Plan – cumulative (2045)	17,531	7,393	4,353,209	7,938.10	1.074

SOURCES: COUNTY ASSESSOR 2023; CALIFORNIA DEPARTMENT OF FINANCE 2023; U.S CENSUS ONTHEMAP; ESRI 2023, DE NOVO PLANNING GROUP 2024.

Growth projections should not be considered a precise prediction for growth, as the actual amount of development that will occur throughout the planning horizon of the General Plan is based on many factors outside of the City’s control. Actual future development would depend on future real estate and labor market conditions, property owner preferences and decisions, site-specific constraints, and other factors. Additionally, it should be noted that historic growth rates have been much lower than the total growth allowed under the General Plan. Furthermore, it should be noted that the California Department of Finance (DoF), and Caltrans projections see long term reduced population through 2050 countywide. As such the growth assumed in Table 1 is considered a conservative estimate.

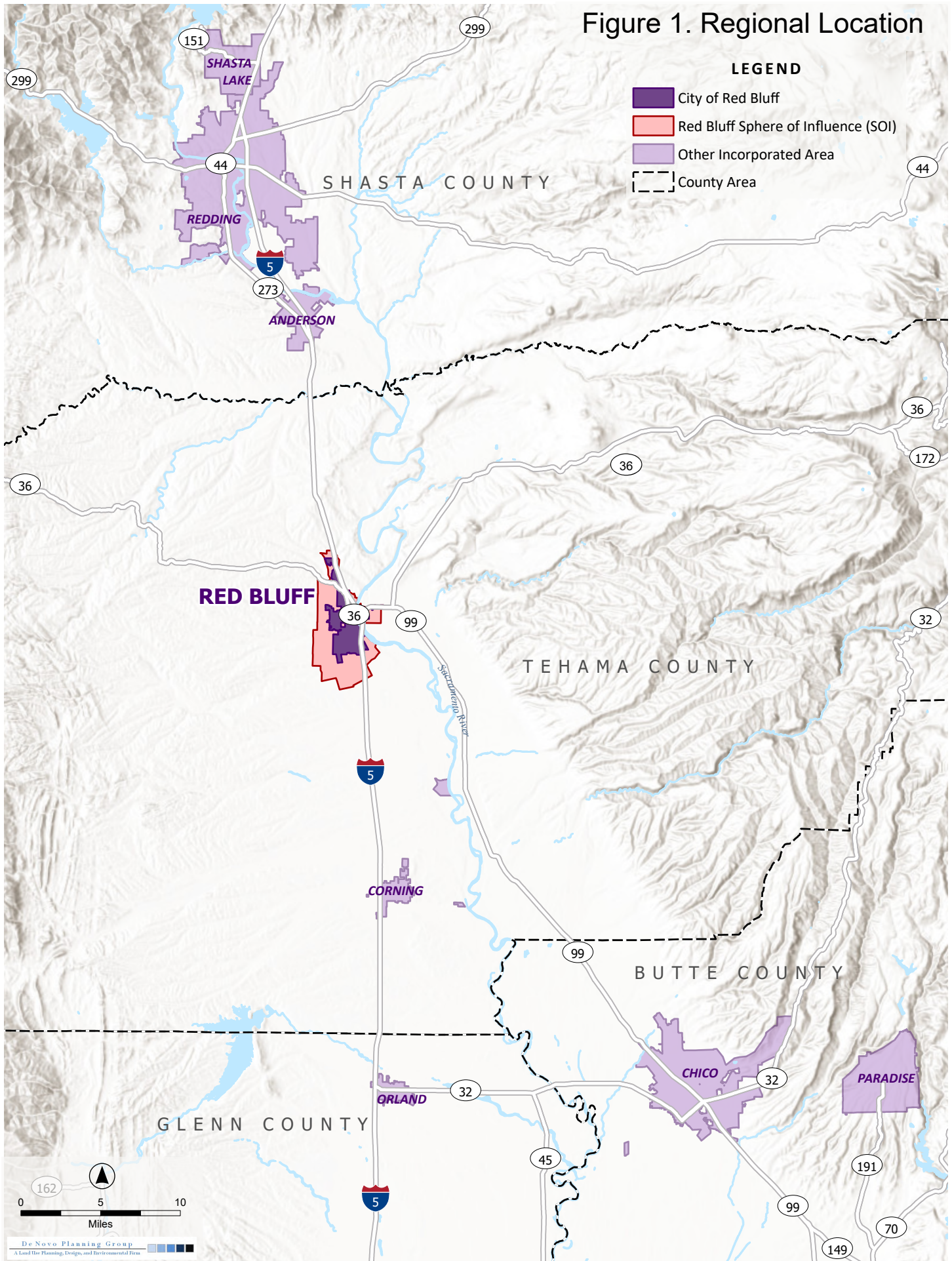
Program EIR Analysis

The City, as the Lead Agency under the California Environmental Quality Act (CEQA), will prepare a Program EIR for the Red Bluff General Plan Update. The EIR will be prepared in accordance with CEQA, the CEQA Guidelines (Guidelines), relevant case law, and City procedures. No Initial Study will be prepared pursuant to Section 15063(a) of the CEQA Guidelines.

The EIR will analyze potentially significant impacts associated with adoption and implementation of the General Plan. In particular, the EIR will focus on areas that have development potential. The EIR will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guideline. At this time, the City anticipates that EIR sections will be organized in the following topical areas:

- Aesthetic Resources
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology, Soils, and Mineral Resources
- Greenhouse Gases, Climate Change, and Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance/Cumulative Impacts
- Alternatives

Figure 1. Regional Location



Sources: California State Geoportal; CalTrans. Map date: January 30, 2024.

Figure 2. Proposed Land Use Map

