

Appendix

Appendix

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2000-2020 General Plan - Abridged Goals and Policies Summary

Master Plan Keyword Search: Parks, Trails, Open Space, Recreation, Pedestrian, Landscape, Natural Environment, Bikeways, Bike Routes, Urban Growth, Urban Form, Sacramento River, Riparian, Public Art, Parkways, Riverfront, Detention Areas, Buffer Areas, Floodplains, Slope Areas

Community Development and Design Element

GOAL CDD1:

Encourage urban growth to occur within the City and provide a development pattern that establishes an orderly urban service area.

CDD1A. Use Figure 1-1 to determine appropriate locations for accommodating urban growth within the City and the Planning Area. The Primary and Secondary Growth Areas depicted on that figure strike a balance between:

- The need for future urban expansion areas.
- The costs associated with annexing areas which contain existing substandard development
- Rural/urban interface conflicts.
- The ability of the City to provide urban services.

CDD1H. Support the creation of new, or the expansion of existing, special districts within the City's sphere of influence only where service agreements already exist.

CDD1I. Require preparation and approval of specific plans for the Keswick Dam/Quartz Hill Road area and the Oasis Road area prior to annexation. (See Appendix "A.") The specific plan shall comply with the guidelines contained in that appendix.

CDD1J. Work with Shasta County to develop and implement a planning strategy that will permit the orderly urbanization of key areas within the Stillwater Basin and the Quartz Hill Specific Plan Area. The strategy should include emphasis on determining:

- The distribution and design of future arterial and collector streets.
- Logical extension of utilities such as water and sewer.
- Drainage facilities.
- Residential lot configurations that will accommodate future re-subdivision.

GOAL CDD2:

Ensure the ability of the City, school districts, and other public-service providers to efficiently provide expected and necessary public facilities and services to their constituents.

CDD2D. Work with school districts in the Planning Area on a continuous basis to determine appropriate sites for new schools; assist Districts by reserving sites as a condition of development approval in accordance with applicable State law.

CDD2F. Classify City-owned property in Southwest Oregon Gulch as "PF/I" to reserve it for a future landfill site or other appropriate public use.

GOAL CDD3:

Ensure a proper balance between development areas and the natural environment.

CDD3A. Prohibit development in natural floodplains or on hillsides with slope areas exceeding 20 percent. Minor encroachments into these areas for new developments may be authorized without a General Plan amendment if necessary to facilitate installation of infrastructure, provide emergency-access opportunities, or otherwise facilitate construction of the project as approved by the City. (See Policy NR10A.) Where an entire site designated for residential use is subject to flooding or has slopes over 20 percent, a density of 1.0 dwelling unit per 20 acres may be permitted by use permit subject to appropriate standards.

CDD3B. Require buffer areas between development projects and significant watercourses, riparian vegetation, and wetlands in accordance with the Natural Resources Element.

CDD3C. Preserve natural corridors and linkages between habitat types through project design, key open-space acquisitions, floodplain and slope dedications and

easements, conservation easements, and similar mechanisms.

GOAL CDD4:

Protect and enhance the relationship between the City and the Sacramento River.

- CDD4A. Preserve significant trees and other vegetation along the banks of the Sacramento River, while emphasizing passive recreation and providing opportunities for active uses.
- CDD4B. Continue acquisition of key lands along the river and the other area waterways to provide passive, non-motorized public access and to preserve important ecological values and sensitive habitats. This may be accomplished by a combination of public and private land purchases, donations, dedications, granting of public easements, the use of life estates, and similar mechanisms.
- CDD4C. Continue to develop active and passive public-use facilities and trails along portions of the riverfront as generally depicted on Figure 1-2. Expand public-use areas and pedestrian and bicycle trails as additional lands are made available, while limiting impacts to existing wildlife habitat and developed properties.
- CDD4D. Establish public open-space and pedestrian/bicycle links between the river and parks, activity centers, schools, and other major open-space areas such as stream corridors.
- CDD4E. Give priority to the expansion of existing vehicle bridges over the construction of additional bridges. If new bridges are constructed, they should be designed to complement their surroundings and views of the structure from the river and trails.
- CDD4F. Design open-space access ways to complement existing development and, where applicable, protect the privacy of adjoining residences.

GOAL CDD5:

Ensure a proper relationship between stream corridors and urban development.

- CDD5A. Establish appropriate development standards along those stream corridors depicted in Figure 1-3 in order to:
- Promote the aesthetic value of the adjacent natural area.
 - Provide public views and access to the stream corridor.
 - Protect the privacy of adjacent residences.

GOAL CDD6:

Provide functional and attractive stormwater, detention/retention basin facilities that will also allow recreational uses.

- CDD6A. Limit the use of retention basins to those circumstances where detention facilities are not hydrologically feasible or where it can be determined that the proposed retention basin will be an asset to the development and community.
- CDD6B. Where practicable, design basins with minimal depths, natural shapes, and varying side slopes to accommodate limited recreational, open-space, and other uses. Provide landscape to enhance the visual appearance of the basin from adjacent development and public areas.
- CDD6C. Design large detention basins to accommodate active recreational pursuits such as softball, soccer, and other similar uses.

GOAL CDD7:

Retain the natural appearance of steep hillside areas and designated ridge lines.

- CDD7A. Protect the visual integrity of prominent ridge lines that can be viewed from key public gathering areas, the river, visitor destinations, and community gateways. These ridge areas are depicted on Figure 1-4. Utilize one or more of the following measures to avoid or minimize development impacts:
- Public or private purchase of lands, the use of conservation easements, or similar measures.
 - Performance standards, including limitations on building heights and/or increased ridge-line setbacks and standards for use of appropriate building forms, colors, and materials that blend into their surroundings.

GOAL CDD8:

Promote the development of a cohesive, well-defined City.

- CDD8A. Maintain well-defined community edges using open-space buffers, greenbelts, agricultural lands, stream courses, clustered development, and other appropriate types of landscape and design features.
- CDD8B. Provide community "gateway" treatments, including signage and landscape, particularly in locations depicted on Figure 1-5. Provide Downtown "gateway" treatments at appropriate locations.

CDD8C. Link special community facilities, parks, and other uses to and through the Downtown by establishing clear, convenient, and attractive pedestrian and vehicle connections.

GOAL CDD9:

Preserve existing community character and fabric and promote the development of livable and cohesive neighborhoods and districts.

CDD9A. Encourage the preservation and rehabilitation of historically or architecturally significant districts, buildings, and structures.

CDD9D. Design projects to provide gradual transitions between multiple-family and single-family districts and between commercial and residential districts by considering appropriate techniques such as:

- Density/intensity transitions.
- Landscape buffers/trails.
- Building placement.
- Height transitions.

GOAL CDD10:

Provide for a pattern of development that:

- Establishes distinct neighborhoods, districts, and activity centers.
- Links open-space areas to each other and to developed areas such as parks, schools, residences, and commercial developments.
- Promotes mixed-use developments.
- Places employment, shopping, and other activity centers in or near residential neighborhoods.
- Encourages walking, bicycling, and transit use.

CDD10A. Where topography, creeks, or other natural features cannot be used, utilize the circulation system and the pedestrian and bicycle pathway systems as important structural elements to define neighborhoods and districts.

CDD10F. Provide comprehensive transportation facilities, including bicycle and pedestrian routes. Integrate pedestrian and bicycle routes into developments to provide alternative access to public and private parks and open space, transit stops, nearby commercial developments, and schools.

GOAL CDD12:

Ensure that neighborhoods are attractive, safe, and well-maintained.

CDD12A. Promote and assist in the establishment of neighborhood and homeowner associations that

will provide a focal point and social structure in neighborhoods.

CDD12B. Promote neighborhood involvement in the safety and maintenance of neighborhoods by encouraging the following types of activities:

- Volunteer services.
- Public parks and facilities renovations.
- Neighborhood clean-up programs.
- Neighborhood Watch programs.

CDD12D. Promote stronger neighborhood/school partnerships, including joint use of City and school facilities.

CDD12E. Adopt a Property Maintenance Ordinance or other appropriate mechanisms to address:

- Building maintenance.
- Yard maintenance.
- Fencing.
- Maintenance of vacant properties.
- Assistance programs under appropriate circumstances.
- Vegetation management fuel-reduction areas.

CD12F. Establish priorities for infrastructure improvements based in part on neighborhood needs.

GOAL CDD14:

Encourage project development which is compatible with surrounding properties and which improves the image of the City.

CDD14B. Create an incentive program to encourage proposed projects to provide site amenities, site design, and building design that clearly exceed expected standards by providing:

- Unique project relationship to the surrounding community.
- Strong, consistent design style throughout the project.
- Imaginative solutions to providing development features such as:
 - Signs.
 - Parking lots.
 - Screening and enclosing elements.
 - Project lighting.
 - Public art.
 - Landscape and water features.
 - On-site and off-site pedestrian spaces and linkages.

CD14C. Require the design of large commercial projects, shopping centers, and regional-scale developments to incorporate plazas, courtyards, and other outdoor gathering places and connections to adjacent residential neighborhoods.

**GOAL CDD16:
Improve the visual attractiveness of the City's arterial and collector streets; improve pedestrian safety.**

CD16A. Determine priorities and establish a program to retrofit existing arterial streets to include median and street-side landscape.

CD16B. Provide sufficient right-of-way for sidewalks and street-side and median landscape and necessary utilities along new arterials and new collector streets. Install such improvements with the construction of the street where appropriate.

CD16C. Utilize street tree-planting as a unifying visual element along the streets; establish a street tree-planting and maintenance program.

**GOAL CDD17:
Provide residential streets that are designed to reduce vehicle speed, that encourage pedestrian use, and that are aesthetically pleasing.**

CD17B. Encourage new neighborhoods to incorporate detached sidewalks and to establish landscaped "parkways" between the curb and sidewalk. Continuous and consistent tree-planting to form canopy closure is encouraged.

**GOAL CDD20:
Enliven the public domain by promoting excellence in public art as a means of transforming public spaces, providing context and relevance, and contributing to community interest and pride.**

CD20A. Utilize public art to create identifiable districts, places, and special locations in the public domain.

- Encouraging the integration of art into the architecture of municipal structures, facilities, parks, open space, and other public areas.
- Involving artists and specialized design professionals in the design, implementation, and integration of art in public projects.

FOCUS AREAS

Downtown

D1. Prepare, adopt, and implement a Downtown Specific Plan.

North Market Street

NM1. Prepare a comprehensive design plan for the corridor that incorporates landscape features, building design, and architectural materials.

NM4. In cooperation with CalTrans, modify the existing street section to provide median and street-side landscape improvements; work with property owners to provide landscaping along the street frontages where feasible; develop a unified plan for landscape improvements.

NM5. Establish a pedestrian trail along Sulphur Creek, upstream of Market Street; explore a pedestrian crossing of North Market Street.

Park Marina

PM1. Ensure that development within the Park Marina area is designed to maximize the unique opportunities created by its riverfront location and complement development activities within the Downtown and Turtle Bay Museums and Arboretum by the River.

PM2. Ensure that development in the Park Marina area is designed to retain and integrate natural features associated with the riverfront to the fullest extent possible.

PM3. Evaluate the Redding Riverfront Specific Plan, including plan area boundaries and amend it if necessary to ensure that development within the Park Marina area complements the Downtown Specific Plan, the Civic Center, and planned development activities at Turtle Bay Museums and Arboretum by the River. The residential densities and commercial intensities contained in the Redding Riverfront Specific Plan will not be reduced.

Magnolia Neighborhood

MN1. Conserve and enhance the Magnolia Neighborhood, as depicted on the Focus Area Diagram, as a "Single Family Residential" area.

Stillwater Creek / Old Oregon Trail

SC2. Work with Shasta County to identify those parcels with the greatest likelihood of accommodating

future urbanization. Jointly develop a strategy that will facilitate such development.

SC3. Maintain the rural feel along the Old Oregon Trail corridor between Old Alturas Road and State Route 299E.

SC6. Incorporate Class 1 and 2 bike routes into project and street designs to facilitate non-motorized access to the Community College.

Clover Creek

CC1. Construct a regional storm-water detention/retention facility on Clover Creek that will serve to minimize or eliminate flood hazards and allow development in accord with this Plan.

CC3. Establish a continuous trail system from Hartnell Avenue to Clover Creek's confluence with the Sacramento River and require subdivisions to provide adequate access to the Creek corridor where appropriate.

Hilltop / Dana Drive

HD1. Retrofit arterial streets where feasible to include landscape medians and additional street-side landscape.

Oasis Road

O1. Prepare and adopt a specific plan for a portion of the Oasis Road focus area as shown in Figure 1-14.

O2. Provide for a system of multiuse trails along creeks within the focus area.

O3. Construct one or more regional storm-water detention basins at appropriate locations.

O4. Provide generous development setbacks from creeks.

Parkview Neighborhood

PN1. Preserve and enhance the residential nature of the core area through establishment of effective buffer land uses, especially between the residential portion and the industrial/service commercial uses to the south and west and between single- and multiple-family uses, utilizing innovative design features.

PN3. Establish contiguous, landscaped, setback pedestrian corridors between the residential area and existing adjacent commercial, recreational, and educational facilities.

Transportation Element

GOAL T1:

Coordinate transportation and land use planning; protect existing and planned land uses from transportation-related conflicts; promote multimodal transportation options.

T1D. Encourage employers to provide incentives for employees utilizing alternatives to the single-occupant automobile, such as car pools, van pools, buses, bicycling, and walking.

GOAL T2:

Use transportation systems to reinforce the urban land use pattern of Downtown.

T2A. Retain alleys in the Downtown area to provide pedestrian circulation and convenient service access to local businesses.

T2B. Establish motorized and/or non-motorized transportation linkages to connect Downtown Redding to the Park Marina, Turtle Bay, and Civic Center areas; augment the transit system to establish frequent and convenient access to these destination areas.

GOAL T3:

Build and maintain a safe and efficient local street system with the aim of meeting LOS Standards.

T3A. Establish a system of street cross-sections that will:

- Accommodate all improvements necessary to handle forecasted volumes at adopted LOS standards.
- Accommodate bicycles and transit facilities.
- Attain the design objectives for streets as addressed in the Community Development and Design Element.

GOAL T4:

Ensure interagency and regional coordination with regard to transportation planning and improvements.

T4C. Encourage CalTrans and the RTPA to incorporate desired City design features (Intelligent Transportation System programs, landscaped medians, Class II bike lanes, and detached sidewalks) within State facilities that function as arterials and gateways through the City.

T4D. Work closely with Shasta County to ensure that adequate street rights-of-way and improvements are provided in areas likely to annex to the City.

GOAL T5:**Protect residential neighborhoods from excessive through traffic, where feasible.**

- T5B. Emphasize the use of landscape and other visual deterrents to through traffic; install physical obstacles only as a last resort.
- T5D. Encourage new neighborhoods to incorporate detached sidewalks and to establish landscape "parkways" between the curb and sidewalk. Continuous and consistent tree-planting to form canopy closure is encouraged.

GOAL T6:**Provide an attractive, safe, and continuous system of sidewalks and other pedestrian facilities.**

- T6A. Provide pedestrian-oriented features, such as benches, enhanced landscape, and trash receptacles, in commercial areas, particularly in the Downtown and Park Marina areas.
- T6B. Require new development to provide sidewalks or other pedestrian-dedicated facilities on both sides of new public streets. Exceptions may be appropriate where topography is difficult, proposed lots are of a rural or semi-rural nature, or where the development plan illustrates that pedestrians will be accommodated by alternative means.
- T6C. Work with neighborhoods to decide where curbs, gutters, and sidewalks are needed on unimproved local streets and how to pay for the improvements; establish sidewalk continuity wherever feasible.
- T6D. Pursue funding for the continued replacement and repair of sidewalks that have deteriorated due to age and tree-root invasion.
- T6E. Develop and implement a program to identify, prioritize, and fund the retrofitting of existing intersections that do not currently have handicapped access ramps at the street corners.
- T6F. Require all new or renovated pedestrian facilities to be of a sufficient width to ensure pedestrian comfort and safety and to accommodate the special needs of the physically disabled.
- T6G. Restrict speed limits in residential neighborhoods, Downtown, and other areas of the City where pedestrian activities are strongly encouraged to reduce the potential for pedestrian injuries and fatalities.

GOAL T8:**Make it easier and safer for people to travel by bicycle.**

- T8A. Develop and maintain a Comprehensive Bikeway Plan geared to establishing an integrated bicycle system.
- T8B. Incorporate facilities suitable for bicycle use in the design of interchanges, intersections, and other street-improvement/maintenance projects.
- T8C. Make improvements to streets, signs, and traffic signals as needed to improve bicycle travel.
- T8D. Keep bikeways free of overhanging shrubbery, debris, and other obstacles.
- T8E. Install bicycle parking in the Downtown area and at City parks, civic buildings, and other community centers.
- T8F. Support the efforts of the Redding Area Bus Authority (RABA) to provide bicycle racks on all buses within the system.
- T8G. Require new development to provide bicycle facilities or pay in-lieu fees based on the fair share of that development's impacts on the bikeway system and needs identified on the Comprehensive Bikeway Plan.

GOAL T9:**Promote and maintain a public transit system that is safe, efficient, cost-effective, and responsive to the needs of residents.**

- T9F. Promote coordination of transit and air transportation services to enhance the transportation options available for residents and visitors to the Redding community.

Natural Resources Element**GOAL NR2:****Develop and maintain adequate water supplies for domestic and fire-suppression purposes.**

- NR2B. Encourage water-conservation practices including, but not limited to, use of:
- A tiered pricing system for water which is tied to the amount consumed by a household or business.
 - Native plants, or other plants with low water requirements in public and private development projects.
 - Drip irrigation systems.

- "Graywater" for landscape irrigation if approved by Shasta County.

NR2C. Utilize water reclamation projects in landscape and agricultural uses if approved by the California Regional Water Quality Control Board and State Department of Health Services.

**GOAL NR3:
Preserve and protect the quantity and quality of groundwater resources within the Planning Area.**

NR3A. Provide maximum ground water-recharge opportunities by maintaining the natural condition of waterways and floodplains to the extent feasible given flood-control requirements.

NR3B. Comply with the Regional Water Quality Control Board's regulations and standards to maintain and improve groundwater quality in the Planning Area.

NR3C. Support the preparation of a groundwater management plan for the Redding Groundwater Basin that will address long-term sustainability of the resource.

NR3D. Support efforts to prevent exportation of groundwater to other areas of the State and to retain local control over the resource.

NR3E. Work with appropriate State, Federal, and local agencies to protect, improve, and enhance groundwater quality in the region.

**GOAL NR5:
Preserve and protect the significant habitats, plants, and wildlife that exist in the Planning Area.**

NR5A. Minimize the disruption of sensitive habitat caused by new development by encouraging innovative design and site planning and establishing performance standards for habitat protection.

NR5B. Work to preserve and enhance fisheries in the Sacramento River and those streams or stream segments identified on Figure 3-2.

NR5C. Maintain and update data and information regarding areas of significant biological value within the Planning Area to:

- Provide critical information to the community.
- Facilitate resource conservation.
- Facilitate appropriate management of development activities.

**GOAL NR6:
Protect "special status" plant and animal species; preserve and protect creek corridors, riparian areas, vernal pools, and wetlands.**

NR6A. Preserve watercourses, vernal pools, riparian habitat, and wetlands in their natural state unless preservation is determined to be infeasible. Fully mitigate unavoidable adverse impacts such as wetland filling or disturbance.

NR6B. Provide adequate buffering of sensitive habitats whenever necessary. Buffer size should be based upon the type of habitat as well as its size and habitat value.

NR6C. Ensure that uses allowed within riparian corridors:

- Minimize the creation of erosion, sedimentation, and increased run off.
- Emphasize retention and enhancement of natural riparian vegetation.
- Provide for unimpaired passage of fish and wildlife.
- Avoid activities or development of new features that result in disturbance or dispersal of wildlife.
- Avoid channelization.
- Avoid substantial interference with surface and subsurface flows.
- Incorporate natural vegetation buffers.

NR6D. Amend the Municipal Code to implement minimum river and creek corridor development setbacks (buffer areas) in accordance with Figure 3-3. These setbacks may be modified based on project/resource-specific circumstances and appropriate mitigation. These buffer areas should be dedicated or a permanent conservation easement granted to the City as a condition of development approval.

NR6E. Strive to conserve all "special status species" within the Planning Area. Ensure implementation of statutory protection for these species.

NR6F. Support public and private efforts to establish habitat mitigation banks, habitat conservation plans, conservation easements, and other mechanisms that serve to protect sensitive habitats and species.

NR6G. Ensure implementation of policies and regulations for protection of those wildlife species having statutory protection under local, State, and/or Federal laws.

GOAL NR7:**Recognize the aesthetic and biological values of oak woodlands and other natural vegetation.**

- NR7A. Promote existing native oaks, especially valley oaks, by establishing standards for the design of development projects. The preservation of stands of trees within developments is preferred over preservation of individual trees, with the exception of special-status species and heritage trees.
- NR7B. Identify and establish appropriate "tree mitigation areas" to be used for the planting of native trees in concert with development project mitigation.

GOAL NR8:**Recognize and protect habitat linkages and migratory corridors.**

- NR8A. Maintain, where possible, the habitat linkages/wildlife corridors and sensitive habitats that are created by the open-space ("Greenway") network established by this General Plan. Require development in areas depicted as "Greenway" on the General Plan Diagram to consider corridor impacts and, where necessary, provide alternate usable links between habitat types or areas, and/or provide alternate development plans that avoid the open-space network and sensitive habitats.
- NR8B. Maintain and preserve other natural habitat linkages and wildlife corridors in the City where feasible. Discourage development impacts to these linkages and corridors and fully mitigate associated unavoidable adverse impacts.

GOAL NR9:**Promote and facilitate habitat preservation, restoration, and enhancement.**

- NR9A. Encourage the acquisition, preservation, restoration, and enhancement of native vegetation with a focus on wetlands and riparian habitat that will improve the biological value and integrity of the City's natural resources. Encourage native landscape in un-vegetated, manmade areas such as along streets and in abandoned lots.
- NR9B. Encourage education and community involvement in the protection and enhancement of local biological resources.

GOAL NR10:**Preserve areas containing excessive slopes or 100-year floodplains as open space to prevent loss of life and property damage and to provide valuable habitat and recreational opportunities.**

- NR10A. Require as a condition of development approval public dedication (in fee) of flood-prone lands adjacent to the Sacramento River and those tributary streams identified on Figure 3-3. Exceptions to this policy may be made based on: (1) the provisions of any adopted specific plan or (2) approval by the City in consideration of special circumstances unique to a flood-prone area where the extent of flooding is largely dictated by inadequate drainage improvements, where an entire parcel is constrained by floodplain, and/or where the flooding occurs within a developed area.
- NR10B. Preserve land publicly dedicated under Policy NR10A as open space. Development in these areas will be restricted to passive, low-impact uses that minimize removal of existing vegetation and maintain or increase the existing habitat value, while providing adequate protection from wildland fires.
- NR10C. Require, as a condition of development approval, that private open-space easements be established for significant areas of non-developed lands that exceed a slope of 20 percent. Use public dedications and/or trail easements when necessary to connect these areas to existing or proposed public open space.

GOAL NR11:**Promote the preservation and appropriate public use of key open-space lands within the community.**

- NR11A. Develop a Comprehensive Open Space Plan that addresses the following items:
- Framework for open-space lands.
 - Role of public and private open-space lands.
 - Agricultural land preservation.
 - Important ecological areas.
 - Acquisitions and management of public open-space land.

GOAL NR12:**Protect and enhance historical and culturally significant resources within the Planning Area.**

- NR12A. Ensure protection of prehistoric, cultural, and archaeological resources during the development process.

- NR12B. Refer development proposals that may adversely affect archaeological sites to the California Archaeological Inventory, Northeast Information Center, at Chico State University.
- NR12C. Encourage public and private efforts to identify, preserve, protect and/or restore historic buildings, structures, landmarks, and important cultural resources.
- NR12D. The City shall not knowingly approve any public or private project that may adversely affect an archaeological site without first consulting the Archaeological Inventory, Northeast Information Center, conducting a site evaluation as may be indicated, and attempting to mitigate any adverse impacts according to the recommendations of a qualified archaeologist. City implementation of this policy shall be guided by Appendix "K" of the CEQA Guidelines.

GOAL NR15:

Promote the economic viability of agriculture in areas suited for agricultural use.

- NR15A. Protect existing prime agricultural soils outside the primary and secondary growth areas and freeway interchange areas with lot sizes (five acres and larger) capable of supporting agricultural operations.
- NR15B. Discourage the cancellation of Williamson Act contracts until it is demonstrated that the lands with such contracts will be needed for urban development in the immediate future.
- NR15C. Establish performance criteria to minimize impacts of urban development near existing income-producing agricultural lands on agricultural practices and reduce conflicts between urban and agricultural uses.

Health and Safety Element

GOAL HS2:

Protect the lives and property of residents and visitors from flood hazards.

- HS2G. Establish a regional storm-water detention system at appropriate locations in area watersheds in cooperation with adjacent jurisdictions. Storm-water basins should be designed to allow passive or active recreational uses. Consider establishing basins within those areas depicted in Figure 4-4.

GOAL HS4:

Minimize the potential for loss of life, injury, and property damage resulting from urban and wildland fires.

- HS4F. Construct emergency-vehicle access routes to open-space areas at optimal locations within developments.
- HS4G. Develop a comprehensive vegetation management and weed abatement program for open-space areas, including those that are located in existing subdivisions and in new development areas.
- HS4H. Consider establishing a program to construct and maintain fire-access roads in ravine areas considered to have a very high fire danger to enhance the ability to suppress wildland fires. These roads need not be surfaced and may also function as part of the City's trail system. Erosion and impacts to native vegetation and natural features shall be minimized.

GOAL HS6:

Reduce the potential for criminal activity and vandalism through proper site design and land use planning.

- HS6A. Encourage innovative site planning and design to deter criminal activity in new development.
- HS6B. Balance the need to provide safety features with other community goals such as developing a citywide trail system.

Recreation Element

GOAL R1:

Recognize the Sacramento River as the backbone of the City's park system.

- R1A. Prepare a Regional River Parkway Plan for areas along the Sacramento River between Shasta Dam and the City of Anderson to address:
- Resource protection.
 - Recreational opportunities.
 - Location of existing and proposed facilities.
 - Recommendations for speed limits and use restrictions on the river, where warranted.
 - Acquisition of lands.
 - Management and operations.
 - Financing.
- R1B. Preserve native trees and riparian and other natural vegetation along the Sacramento River by incorporating these features into park designs, where feasible.

- R1C. Plan and implement a public trail along the Sacramento River that also provides connections, where feasible, to school facilities and other destination points.
- R1D. Protect and enhance public, fire, and rescue access along the entire riverfront, while minimizing/mitigating impacts to the fullest extent possible.
- R1E. Educate the public on responsible use of the river and on the economic benefits, such as increased tourism, that can result from protecting and enhancing the Sacramento River corridor.

GOAL R2:

Preserve and encourage the judicious development of those natural resource areas which have a unique recreation potential.

- R2A. Establish park sites and public open-space areas along the river and tributary creeks through public and private land purchases, land dedications, easements, and similar mechanisms.
- R2B. Promote the use of native plants, particularly valley oaks, where appropriate in park and natural open-space areas.

GOAL R3:

Preserve and enhance Redding's historic and cultural heritage in the process of park development

- R3A. Protect and enhance historically significant structures and resources located in park and open-space lands.
- R3B. Ensure that park-development and parkland-acquisition proposals consider potential impacts to historical or archaeological resources and minimize or eliminate those impacts to the fullest extent possible.
- R3C. Integrate historic resources into park developments, where possible.

GOAL R4:

Provide a minimum of ten acres of developed parkland per 1,000 population and a broad range of facility types.

- R4A. Develop and implement a Citywide Parks and Recreation Master Plan.
- R4B. Construct a regional sports complex in the vicinity of Old Oregon Trail and Viking Way to meet existing and future needs for softball, baseball, soccer, equestrian, and similar facilities.

- R4C. Locate at least one Large Community Park in each quadrant of the City (refer to Figure 7-1) as indicated generally on the General Plan Diagram.
- R4D. Accept only parkland that is consistent with the City's site, locational, and development requirements.
- R4E. Acquire Large Neighborhood and Community Park sites well in advance of their actual need.
- R4F. Explore nontraditional methods for acquiring park and recreation land.
- R4G. Disperse park facilities and equipment throughout the community to prevent an undue concentration in any one area.
- R4H. Locate parks adjacent to school facilities, whenever possible, to maximize recreational opportunities and joint use of facilities.
- R4I. Establish agreements with local schools which will allow other agencies, groups, or members of the public to use special facilities and grounds (such as multipurpose rooms, gymnasiums, sports fields, basketball courts, etc.) during times when school is not in session to accommodate additional community and recreational activities. Where such agreements are in effect, the facilities may be included in the City's parkland inventory.
- R4J. Increase the acreage and quality of developed park facilities by placing a priority on:
 - Building out existing Large Neighborhood and/or Community parks that are underdeveloped.
 - Encouraging developers of large residential projects to dedicate land and build out park sites.
 - Encouraging community-based park improvements such as gifts or community-improvement projects.
 - Coordinating improvements and programs with nonprofit organizations, schools, other agencies, and private-sector providers to avoid duplication of facilities and programs.
- R4K. Encourage collocation of public and private parks with flood-control facilities, such as stormwater detention basins, where appropriate, to maximize the efficient use of land.
- R4L. Pursue the acquisition of surplus Federal, State, and local lands, where appropriate, to meet present and future park and recreation needs.

R4M. Work with citizens groups and other agencies to prioritize development of and identify appropriate locations for Special Purpose Facilities. Facilities to be considered may include a public golf course, sports field complexes, indoor or outdoor archery facilities, an indoor or outdoor pool complex.

GOAL R5:

Ensure that new development contributes to the park, recreation, and improved open-space needs of the City.

- R5A. Develop standards that will result in new residential projects providing appropriate levels of improved open-space and/or recreational amenities.
- R5B. Continue to require developers of residential property to contribute park sites or pay in-lieu fees at the maximum rate allowed by State law.
- R5C. Provide a partial credit toward in-lieu fees, parkland dedication requirements, and/or park development fees for:
- Construction of private recreation facilities, improved open-space areas, and parks.
 - Recreational amenities constructed within existing public park facilities or schools where a long-term, joint-use agreement is in effect.
 - Private development of new public parks.
- R5D. Adjust parkland in-lieu fees regularly to reflect current land values.

GOAL R6:

Create an awareness that recreational programs and park facilities serve a community-safety need. Provide a mix of recreation programs and park facilities that appeals to all age, economic, social, and ethnic groups in the community.

- R6A. Monitor population, age, economic, and ethnic ratios to ensure that recreation programs meet the most pressing needs.
- R6B. Explore the creation of recreation-based programs and park facilities in conjunction with law enforcement, schools, local colleges, and community groups that address current social concerns for youth violence, crime, and drug problems.
- R6C. Program recreation activities jointly with schools and local colleges, where possible.

GOAL R7:

Encourage Shasta County to provide parkland and recreation programs in those unincorporated sectors of the Redding Planning Area in which urbanization is permitted by the County.

R7A. Encourage the County to acquire and improve Neighborhood Parks as a part of the subdivision development process.

GOAL R8:

Promote a regional approach to recreation facility and program planning/development.

R8A. Encourage a regional approach to the provision, planning, and development of recreation facilities and programs by promoting cooperation with school districts, special service districts, neighboring communities, Shasta County, and the Federal government. Recognize that policies and programs restricted to jurisdictional boundaries can impede the provision of high-quality facilities and programs that benefit the citizens of Redding.

GOAL R9:

Minimize the impacts of recreational facilities on adjacent residential development.

- R9A. Avoid the installation of sports-related lighting in Neighborhood Parks and elementary schools where it will impact residents of the neighborhood; appropriate mitigation features shall be incorporated where such lighting is allowed.
- R9B. Minimize to the fullest extent the impacts of sports field lighting at Large Community Parks, junior high schools, and high schools on adjacent residential uses. Mitigation may include:
- Restrictions on the height, wattage, or orientation of lighting equipment.
 - Shielding requirements for light fixtures.
 - Limitations on the times the lights may be utilized.
 - Installation of vegetative screens where playing fields abut adjacent residential uses.
- R9C. Locate Large Neighborhood and Community Parks on collector or arterial streets to ensure that adequate access and road capacity are available to serve the facilities.
- R9D. Install signage, traffic-safety features, and traffic-calming devices as necessary to reduce traffic speeds in residential areas surrounding parks and provide for the safety of pedestrians and bicyclists.

- R9E. Provide sufficient off-street parking to accommodate anticipated parking demands generated by park and recreation facilities.
- R9F. Locate parking areas for park and recreation uses away from abutting residential uses, where possible. Where no other reasonable location for off-street parking areas exists, screening shall be provided along adjacent residential properties. Screening may include solid fencing and/or vegetative buffers.
- R9G. Locate active recreation features and amenities, such as sports fields, bleachers, playgrounds, and pools, away from adjacent residential uses whenever possible.

**GOAL R10:
Establish adequate funding mechanisms to implement the facility and program needs identified in this element.**

- R10A. Adjust park-development fees regularly to reflect current park-development costs.
- R10B. Explore innovative means of financing new facilities and maintaining existing and future parks such as the creation of a park and recreation district or similar measure.
- R10C. Establish an "Adopt a Park" program to encourage volunteer groups, service clubs, and other members of the private sector to assist with the development and maintenance of park and recreation facilities. If ongoing maintenance is an issue, innovative ways of providing this service need exploration and should not prohibit development of these park and recreation facilities.
- R10D. Pursue joint development and service agreements with elementary and high school districts.

**GOAL R11:
Promote and facilitate development of a citywide recreational trail system.**

- R11A. Develop a Citywide Trails Master Plan to more specifically locate future trails. In general, the trail system should:
- Focus on linking neighborhoods to other land uses and significant destination points within the community.
 - Separate bicyclists and pedestrians from vehicular traffic and pedestrian facilities from bicycle facilities, whenever feasible.
 - Provide continuous trail connections, including a looped system around the City.

- R11B. Continue development of the Sacramento River Trail to establish a common and continuous thread along the river corridor, connecting recreational, educational, cultural, commercial, and residential areas/uses.
- R11C. Until such time as the Citywide Trails Master Plan is adopted, utilize Figure 7-2 as a guide to establish trails that provide links to schools as well as trails and trail connections along open-space corridors.
- R11D. Continue to obtain land dedications and/or easements for the development of public trails and the Regional River Parkway through direct purchases and the discretionary approval process for new development. Until such time as a Citywide Trails Master Plan is developed, utilize Figure 7-2 to determine appropriate trail corridors.
- R11E. Pursue funding that can be used for parkway and trail-system planning, land acquisitions, construction, and maintenance.
- R11F. Design bicycle and trail systems in a manner that protects the privacy and security of adjacent land uses, allows for easy maneuvering, and promotes user safety.
- R11G. Encourage the establishment of volunteer bicycle-path/recreation-trail patrols to improve the real and perceived level of safety for users of those facilities.

**GOAL R12:
Promote and facilitate the development of a regional recreation and trail system that will complement the City's trail system.**

- R12A. Encourage efforts to develop recreational opportunities in those natural areas neighboring the City, including the Horsetown-Clear Creek Preserve, the Westside Trail, the Clear Creek Trail, and extension of the Sacramento River Trail from Redding to the Interlakes Recreation Area at Shasta Dam.

**GOAL R13:
Reduce the prevalence of vandalism and increase the level of safety in park facilities and open-space lands.**

- R13A. Plan for safe and secure park and recreation areas.
- R13B. Incorporate security lighting and other design features within park and recreation facilities to reduce vandalism and improve user safety, while protecting

surrounding residential uses from excessive light and glare.

R13C. Consider providing park hosts for all larger parks.

R13D. Establish a policy of zero tolerance for vandalism.

Economic Development Element

GOAL ED1:

Attract new primary and other industries which are proven to provide higher-paying jobs and multipliers that will create a more balanced and stable economy.

ED1G. Pursue environmental mitigation strategies designed to remove impediments to industrial growth, including mitigation banks, habitat conservation plans, regional storm-water detention, and air quality programs.

GOAL ED4:

Preserve and enhance the community assets and character which make the community an attractive area to live, work, and invest.

ED4A. Develop and implement plans for enhancement of educational, cultural, and recreational facilities for the City that attract visitors and improve the quality of life for residents, such as:

- Developing a sports complex.
- Completing the Turtle Bay Museum Complex and Sacramento River pedestrian bridge.
- Developing the Park Marina riverfront area.
- Adding to the existing and proposed trails network
- Expanding existing and adding new community parks.
- Integrating public art into the life of the community.
- Providing a full-service library.
- Facilitating community events, such as MarketFest, Kool April Nites, Redding Jazz Festival, and similar events.

Public Facilities Element

GOAL PF1:

Ensure that adequate public services and facilities are available to support development in an efficient and orderly manner.

PF1A. Require that all new development, including major modifications to existing development, construct necessary on-site infrastructure to serve the project in accordance with City standards.

PF1B. Require that all new development, including major modifications to existing development, construct or provide a fair share contribution toward the construction of any off-site improvements necessary to offset project impacts and/or support the project.

PF1C. When reviewing applications for land use designation changes (i.e. zone change, General Plan Amendment, Specific Plan), conduct a thorough analysis of the impacts of the proposed changes on all aspects of the City's infrastructure system, and require mitigation as appropriate.

PF1D. Require that the provision of streets, sewer, electric, water, drainage, and other needed infrastructure be coordinated in a logical manner between adjacent developments so as to reduce design, construction and maintenance costs.

PF1E. Require that infrastructure be designed and constructed to meet ultimate capacity needs, pursuant to a master plan, so as to avoid the need for costly retrofitting.

PF1F. Utilize reimbursement agreements, where appropriate, when upgraded or oversized facilities are installed by an individual developer and the cost of the facilities exceeds the development's proportional share of responsibility.

PF1G. Direct growth toward areas which already have infrastructure capacity available by providing incentives for quality infill development.

PF1H. Encourage clustering of development to maximize the use and efficiency of infrastructure facilities.

PF1I. Regularly update and adopt the City's Capital Improvement Program (CIP) to prioritize funding for public works projects in accordance with the General Plan.

PF1J. Recognize the considerable public investment made in existing utility and street infrastructure by ensuring that funding for maintaining its integrity, reliability, and service levels is on par with investment in new facilities.

GOAL PF9:

Avoid increases in existing 100-year flood levels.

- PF9A. Establish the following thresholds for storm water drainage facilities:
- Design drainage facilities to convey a 100-year storm.
 - Until adequate regional stormwater facilities are in place, utilize a policy of "no net increase in runoff" for development projects in all drainage basins where existing development is within the 100-year floodplain.
- PF9B. Select and pursue the acquisition of sites considered appropriate for regional stormwater detention /retention facilities within the incorporated area.
- PF9C. Construct regional stormwater detention/retention basins at locations that will minimize current flooding risk.
- PF9D. Encourage Shasta County and the City of Shasta Lake to participate in the City's regional systems and/or develop a system of regional detention facilities that will complement the City's system.
- PF9E. Encourage project designs that minimize drainage concentrations and coverage by impermeable surfaces.
- PF9F. Maintain all drainage facilities, including detention basins and both natural and manmade channels, to ensure that their full carrying capacity is not impaired.

GOAL PF10:

Ensure that facilities are provided to accommodate the city's storage, repair and operational needs .

- PF10A. Prepare a strategic improvement plan for the corporation yard to address long-term needs including, but not limited to: ultimate land area, types of buildings and structures, indoor and outdoor material storage, screening, office space, and access and storage for vehicles and equipment

GOAL PF11:

Maintain, and expand when necessary, a street system that allows all users to travel smoothly and safely.

PF11C. Reconstruct existing streets as appropriate to comply with current design standards, when funding becomes available. Such improvements may include, but are not limited to: paving, curbs, gutters, sidewalks, signage, landscaping, lighting, raised medians, bikeways and bus pullouts.

GOAL PF15:

Maintain a public park and recreation system suited to the needs of Redding residents and visitors.

- PF15A. Establish the following threshold for park facilities:
- Program park development to attain and maintain a ratio of 10 acres of developed parkland for each 1,000 residents of the City as defined in the Recreation Element.
- PF15B. Work with developers to provide public and private parks and open space (as appropriate) in new neighborhoods.
- PF15C. Program the development of a regional sports complex as the next "community park" facility to be constructed.
- PF15D. Pursue renovation of "The Plunge" and reestablish use of the facility as a community swimming pool
- PF15E. Develop a funding mechanism to cover the cost of maintaining future parks and recreational facilities on an ongoing basis.

GOAL PF16:

Provide community centers throughout the community to meet the indoor recreation needs of a variety of users.

- PF16A. Distribute community center development equitably throughout the City based upon population densities and the demographic characteristics of the majority of nearby residents (i.e., families, the elderly, etc.) in the anticipated service area.

GOAL PF17:

Ensure that Convention Center facilities continue to meet the needs of Redding residents and visitors.

- PF17A. Continue to explore on-site and off-site options for expansion of convention center facilities.
- PF17B. Identify a variety of sites that could accommodate proposed facility development and pursue negotiations with landowners.
- PF17C. If a viable site is identified and preliminary negotiations with landowners are successful, pursue

funding and development of new off-site convention facilities.

- PF17D. If construction of off-site convention facilities is determined infeasible, pursue funding for the expansion and upgrading of existing convention center facilities to ensure that Redding remains a major competitor within the West Coast market.

GOAL PF18:

Provide facilities and amenities that enhance the unique character of Downtown Redding and support its role as the heart of the community.

- PF18B. Pursue the acquisition and construction of a major public gathering space of at least 60,000 square feet in a prominent location in Downtown Redding. The space shall be designed as a public square with benches, landscape areas, and fountains/public art.
- PF18D. Identify potential locations for public parking facilities and pursue the acquisition of land as sites become available.
- PF18E. Implement the adopted Specific Plan for Downtown Redding.

GOAL PF20:

Achieve and maintain adopted facility and service standards through the use of equitable funding methods and innovative strategies.

- PF20A. Determine the demand for new public facilities created by new development as compared to the demand for new facilities created by the community as a whole. Based on the results, determine the "fair share" of the financial contributions that are appropriate for both the community at large and new development.
- PF20B. Prepare an updated impact fee ordinance that requires new development to pay its "fair share" of the cost to build needed public facility improvements. Facilities to be considered include, but are not limited to: public safety, parks, streets and intersections, water treatment and distribution, sewage collection and wastewater treatment, storm drainage, transit, and electric facilities.
- PF20C. Where appropriate, distribute the responsibility to pay for new public facilities between existing and future development based on their respective demands on the system.

- PF20D. Identify and pursue alternative funding sources that can be used for: capital improvement project construction, staffing and ongoing maintenance of public improvements. Expand the search for grant funding.

Air Quality Element

GOAL AQ1:

Effective communication, cooperation, and coordination in developing and implementing community and regional air quality programs.

- AQ1-8. All City submittal of projects to be included in regional transportation plans (Regional Transportation Improvement Plan [RTIP], County's Congestion Management Plan [CMP], etc.) should be consistent with the goals and policies of this General Plan Element.

GOAL AQ2:

Reduce motor vehicle trips and vehicle miles traveled and increase average vehicle ridership.

- AQ2-17. The City shall make air quality and mobility prime considerations when reviewing any proposed change to the land use pattern. Such consideration shall include, as much as possible, increased transit and pedestrian mobility. This step shall be part of the CEQA process and apply reasonable Best Available Mitigation Measures (BAMM) to projects that exceed the significance thresholds promulgated by the Air Quality Management District.
- AQ2-20. The City should provide funding opportunities and options for the development of pedestrian and bicyclist corridor construction.
- AQ2-21. The City will work with the Redding Area Bus Authority in planning multi-modal transfer sites that incorporate auto parking areas, bike parking, transit, pedestrian and bicycle paths, and park and ride pick-up points.
- AQ2-25. The City will work with the Local Agency Formation Commission, Cities of Anderson, Shasta Lake, and the County in establishing a hard edge urban limit line for the boundary of the metropolitan area of the County and commitment to providing public services only within the urban areas.
- AQ2-26. The City should ensure that State and Federal funds earmarked for bicycle and transit improvements are

used for those purposes and vigorously pursue funds for new bicycle and transit improvements.

AQ2-28. *Bikeway and Pedestrian Plan.*

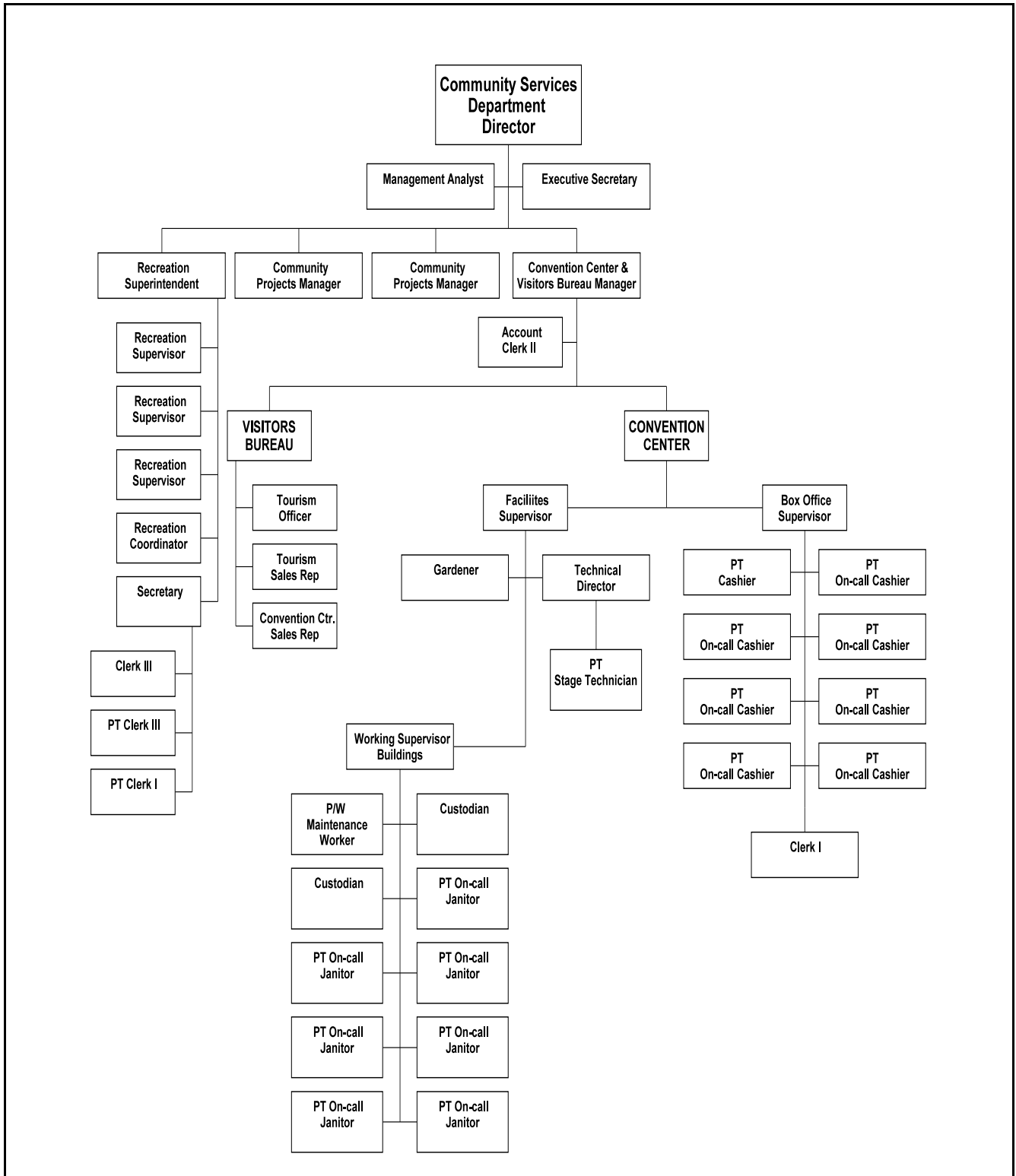
The City shall ensure that the Regional Bikeway Plan includes a comprehensive system of bikeways and pedestrian paths, which is planned and constructed in accordance with the adopted plan, based on analysis of existing and future use by the area to be served.

Implementation Strategy: To maximize bicycle use, the following policies and actions should be included in street design standards, subdivision ordinances, zoning ordinances, and the Circulation Element of the General Plan:

- Bikeways should be a part of a network that connects major destination points within the community. The Sacramento River Trail, along with its planned extension, can serve as the arterial for a network of feeder bikeways and pedestrian trails.
- Provide separate bike paths in areas where motor vehicle speed or volume make on-street bike lanes unsafe or unpleasant to use.
- Provide automatic traffic signal actuators embedded in the roadway or provide manual signal actuators where cyclists may reach them without leaving the roadway.
- Provide bicycle paths along greenbelts, linear parks, public easements, and drainage reserved as open space.
- Use grant and other funds to provide bicycle and pedestrian bridge crossings for creeks and the Sacramento River.
- Provide adequate paved shoulder on arterials and collectors to keep cyclists and motorists separate.
- Require developers to provide bicycle racks or enclosed and locked bicycle storage at major activity centers and office and commercial establishments.
- The foregoing provisions shall not be applied to projects if there is no likelihood of need, use, or forecasted use by pedestrians or bicyclists.

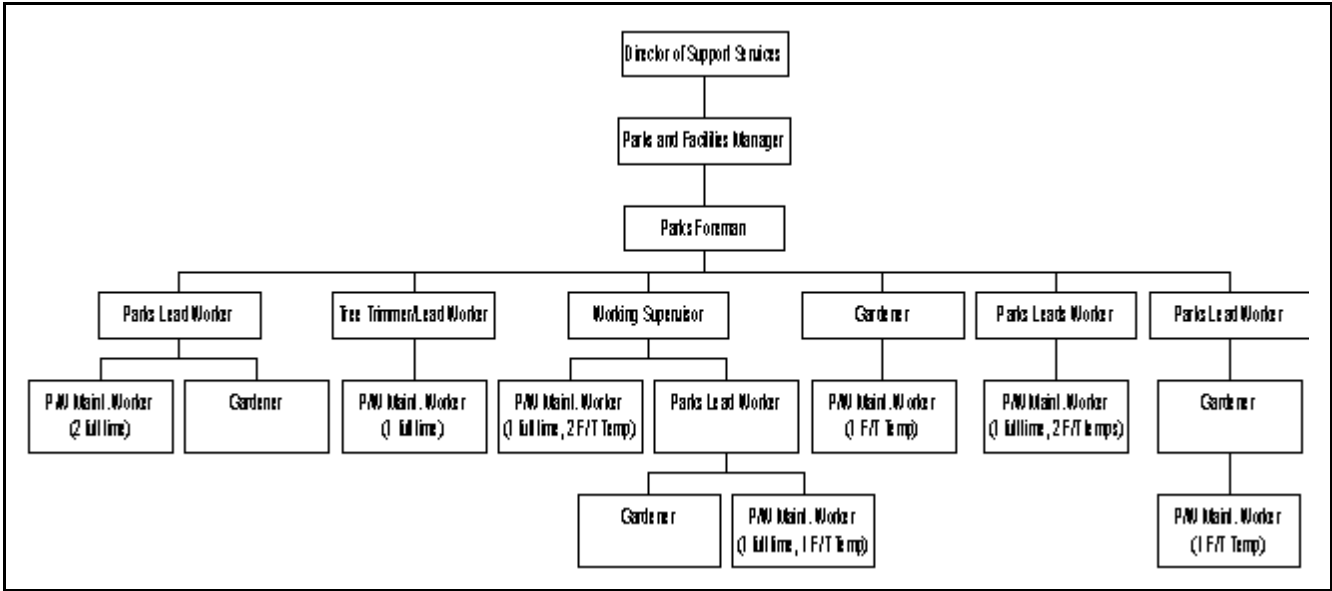
Organizational Charts

Community Services Department



Organizational Charts

Support Services Department - Parks Maintenance Division



Community Services Advisory Commission

Title 2 of the Redding Municipal Code: Administration and Personnel, Chapter 2.55 (excerpt)

2.55.110 Duties and responsibilities of commission.

The commission shall have the following duties and responsibilities:

- A. To make recommendations to the city council and the department of community services regarding the establishment of policies which foster, facilitate, establish, encourage and maintain a systemized program of leisure activities which may be made available to the residents and visitors of the city, including the use of park or recreational facilities which may be located outside of the city;
- B. To make recommendations to the city council and the department of community services regarding long-range planning of the development of park improvements and open space policy improvements, as well as the funding sources of said plans;
- C. To make recommendations to the city council and the department of community services regarding the city's tourism and convention promotion activities;
- D. To make recommendations to the city council and the department of community services regarding the establishment of policies which are designed to foster, facilitate, establish and maintain positive tourism, marketing, publicity, advertising and promotion programs which will encourage tourists to visit the Redding area, encourage convention activity, and seek to optimize the use of the convention center;
- E. To review proposed capital expenditures regarding parks, open space, recreational programs and facilities and advise the city council and the department of community services as to how the proposed capital expenditures relate to the objectives and policies of the city regarding parks and recreation.
- F. To review and make recommendations to the city council and the department of community services regarding the pricing guidelines of the convention center.
- G. To make recommendations to the city council and the department of community services regarding programs or proposals that may facilitate, enhance or encourage positive tourism promotion programs and expanded convention activities.
- H. To make recommendations to the city council and the department of community services regarding the funding and coordination of various tourism, parks and recreation activities with other local and state or federal agencies.
- I. To make recommendations to the city council and the department of community services regarding additional parks, recreation, tourism or convention center programs where deemed appropriate, and to review and recommend policies for city council approval with respect to park development, open space policies, recreational programs, tourism promotion programs, and convention activities.

Redding Municipal Code Chapter Relevant to Park Acquisition

Revised, Effective July 1, 2004

Chapter 17.42 PARK AND RECREATIONAL LAND DEDICATIONS AND IN-LIEU FEES

Sections:

- 17.42.010 Purpose.
- 17.42.020 Requirements.
- 17.42.030 Limitations on application of chapter.
- 17.42.040 Amount of parkland to be dedicated.
- 17.42.050 Requirements for dedication.
- 17.42.060 Formula for fees in lieu of land dedication.
- 17.42.070 Credits.
- 17.42.080 Credit for school sites.
- 17.42.090 Subdivider-provided park and recreation improvements.
- 17.42.100 Procedure.
- 17.42.110 Disposition of fees.
- 17.42.120 Sale of dedicated land.

17.42.010 Purpose.

This chapter is enacted pursuant to the authority granted by Section 66477 of the Government Code of the state to provide by ordinance for the dedication of land, the payment of fees in lieu thereof, or a combination of both, for park and recreational purposes as a condition to approval of a final map or parcel map.

The park and recreational land requirements imposed shall be compatible with the Open Space and Conservation Element and the Recreation Element of the city's General Plan and shall be in accordance with the principles and standards set forth in the Plan. The amount and location of land to be dedicated or the fees to be paid do, in the opinion of the city council, bear a reasonable relationship to the park and recreational needs of the future inhabitants of the subdivision. When fees are charged in lieu of land dedication, the city council obliges itself to spend such fees upon the development of park or recreational facilities for the use of the inhabitants of such subdivision within five years after the payment of such fees or within five years after the issuance of building permits on one-half of the lots of the subdivision, whichever occurs later.

17.42.020 Requirements.

As a condition of approval of a final map or parcel map, the subdivider shall dedicate land or pay a fee in lieu thereof, or both, at the option of the city, for park or recreational purposes according to the standards and formula contained in this chapter.

17.42.030 Limitations on application of chapter.

- A. In subdivisions containing fifty parcels or less, the city shall require only the payment of fees and shall not require the dedication of land.
- B. Subdivisions containing less than five parcels and not used for residential purposes shall be exempted from the requirements of this chapter provided, however, that a condition shall be placed on the approval of such parcel map that if a building permit is requested for construction of a residential structure or structures on one or more of the parcels, the fee may be required to be paid by the owner of each such parcel as a condition to the issuance of such permit.
- C. The provisions of this chapter do not apply to commercial or industrial subdivisions, nor do they apply to condominium projects or stock cooperatives which consist of the subdivision of airspace in an existing apartment building which is more than five years old when no new dwelling units are added.

17.42.040 Amount of parkland to be dedicated.

It is found and determined that the public interest, convenience, health, welfare, and safety require that five acres of property for each one thousand persons residing within this city be devoted to neighborhood and community-park recreational purposes.

Where the planning commission requires the dedication of land as a condition of a final map, the amount of such land will be based on the following:

<i>Housing Type</i>	<i>Park Area per Unit</i>
Single-family, including mobilehome	531 square feet
Multi-family	531 square feet

The above reflects the amount of land required to be dedicated to achieve five acres of parkland per one thousand population based on a density factors of 2.44

persons per dwelling pursuant to Section 66477(b) of the Government Code, and based on population-per-dwelling-unit estimates supplied by the U.S. Census.

For the purposes of this section, the number of new dwelling units in areas designated for one dwelling unit per parcel shall be based on the number of parcels indicated on the final map. When all or part of the subdivision is located in an area classified for more than one dwelling unit per parcel, the number of new dwelling units shall be based on the density permitted by the particular zoning or General Plan classification of the subject property.

Should a rezoning or General Plan amendment application accompany the tentative map, density shall be calculated according to the density of the designation requested. However, if it appears that the actual number of dwelling units, which will be built, is reasonably certain for the foreseeable future and is less than the highest density permitted in the applicable zone, then the calculations shall be based upon such actual density. In the event that the calculation is based upon actual density, a note shall be placed upon the final map or parcel map that prior to the issuance of a building permit for all or any part of the subject property at a higher density than was used for the calculations made pursuant to this chapter, the building permit applicant shall pay the difference between the fee paid pursuant to this chapter and the fee which would have been required had the calculations been based upon the density proposed in the building permit application.

In the case of a condominium project or planned development, the number of new dwelling units shall be the number of condominium units or planned-development units. The term "new dwelling unit" does not include dwelling units lawfully in place prior to the date on which the parcel or final map is filed.

17.42.050 Requirements for dedication.

- A. The subdivider shall, without credit, provide:
1. Full-street improvements and utility connections including, but not limited to, curbs, gutters, street paving, traffic-control devices, street trees, and sidewalks to land which is dedicated pursuant to this section or provide any necessary easements for usable public access together with any necessary access improvements;
 2. Fencing along the property line of that portion of the subdivision contiguous to the dedicated land;
 3. Improved drainage through the site;
 4. Other minimal improvements which the city

determines to be essential to the acceptance of the land for recreational purposes.

- B. Lands to be dedicated or reserved for park and/or recreational purposes shall be suitable, in the opinion of the city, in location, topography, environmental characteristics, and development potential for park uses. The primary intent of this section shall be construed to provide the land for functional recreation units of local or neighborhood service including, but not limited to, tot lots, play lots, playgrounds, neighborhood parks, playfields, community or district parks, and other specialized recreational facilities that may serve the family group and also senior citizen and child-care activities. Principal consideration shall be given to lands that offer:
1. A variety of recreational potential for all age groups;
 2. Recreational opportunities within walking distance from residents' homes;
 3. Possibility for expansion, connection, or coordination with school grounds;
 4. Integration with hiking, riding, and bicycling trails; natural stream reserves; and open space;
 5. Coordination with other park systems;
 6. Frontage on at least one existing or proposed public street.

17.42.060 Formula for fees in lieu of land dedication.

- A. General Requirements. Where the planning commission has required the payment of fees in lieu of land dedication or the proposed subdivision of land contains fifty parcels or less, the subdivider shall in lieu of dedicating land, pay a fee equal to the value of that land which would otherwise be required to be dedicated., plus twenty (20) percent for off-site improvements such as utility line extensions, street lights, curb, gutter, and pavement. However, nothing in this section shall prohibit the dedication and acceptance of land for park and recreation purposes in subdivisions of fifty parcels or less where the subdivider proposes such dedication voluntarily and the land is acceptable to the city. In subdivisions of more than fifty parcels, the subdivider shall:
1. Dedicate land in accordance with this chapter and the park needs determined in the General Plan;

2. Dedicate land and pay in-lieu fees under the following circumstances:

- a. When only a portion of the land proposed for a park site is acceptable to the city as the site for a local park, such portion shall be dedicated for local park purposes; and a fee computed pursuant to the provisions of this section shall be paid for the value of any additional land that would have been required to be dedicated pursuant to this chapter,
- b. When a major part of the local park or recreation site has already been acquired by the city and only a small portion of land is needed from the subdivision to complete the site, such remaining portion shall be dedicated; and a fee computed pursuant to the provisions of this section shall be paid in an amount equal to the value of the land which would otherwise have been required to be dedicated pursuant to this chapter.

If the amount of land required to be dedicated is less than the area of the park or recreation facility deemed necessary by the city, the subdivider shall set aside the remainder of said park area at the option of the city council pursuant to reservation provisions of the Subdivision Map Act as may be amended.

B. Calculation of In-Lieu Fees. The amount of in-lieu fees shall be based upon the fair market value of the amount of land which would otherwise be required for dedication. The fair market value shall be determined annually by resolution adopted by the city council. The amount to be paid shall be a sum calculated pursuant to the following formula:

$$A \times V = M$$

Where A = The amount of land required for dedication as determined in Section 17.42.040.

Where V = The fair market value (per acre) of the property to be subdivided as established by resolution of the city council.

M = The number of dollars to be paid in lieu of dedication of land., to which shall be added twenty (20) percent for off-site improvements.

C. Use of Money. The money collected hereunder shall be used only for the purpose of acquiring necessary land and developing new or rehabilitating existing park or recreational facilities. In collecting funds pursuant to this chapter, the city shall assign said funds to the general geographic area of the subdivision by placing said funds in trusts based on the four geographic areas listed below and depicted on Exhibit A, attached hereto, a copy of which is on file in the office of the city clerk:

1. Northwest;
2. Northeast;
3. Southwest;
4. Southeast.

17.42.070 Credits.

The city may grant credit for privately owned and maintained common open-space or recreational facilities, or both, in planned developments or real-estate developments as defined in Sections 11003 and 11003.1 of the Business and Professions Code. The partial credit, not to exceed seventy-five percent, shall be given against the requirement of land dedication or payment of fees in lieu thereof if the city finds that it is in the public's interest to do so by meeting subsection (A)(1) through (4) of this section, and providing that the requirements in subsection (B) are met.

- A.
 1. The facilities proposed are in substantial accordance with the provisions of the Recreation Element of the General Plan, and the facilities will provide for park needs of the residents of the project in such a manner as to reduce the impact on existing facilities or reduce the need to provide new facilities by the city,
 2. Yards, court areas, setbacks, and other private open-space areas required by the zoning and building regulations shall not be included in the credit computation,
 3. Provision is made by written agreement, recorded covenants running with the land, or other contractual instrument that the areas shall be adequately maintained, and
 4. The use of private open-space or recreation facilities is limited to park and local recreation purposes, and shall not be changed to another use without the express written consent of the city.
- B.
 1. Private parkland against which credit will be given shall be at least 3 acres in size.

2. The private recreation area will provide at least five of the basic park elements listed below, or a combination of such and other recreation improvements, that will meet the specific recreation needs of future residents of the area:

<i>Park Elements</i>	<i>Minimum Size in Acres</i>
Children's Area with Play Equipment	.50
Landscaped Park	.50
Family Picnic Area	.25
Game Court Area	.25
Turf Playfield	1.00
Recreation Center Building	.15
Swimming Pool	.25
(42' by 75' with adjacent deck and lawn areas)	

17.42.080 Credit for school sites.

Where land for a school site is given free and clear to a school district by a developer, pursuant to the approval of a tentative map, and the gift provides that the playground area shall be available to the general public during nonschool hours, such land may be credited against the requirements of Section 17.42.040 provided that the city council finds it in the public interest to do so. In the event a school is not constructed on the gift land and the real property is returned to the original subdivider or to another successor-in-interest, the requirements of Section 17.42.040 that were in effect at the time the land was given to the school district shall apply; and the city council, at its discretion, may require a park dedication from the land being returned, payment of in-lieu park fees, or a combination thereof. The determination of the city council as to whether credit shall be given and as to the amount of credit shall be final and conclusive.

17.42.090 Subdivider-provided park and recreation improvements.

At the option of the city council, a subdivider may improve dedicated land. The value of park and recreation improvements provided by the subdivider to the dedicated land shall be credited against the fees or dedication of land required by this chapter. The city council reserves the right to approve such improvements prior to agreeing to accept the dedication of land and to require in-lieu fee payments should the land and improvements be unacceptable.

17.42.100 Procedure.

At the time of approval of the tentative map, the planning commission shall determine whether land, in-lieu fees, or a combination of land and fees shall be dedicated and/or paid by the subdivider. If the planning commission requires in-lieu fee payment by the subdivider, the commission will set the amount of land upon which the in-lieu fee will be based.

At the time of filing of the parcel map or final map, the subdivider shall dedicate the land and/or pay the fees as determined by the city. At the discretion of the body approving the parcel map or tentative subdivision map, fees may be paid prior to the issuance of any building permit (rather than at the time of recording a parcel or final map) for any individual lot created by a parcel or final map and zoned for multiple family uses if said property, after the land division, could be developed with more than fifteen dwelling units as provided under the base zoning district of the property.

For any subdivision in which dedication is required, the documents dedicating such land shall be approved by the city and recorded contemporaneously with the final map. When land is to be dedicated, it shall be dedicated in fee, and free and clear of all liens, charges, and encumbrances that are unacceptable to the city.

17.42.110 Disposition of fees.

Fees determined pursuant to Section 17.42.060 shall be paid to the city treasurer and shall be deposited into the subdivision park trust fund or its successor. Money in said fund, including accrued interest, shall be expended solely for acquisition or development of park land or improvements related thereto.

Collected fees shall be appropriated within five years upon receipt of payment or within five years after the issuance of building permits on one-half of the lots created by the subdivision, whichever occurs later. If such fees are not so committed, these fees, without any deductions, shall be distributed and paid to the then record owners of the subdivision in the same proportion that the size of their lot bears to the total area of all lots in the subdivision.

The finance director shall report to the city council at least annually on income, expenditures, and status of the subdivision park trust fund.

17.42.120 Sale of dedicated land.

If the city council has determined that the public park purpose for which the dedication was required does not exist, or that another nearby site would be more suitable, it shall reconvey the property to the subdivider or the successor in interest in exchange for payment of the in-lieu park fees that would otherwise have been collected.

If the city council decides to vacate, lease, sell, or otherwise dispose of the dedicated property, it shall give at least 60 days notice to the original subdivider or the successor in interest before vacating, leasing, selling, or otherwise disposing of the dedicated property. This notice is not required if the dedicated property will be used for the same

public purpose for which it was dedicated. Should the subdivider or successor in interest not respond to said notice within 60 days, the city may vacate, lease, sell or otherwise dispose of the property, provided all funds are retained for park improvements within the same geographic area in which the park is located, as listed in Section 17.42.060(C). In the event the subdivider is no longer alive or there is not a successor of interest, the city may sell the lands subject to the same restriction on use of the funds as set forth in the preceding sentence.

This section shall only apply to property required to be dedicated on or after January 1, 1990, pursuant to Section 66477.5(e) of the Government Code.

Redding Private Neighborhood Parks, by Quadrant

City Quadrant	Private Neighborhood Park Developments	Park and Recreation Amenities	Acres
NE	The Vineyards Planned Development off Shasta View Drive near Simpson College	Interior Trail System, Twin Lakes, Clubhouse, Swimming Pool and Spa Area, Horseshoes, Bocce Ball	17.91
	Shasta Hills Estates Subdivision off Churn Creek Rd. south of Hwy. 299E	Clubhouse, Swimming Pool, Lawn and Picnic Tables, Benches, Path	2.00
SE	Silver Creek Subdivision off Shasta View near Rancho Rd.	2.2 Acre Park with Irrigated Turf, Picnic Tables, and Open Space / Detention Basin	6.33
	Shasta Pines Subdivision east of Churn Creek and south of Hwy 44	Tennis Courts	0.43
	The Bluffs Subdivision on No. Bechelli Lane on east bank of Sacramento River	2 Tennis Courts	0.75
SW	Meadow Wood Estates Planned Development off Girvan Road near Cascade Park	2 Park Sites, Including Tennis Court, Full Court Basketball, Barbeque and Picnic Tables, Play Areas	1.91
	Marvin Gardens Planned Development off Girvan Road near Cascade Park	Playground and Picnic Area	.92
	Paris Park Planned Development off Park Mariana near Sequoia School	Pool and Clubhouse	0.29
	The Bluffs Subdivision on No. Bechelli Lane on east bank of Sacramento River	2 Tennis Courts	0.75
	The Knolls Planned Development on Foothill Blvd. south of Eureka Way	Tennis Court, Pool, Clubhouse	3.33
NW	There are no private neighborhood parks in the Northwest Quadrant.		

Findings from the 2001 Household Survey

In addition to the major issues and trends that Redding, like other cities, will face in the coming years, the opinions and concerns of local residents were factored into the planning process.

The City contracted with an outside marketing and opinion research firm, Evans-McDonough, Inc., to conduct a household survey of Redding residents in the fall of 2001. The goal was to identify attitudes and perceptions about parks, recreation programs, and facilities, and to obtain suggestions for needed improvements and new programs.

The public's response to the survey was very positive, with a completed response rate of 27%. This is considered high for any mail survey, especially in light of the September 11, 2001, hijackings that unfortunately coincided with the questionnaire's distribution.

Results from the survey proved valuable to the Master Plan committee in formulating many of its recommendations. The following summarizes the key findings from the survey's final report.

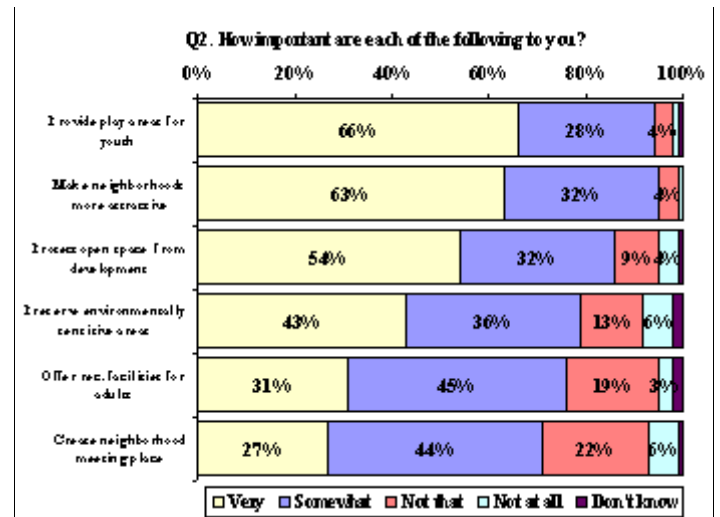
Overall Park System Rating

In general, the quality of our park system was given a high positive rating by a strong majority (83%) of survey respondents, rating them as either excellent (16%), or good (67%). Another 12% rated the quality of parks as only fair, and 1% rated it poor. Non-responses were 4%.

Quality-of-Life Issues

Six quality-of-life issues were presented, and all were rated positively. Two of these, "Provide play areas for youth" and "Make neighborhoods more attractive" were rated the highest by over 60% of respondents. This lends support to proposed recommendations for higher public investment in neighborhood-serving parks, which create play areas and can simultaneously improve the aesthetics of residential districts.

"Protecting open space from development" and "Preserving environmentally sensitive areas" also



received high marks, with 86% and 79% ranking them very or somewhat important by residents. These two findings indicate that there is probably strong support for an open space program in Redding.

Park Usage

The survey revealed that Caldwell-Lake Redding Park is the most used of the parks, with 89% visiting the park at least a few times per year. There is also a high frequency of visits to the attractions found on Auditorium Drive: the Convention Center, Riverfront Park, and Turtle Bay. Almost 80 percent of the respondents visited the Convention Center at least once a year, while 61% visited Turtle Bay annually. This finding confirms that public investment in this important recreation and cultural sector of the city continues to be appreciated.

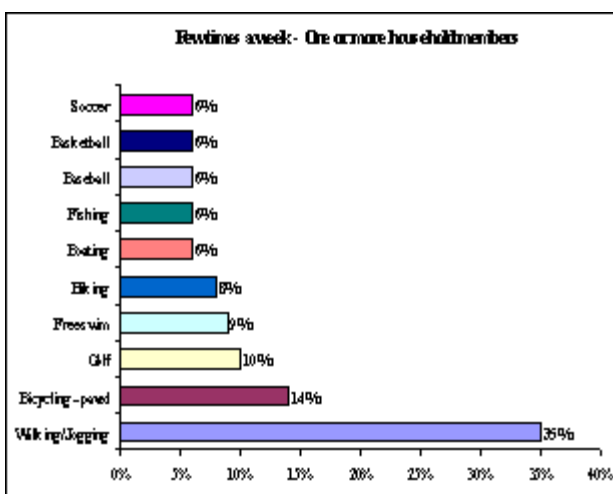
Two of our 3 large community parks appear to be little used by Redding residents. Buckeye Park (9 developed acres out of 27 total) has many amenities but is not used by respondents. Cascade Park (4 developed acres out of 17) with limited improvements, has significant undeveloped acreage and is therefore underutilized. Both represent untapped resources within our park system.

Household Participation

According to the survey, most respondents currently choose to recreate outside organized venues. This was revealed in several questions directed at determining the level of participation in organized recreation or sports programs offered by our Recreation Department or other organizations. In the last year, 30% of respondents used Redding recreation programs. A higher percentage (46%) participated in activities with other organizations, including Little League, the YMCA, church groups, and other various leagues.

The construction of The Redding Aquatic Center (formerly The Plunge) will undoubtedly increase activity for all pool-related activities and allow the enhancement of our aquatic programs. The addition of fields at the Sports Park will probably raise participation rates in those sports as well. City Recreation programs and classes held in gym and classroom facilities will also be positively affected by the 2 new joint-use gyms coming on line at Redding School District sites.

Walking and jogging (35%) were by far the most popular of the 36 listed activities, followed by biking (14%). In frequency of use, fishing, hiking, picnics and barbeques also consistently made the top-choice list in all three categories of frequency (weekly, monthly, or yearly use).



Redding Trail Usage

Six major City trails were rated on frequency of use, with the Sacramento River Trail, not surprisingly, getting the most use. Fourteen percent of respondents visited this trail on a weekly basis, and even more (20%) use it a few times a month. Two-thirds of the respondents (67%) say they have used the City trails for walking at least a few times a year. These figures confirm that public investments in the trail system has had widespread and popular appeal.

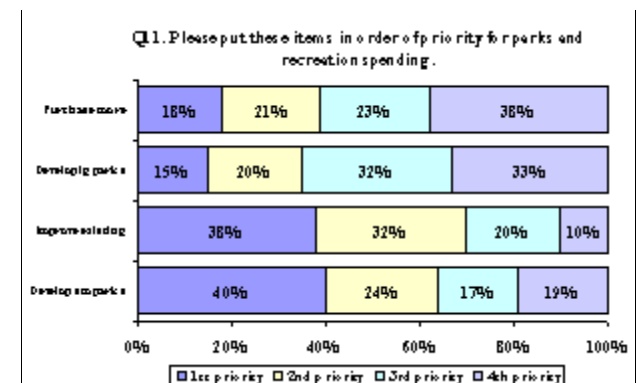
Bicycling and dog walking were also favored trail uses. The popularity of walking, jogging and bicycling also emphasizes the need for integrating the trails with an expanded sidewalk system throughout the city.

Park Spending Priorities

Top priorities for park spending (chart on next page) were "Develop small parks" and "Improve the existing city parks." People appear to want smaller recreation facilities close to home.

Recommendations found in the Master Plan have responded to this stated preference by proposing that future park acquisitions be located within a comfortable walking distance (½ mile) from all residential areas.

A preference for smaller parks also means that our existing undeveloped mini-park sites were re-evaluated to determine how they might help fill the need for these neighborhood-focused park sites in built-out areas where there are few choices for locating parks.

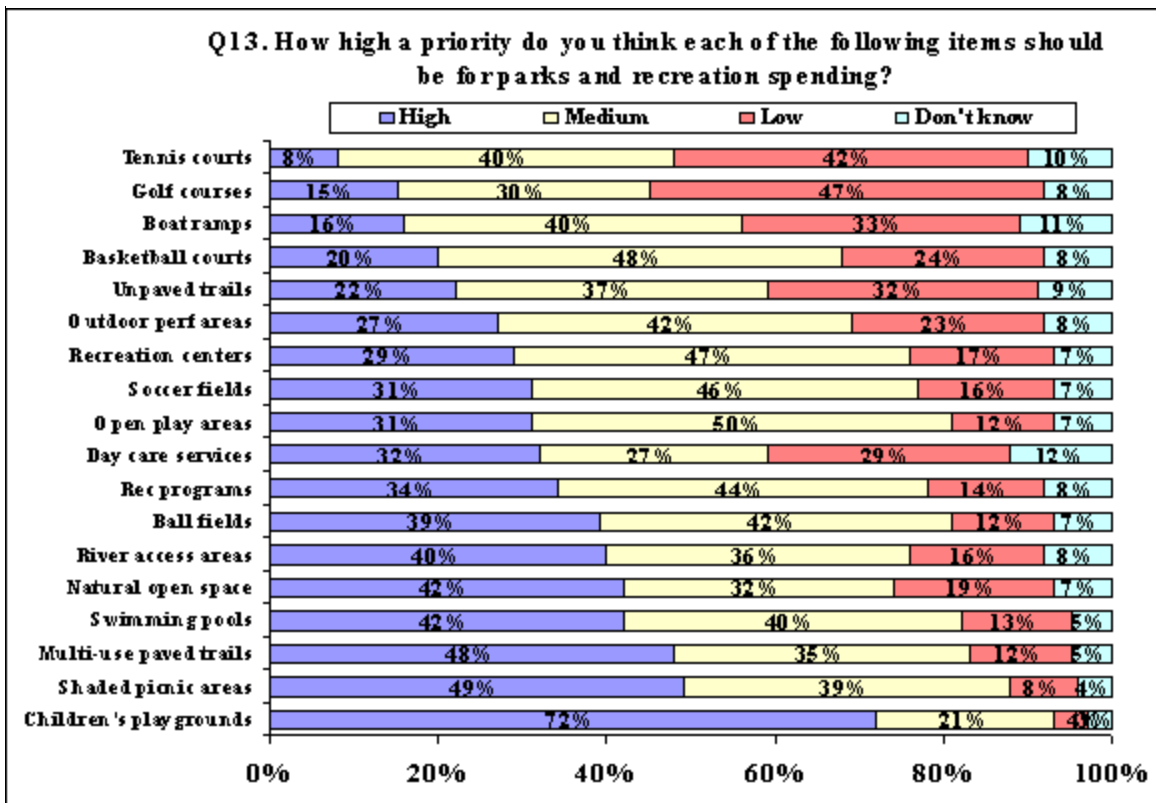


In another question regarding spending priorities (below), children's playgrounds were overwhelmingly ranked as the highest priority (72%) for park and recreation facility spending among 18 choices. This is consistent with the importance of the "Providing play areas for youth" response in another question.

Swimming pools and ball fields were ranked as high priorities by 42% and 39% of the respondents, respectively. This finding indicates that support for the construction of the new aquatic center and the sports complex exists among the broader public, and not just with the small number of participants on swim or ball teams.

Four of the top 10 preferred choices were passive recreation activities that are suitably located in Natural Area Parks: "Shaded picnic areas", "Multi-use paved trails", "Natural open spaces", and "River access areas."

The lowest ranked priorities were tennis courts and golf courses. Both of these activities are primarily provided in Redding by the private sector, or in the case of tennis courts, also at schools.



Findings from the 2001 High School Survey

In order to get a better understanding of the concerns of Redding's youth, a separate survey of students at Enterprise and Shasta High Schools was conducted in June of 2001. The survey data indicated that most of the 400-plus students participating in the survey had grown up in Redding, or had been here more than 10 years. Their ages ranged from 15 to 17 years, with the majority being 16 years old. Respondents were almost evenly divided between males (51%) and females (49%).

Preferred Leisure Activities

The top five activities for boys were basketball, swimming, video games, skateboarding, and being with friends. For girls the preferences were shopping, friends, swimming, hanging out, and going to the lake.

Recreation Information

When asked what their main source of information about recreation programs and facilities was, 32% said their friends, 26% said the radio, and 22% mentioned the newspaper. Other choices included cable TV and Channel 11 public access TV. This information will be useful in marketing and promoting future recreation programs.

Involvement in Redding Recreation Division's Teen Programs

The primary Redding Recreation programs in which teenagers have been involved have been sports. For males, youth baseball was the primary program, followed by basketball and soccer. For females, the programs in which most participated were softball, followed by basketball and soccer. Approximately 20% of the teens indicated that they had participated in Redding Recreation programs. On a gender basis, 70% of the females indicated that they had not participated in City programs, while 60% of the males had not.

Outdoor Recreation Facility Needs

Participants were asked to rank nineteen possible facilities that could be enhanced or developed in the city. Males and females had the same top five items, but in a different order. The top fourteen facilities ranked by all respondents, in order, were:

- baseball fields, adult
- baseball fields, youth
- disc/frisbee golf
- softball fields, adult
- softball fields, youth
- soccer fields, adults
- soccer fields, youth
- off-leash dog areas
- tennis courts
- BMX bike park
- basketball Courts
- children's play equipment/areas
- children's water play areas
- open grass play fields

Indoor Recreation Facilities Needs

Redding teens indicated a strong interest in community performing arts programs and facilities for youth and adults. Other indoor facility choices included: childcare, dance classes/activities, arts/crafts, volleyball courts, basketball courts, exercise/fitness, teen center, and an aquatic/swim center.

Reasons for Non-Participation in Desired Leisure Activities

When presented with nine possible reasons for not participating in the activities listed above, the teens ranked “no time” (19%) as the most common concern. Other reasons included “not offered” (15%), “not available” (13%), “no money” (13%), no facility (13%), and no equipment (11%)

Use of Existing City Recreation and School Facilities

Responses to the question on frequency of use at City parks or school facilities beyond school hours showed that this age group is highly dependent on facilities close to where they live.

For example, teens who go to Enterprise High School on the east side of town frequent Enterprise Park. Shasta High School students on the west side mostly use Caldwell Park and its recreation resources. For both school groups, close-by neighborhood parks ranked last in frequency of use. Most did not know the name of their local park, and most did not use them, most likely because of a lack of amenities appealing to teens.

From this finding, there appears to be a significant need to provide parks that are both conveniently located within walking and biking distances, and also equipped with age-appropriate amenities.

The park most used by both groups was Enterprise Park, followed by the Sacramento River Trail, Lake Redding Park, Caldwell Park Soccer Fields, Caldwell Park Skatepark, Martin Luther King, Jr. Park, Caldwell Park Ball fields, Caldwell Park Teen Center, Library Park, and Alta Mesa Park.

Facilities and Programs Most Desired by Teens

The last two questions on the survey form were open-ended and requested any suggestions they might have.

The five most desired facilities were:

- teen center
- ice skating rink
- skate parks
- water parks
- indoor skating rink

The five most desired events or competitions were:

- music concerts
- skateboard competitions and events
- cultural performances/events/productions
- basketball games and competitions
- professional sports events/competitions in basketball, and track and field.

Undeveloped Park Site Recommendations

Develop 16 Sites:

<i>Undeveloped Site:</i>	Blossom Park Site
<i>Quadrant:</i>	Northeast
<i>Acres:</i>	5.90 acres
<i>Address / Parcel No.</i>	1325 Montclair Drive / 073-310-001-000
<i>Subdivision:</i>	Blossom Park Subdivision, Unit 1 (1990)
<i>Original Developer:</i>	Gold Hills Mobile Estates, Inc.; Gary Arel, president; Larry Lewis, VP and Patricia Lamons, secretary
<i>Analysis:</i>	Site was dedicated as a public school or park site related to the development process of adjoining subdivision. Located within Gateway School District, the parcel's size is not large enough to be both a park and a school.
<i>Recommendation:</i>	Retain site for future school use. Look for opportunities to acquire additional adjacent parkland to create a school-park of 10 acres or more combined acreage.

<i>Undeveloped Site:</i>	Buenaventura Fields
<i>Quadrant:</i>	Southwest
<i>Acres:</i>	15.00 acres
<i>Address / Parcel No.</i>	3881 Placer Road / 104-040-033-000
<i>Subdivision:</i>	City-owned parcel
<i>Original Developer:</i>	n/a
<i>Analysis:</i>	The entire parcel is 39.90 acres, of which approximately 15 acres can be developed. To the northeast across Buenaventura Boulevard is the now-closed Benton Landfill, designated as open space. To the southwest is the open space containing the Blue Gravel Mine Trail.
<i>Recommendation:</i>	Develop multiple athletic fields to create a west Redding youth sport field complex. Tie into Blue Gravel Mine Trail so that people living in adjacent residential areas may reach the site on foot or bicycle.

<i>Undeveloped Site:</i>	Churn Creek Property
<i>Quadrant:</i>	Southeast
<i>Acres:</i>	17.13 acres
<i>Address / Parcel No.</i>	2013 East Cypress Ave. / 109-090-016-000
<i>Subdivision:</i>	na
<i>Original Developer:</i>	na
<i>Analysis:</i>	Purchased by the city in 2001 for neighborhood park, about 10 of the 17 acres can be developed for recreation purposes. The rest is in the Churn Creek floodplain.
<i>Recommendation:</i>	Develop site as a large neighborhood park. Include athletic fields and connections to surrounding neighborhood streets, the proposed Churn Creek Trail, and to Goodwater Avenue.

<i>Undeveloped Site:</i>	Churn Creek Heights Park Site
<i>Quadrant:</i>	Southeast
<i>Acres:</i>	1.0 acres
<i>Address / Parcel No.</i>	1399 Arizona Street / 068-380-040-000
<i>Subdivision:</i>	Churn Creek Heights Subdivision, Unit 1 (1993)
<i>Original Developer:</i>	W. E. Baker and Richard K. Downs, trustee
<i>Analysis:</i>	Dedicated in 1993 per Churn Creek Heights, Unit 1.
<i>Recommendation:</i>	Retain for future , as a land use buffer for new park site adjacent to it. Preserve cultural value of site. Maintenance needs to be performed regularly on Arizona Street frontage.

<i>Undeveloped Site:</i>	Copper Creek (Pacheco School District) Park Site
<i>Quadrant:</i>	Southeast
<i>Acres:</i>	3.27 acres
<i>Address / Parcel No.</i>	4950 Shasta View Drive / 054-090-039-000
<i>Subdivision:</i>	na
<i>Original Developer:</i>	na
<i>Analysis:</i>	Acquired in 1995, the long narrow site is just south of a school site owned by Pacheco School District. There are no immediate plans to develop a school there, but the potential exists for a school-park site.
<i>Recommendation:</i>	Retain site for future school-park site or property trade. Maintenance needs to be performed regularly on Shasta View frontage.

<i>Undeveloped Site:</i>	Meadow Creek Park Sites
<i>Quadrant:</i>	Southwest
<i>Acres:</i>	Three parcels: 1.87 acres 1 0.52 acres 2 0.99 acres 3 0.36 acres
<i>Address / Parcel Nos.</i>	1 6433 Oxbow St. / 050-660-009-000 2 6435 Oxbow St. / 050-660-009-000 3 6510 Hemlock St. / 050-660-034-000
<i>Subdivision:</i>	Meadow Creek Subdivision, Units 1 and 2 (1990 & 1991)
<i>Original Developer:</i>	Three Seasons Development - Robert Loring
<i>Analysis:</i>	Dedicated to the city in 1990 and 1991 with the development of Meadow Creek Subdivision, the site has some large trees left on it, as well as a small drainage ditch running through it. The frontage on Hemlock is maintained by the Parks Division as turf and landscaping. Most of Meadow Creek Subdivision lies outside the ½ mile service area of Cascade Park, the nearest accessible developed park. Creekside Park is .8 miles to the east across Olney Creek. The undeveloped Waverly Park site (below) is located 600 feet to the southwest, but is completely unconnected by road to the streets in this subdivision.
<i>Recommendation:</i>	Develop site as a small neighborhood park that will serve the residents of Meadow Creek as well as the older homes in the Tobiasson Subdivision north of Star Drive and Sacramento Drive. Include playground equipment, half-court basketball and picnic area to take advantage of the large beautiful trees on-site.

<i>Undeveloped Site:</i>	Mountain View School-Park Site
<i>Quadrant:</i>	Northeast
<i>Acres:</i>	6.00 acres
<i>Address / Parcel No.</i>	675 Shasta View Drive / 077-010-028-000
<i>Subdivision:</i>	Hacienda Heights
<i>Original Developer:</i>	M.H.D. Associates
<i>Analysis:</i>	The site is ready to develop as a park. However, its disconnection from the majority of the surrounding residential area makes it a less than ideal neighborhood park.
<i>Recommendation:</i>	Develop the site as an east Redding youth sports field complex. Facility improvements should be coordinated with the adjacent Mountain View Middle School site so that together they can accommodate tournaments for several different sports. Small ballfields, soccer, and tennis courts are tentatively planned for the site.

<i>Undeveloped Site:</i>	River Ridge Terrace, Unit I, Park Site
<i>Quadrant:</i>	Northwest
<i>Acres:</i>	2.04 acres
<i>Address / Parcel No.</i>	1200 Spinnaker Drive / 115-170-009-000
<i>Subdivision:</i>	River Ridge Terrace (or Park) Subdivision, Unit 1 (1989 or 1990)
<i>Original Developer:</i>	Herb McGetrick, et al (1997 tentative map extension on units 2-5)
<i>Analysis:</i>	Park site has sloping topography and is not ideal for park development. Recent tentative map shows an additional 1 acre park dedication adjacent to the existing site and to the north, so future park site may be as large as 3 acres.
<i>Recommendation:</i>	Retain site for future. Look for other opportunities to develop site as this subdivision and the area around it is developed.

<i>Undeveloped Site:</i>	River Park Highlands Unit 3 Site
<i>Quadrant:</i>	Northwest
<i>Acres:</i>	1.89 acres
<i>Address / Parcel No.</i>	249 River Park Drive / 112-320-023-000
<i>Subdivision:</i>	River Park Highlands Subdivision, Unit 3 (1990)
<i>Original Developer:</i>	Redding Woodcrest Investors, LTD, Harry Eckelman & Irvin Scarbrough; and Humboldt Financial Services, Jacqueline K. Ooley, president; and Cynthia Maher, project manager
<i>Analysis:</i>	Site is encumbered with a 30'-wide electrical easement along the south portion of parcel. The easement's restrictions preclude shade trees, and any structure or other amenity more than 12 feet in height, such as basketball stands, shade pavilions or tall playground equipment.
<i>Recommendation:</i>	Develop as small neighborhood park. Acquire by purchase or trade the vacant 0.67 acre parcel adjacent to this park site to achieve a more usable property. Develop a neighborhood park totaling 2.56 acres that will serve all residents of River Park Highlands subdivision.

<i>Undeveloped Site:</i>	Rosetree Park Site
<i>Quadrant:</i>	Northeast
<i>Acres:</i>	2.00 acres
<i>Address / Parcel No.</i>	1505 Imperial Drive, (2975 Salmonberry Drive) / 077-500-044-000
<i>Subdivision:</i>	Ravenwood Subdivision, Units 14, 15, & 16 (1993)
<i>Original Developer:</i>	Donald Lynn and Darlene Lynn
<i>Analysis:</i>	This site has good characteristics and would make a good park. However, a 0.76-acre developed mini-park, Ravenwood Park, already exists at the other end of this large subdivision. Its ½ mile service area covers all but a few homes in the far northeast part near this undeveloped site. Amenities at the mini-park are minimal, consisting of landscaped areas, small open turf area, and play equipment.
<i>Recommendation:</i>	Develop the site as a small neighborhood park. Amenities should complement those found at nearby Ravenwood Mini-Park, and may include picnic area, multipurpose play field and full court basketball.

<i>Undeveloped Site:</i>	Stillwater Plant Site
<i>Quadrant:</i>	Southeast
<i>Acres:</i>	80.00 acres
<i>Address / Parcel No.</i>	6383 Airport Road / 056-400-001-000
<i>Subdivision:</i>	City owned parcel
<i>Original Developer:</i>	n/a
<i>Analysis:</i>	A portion of this total 157-acre parcel contains lovely riparian oak habitat along the Sacramento River. While not appropriate for neighborhood park development since it is adjacent to land primarily zoned for industrial and public facility uses, it could potentially be developed for equestrian or other special purpose uses. It is located at the confluence of Clover Creek and the River, making it a logical place to terminate the proposed Clover Creek Trail.
<i>Recommendation:</i>	Retain site for future park, trail and open space along the river.

<i>Undeveloped Site:</i>	Summerfield Meadows Park Site
<i>Quadrant:</i>	Southwest
<i>Acres:</i>	2.26 total acres: 1.48 acre park site; and 0.78 acre drainage-open space parcel
<i>Address / Parcel No.</i>	6567 Creekside St. / 050-720-034-000; and 6584 Creekside St. / 050-720-033-000
<i>Subdivision:</i>	Summerfield Meadows Subdivision, Unit 1 (1991)
<i>Original Developer:</i>	Lockwood Enterprises, Henry Lockwood, president
<i>Analysis:</i>	<p>There are two undeveloped parcels:</p> <p>1) A 1.48 site adjacent to the existing Creekside Mini-Park (0.87 acres), which is located across the concrete-lined Bonnyview Drainage Ditch and presently maintained by an adjacent property owner with trees and other landscaping.</p> <p>2) A 0.78 acre drainage-open space parcel across the street, which is narrow and unusable for any type of recreation.</p> <p>Three other adjacent parcels impact these: a 0.86-acre City-owned former well site, landlocked by the existing open space areas and parklands, which could be converted to recreational use; and two 0.5 acre linear open space parcels adjacent to the already mentioned sites. Together, these parcels would create a 4.21 acre neighborhood park and open space area with a pleasant drainage channel going through it.</p>
<i>Recommendation:</i>	Develop the larger 1.48 site as an expansion of the existing Creekside Park to create a combined 4.21 acre neighborhood park with multipurpose playing field, internal trails, and picnic areas along Bonnyview Drainage Channel. Do nothing with 0.78 acre drainage area across the street.

<i>Undeveloped Site:</i>	Twin View Park Site
<i>Quadrant:</i>	Northeast
<i>Acres:</i>	40.49 acres
<i>Address / Parcel No.</i>	500 Davis Ridge Road / 117-070-002-000; & 901 College View Drive / 116-180-006-000
<i>Subdivision:</i>	na
<i>Original Developer:</i>	na
<i>Analysis:</i>	Site of an old sewage treatment facility acquired by the city in 1967. Old pond areas have the potential to become grass athletic fields. Recent discussions with storm water division may lead to co-location of a detention basin here and the restoration of a portion of Boulder Creek on the site to control storm flooding farther downstream at Churn Creek.
<i>Recommendation:</i>	Retain site as possible site for athletic fields. Pursue shared funding and co-location of detention basins with City's storm water division.

<i>Undeveloped Site:</i>	Vista Ridge Park Site
<i>Quadrant:</i>	Northeast
<i>Acres:</i>	0.92 acres
<i>Address/ Parcel No.</i>	555 Whet Owl Way / 117-460-050-000
<i>Subdivision:</i>	Vista Ridge Subdivision, Unit 1 (1991)
<i>Original Developer:</i>	Paul C. Rosenbaum
<i>Analysis:</i>	The residents of this subdivision are within the ½ mile service radius of the existing Bob White Park, a 0.43 acre mini-park located across a major arterial, Churn Creek Road. For this reason, Bob White Park cannot safely serve Vista Ridge residents. Another nearby site is the Twin View Park community park site, also within a ½ mile service radius to the north, but which cannot be easily reached directly by Vista Ridge residents, now or in the likely near future. Regarding resale potential of the Vista Ridge site, potential seepage from the adjacent Bella Vista Water District's facility may make this a difficult site to market for housing development. In addition, the site has un-compacted fill in several places, making it less desirable for constructing house foundations.
<i>Recommendation:</i>	Develop site as small neighborhood park. An active and interested neighborhood organization has been working with city staff to develop the park. Preliminary discussion and conceptual design meetings with the neighborhood have been very well attended. Since no other neighborhood park sites are within a reasonable walking distance, this site should be retained and developed in conjunction with the residents. The potential also exists to link this site with future open spaces and Twin View Park to the north as development occurs elsewhere in the area.

<i>Undeveloped Site:</i>	Waverly Park Site
<i>Quadrant:</i>	Southwest
<i>Acres:</i>	0.60 acres
<i>Address / Parcel No.</i>	2550 Center Waverly Avenue / 050-450-014-000
<i>Subdivision:</i>	Waverly Manor Subdivision (1947)
<i>Original Developer:</i>	V.E. and Alma Robinson
<i>Analysis:</i>	This older subdivision was originally recorded in 1947, and came into the city as a part of the Cascade Annexation in 1976. The number of parcels that would potentially be served by a developed park at this site is 35. Topography is flat with no existing improvements other than turf. Site dimensions (44' by 280') make it difficult to develop as a residential site. This subdivision is self-contained and isolated from other developments by its unconnected street pattern. Such a pattern makes it difficult to provide recreation areas for this tiny enclave at a reasonable cost.
<i>Recommendation:</i>	Work with residents to develop a small neighborhood park.

<i>Undeveloped Site:</i>	Whistling Park Site
<i>Quadrant:</i>	Northeast
<i>Acres:</i>	1.57 acres
<i>Address / Parcel No.</i>	1750 Whistling Drive / 117-290-014-000
<i>Subdivision:</i>	Quailridge Subdivision Unit 6 (1991)
<i>Original Developer:</i>	Creative Living, a general partnership; David Huber and W. Jaxon Baker
<i>Analysis:</i>	Undeveloped site is within a ½ mile service radius of the existing Bob White Park, a 0.43 acre mini-park that offers play equipment for young children and a small grass area. Other amenities are needed to fully address the neighborhood's needs. Site's size is below the 5 acres recommended minimum for a neighborhood park.
<i>Recommendation:</i>	Develop the park site with amenities to complement those found at existing Bob White Park, including play equipment for older children (6 to 12 years of age), basketball court, multi-purpose play field, picnic area, and trail access to the adjacent proposed Chum Creek Trail and open space area to the east. Between these two sites, a relatively full range of recreational amenities can be provided within a ½ mile service area to Quailridge Subdivision residents and nearby apartment dwellers to the south.

Re-Classify 4 Sites:

<i>Undeveloped Site:</i>	Kapusta Property
<i>Quadrant:</i>	Southwest
<i>Acres:</i>	99.70 acres
<i>Address / Parcel No.</i>	19428 Latonia Road / 050-080-014-000
<i>Subdivision:</i>	n/a
<i>Original Developer:</i>	n/a
<i>Analysis:</i>	Originally acquired for future park site in a land trade with Tri-Counties Bank in 1985. Formerly mined for gravel. Outside the City limits, at the edge of the planning area.
<i>Recommendation:</i>	Reclassify from parkland to open space. This site will add to the public access corridor along the Sacramento River.

<i>Undeveloped Site:</i>	River Park Highlands Park Site, Unit 5
<i>Quadrant:</i>	Northwest
<i>Acres:</i>	1.21 acres
<i>Address / Parcel No.</i>	219 Ironwood Lane / 112370014000
<i>Subdivision:</i>	River Park Highlands Subdivision, Unit 5 (1991)
<i>Original Developer:</i>	Redding Woodcrest Investors, LTD, Harry Eckelman & Irvin Scarbrough; North Valley Bank, Diana Doty, assistant manager
<i>Analysis:</i>	Encumbered with a 30'-wide electrical easement over a substantial portion of the parcel. The easement's restrictions preclude shade trees, and any structure or other amenity more than 12 feet in height, such as basketball stands, shade pavilions or tall playground equipment. Another small park site was dedicated nearby in this subdivision on River Park Drive.
<i>Recommendation:</i>	Reclassify from parkland to open space. Recreation needs will be met by development of the other small park site in this subdivision on River Park Drive. Provide and maintain landscaping along entire frontage at least as deep as existing building setbacks on Ironwood Lane to blend site with the rest of the neighborhood. A future unpaved recreational trail could be constructed from this site down through an adjacent open space area to connect with Benton Drive.

<i>Undeveloped Site:</i>	Sulphur Creek Park Site
<i>Quadrant:</i>	Northwest
<i>Acres:</i>	31.10 acres
<i>Address / Parcel No.</i>	1547 Nancy Court / 112-230-005-000
<i>Subdivision:</i>	na
<i>Original Developer:</i>	na
<i>Analysis:</i>	Site acquired from Bureau of Land Management (BLM) in 1970. Once contained a day camp, now demolished. Sulphur Creek flows through property, and existing dirt trails are used for hiking and mountain biking. Has been included in the Sulphur Creek Open Space Interest Area.
<i>Recommendation:</i>	Reclassify from parkland to open space. Develop trail connection with Old 99 Spur Trail.

<i>Undeveloped Site:</i>	Wilson Avenue Park Site
<i>Quadrant:</i>	Southeast
<i>Acres:</i>	6.77 total, including floodplain
<i>Address / Parcel No.</i>	Two parcels: 2145 Wilson Ave. / 109-210-006-000; & 2148 Wilson Ave. / 109-210-005-000
<i>Subdivision:</i>	Shasta Meadows
<i>Original Developer:</i>	Shasta Meadows, Inc. Jim A. E. Wilson, president
<i>Analysis:</i>	Both sites acquired through the Enterprise Public Utility District annexation, with deed restrictions for park use noted on 2145 Wilson Avenue site. Backs up to Churn Creek floodplain (#2014) dedication. Contains a drainage easement extending from end of cul-de-sac to creek. Almost all of land is in 100-year floodplain.
<i>Recommendation:</i>	Re-classify as open space and develop as a trail head when proposed Churn Creek Trail is constructed. Improvements could include parking area, seating, restrooms, drinking fountains, and an information kiosk.

Remove 3 Sites:

<i>Undeveloped Site:</i>	Bedrock Park Site
<i>Quadrant:</i>	Northwest
<i>Acres:</i>	0.43 acres
<i>Address / Parcel No.</i>	3146 Bedrock Lane / 115-200-010-000
<i>Subdivision:</i>	Lake Redding Estates Subdivision, Unit 1B (1979)
<i>Original Developer:</i>	Humboldt Financial Services, William G. Edmondson, president; and Walter J. Warren, secretary. Development Credit Corp., James D. Brown, president
<i>Analysis:</i>	One of the four half-acre mini-park sites in this subdivision. Two have been developed: Carnelian Park, which consists of a landscaped half-court basketball court, and Amethyst Park, a children's playground and grass area. The sites are located approximately 800 to 1500 feet away from each other. Many offers have been made to the city to purchase the site.
<i>Recommendation:</i>	Sell or trade site for residential development and use the proceeds to upgrade nearby Amethyst Park, Carnelian Park, and/or Lake Redding Park with neighborhood park amenities. About half of the homes in Lake Redding Estates are within a ½ mile walking distance from Lake Redding Park.

<i>Undeveloped Site:</i>	Hacienda Heights Park Site
<i>Quadrant:</i>	Northeast
<i>Acres:</i>	0.38 acres
<i>Address / Parcel No.</i>	2139 Hemingway St. / 077-480-001-000
<i>Subdivision:</i>	Hacienda Heights Subdivision, Unit 2 (1991)
<i>Original Developer:</i>	M.H.D. Associates
<i>Analysis:</i>	There are no developed neighborhood parks within a ½ mile distance from residents in this subdivision. Nearby, the city may develop a school-park site at Mountain View Middle School. However, residents would have to cross Shasta View Drive, which will be developed into an arterial street. College Highlands Subdivision, located immediately to the north, is also not served by any park.
<i>Recommendation:</i>	Sell or trade the 0.38 acre existing undeveloped site and acquire another, larger site nearby that is more central to the two unserved neighborhoods. Minimum size should be 5 acres and should conform to neighborhood park standards outlined in the Master Plan.

<i>Undeveloped Site:</i>	Tourmaline Park Site
<i>Quadrant:</i>	Northwest
<i>Acres:</i>	0.51 acres
<i>Address / Parcel No.</i>	397 Tourmaline Way / 112-050-006-000
<i>Subdivision:</i>	Lake Redding Estates Subdivision, Units 1A (1978)
<i>Original Developer:</i>	Humboldt Financial Services, Frederick Hulger, president; and Development Credit Corp., James D. Brown, president
<i>Analysis:</i>	One of four half-acre mini-park sites in this subdivision. Two have been developed: Carnelian Park, which consists of a landscaped half-court basketball court, and Amethyst Park, a children's playground and grass area. The sites are located approximately 800 to 1500 feet away from each other.
<i>Recommendation:</i>	Sell or trade site for residential development and use the proceeds to upgrade nearby Amethyst Park, Carnelian Park, and/or nearby Lake Redding Park with neighborhood park amenities. About half of the homes in Lake Redding Estates are within a ½ mile walking distance from Lake Redding Park.

Adopt-A-Trail Program

The following is a draft Adopt-A-Trail Program based upon that used by the U.S. Forest Service.

The Adopt-A-Trail Program (AAT) is a voluntary agreement between a particular organization, a business and city. The city provides the necessary training, supplies and equipment when possible. The business provides an annual cash contribution (\$500 or \$1000) to assist with the purchase of supplies.

Objectives of the Program

- ▶ Create a spirit of cooperation between different user groups, visitors, businesses and the Forest Service.
- ▶ Allow the continued enjoyment of the trails in our forests, year after year, for generations.
- ▶ Promote all aspects of safety in the use of equipment and vehicles.
- ▶ Unite those concerned in responsible land management practices through the maintenance of trails and public education.
- ▶ Promote land stewardship, physical fitness, and instill a sense of pride and ownership for volunteers.

Memorandum of Understanding

Participants will sign a Memorandum of Understanding (MOU). The MOU will state the responsibilities of the organization or the individual, identify the adopted trail or site and indicate the days the group/individual elected to clean the area. The City will ensure that the volunteer work on trails is properly insured.

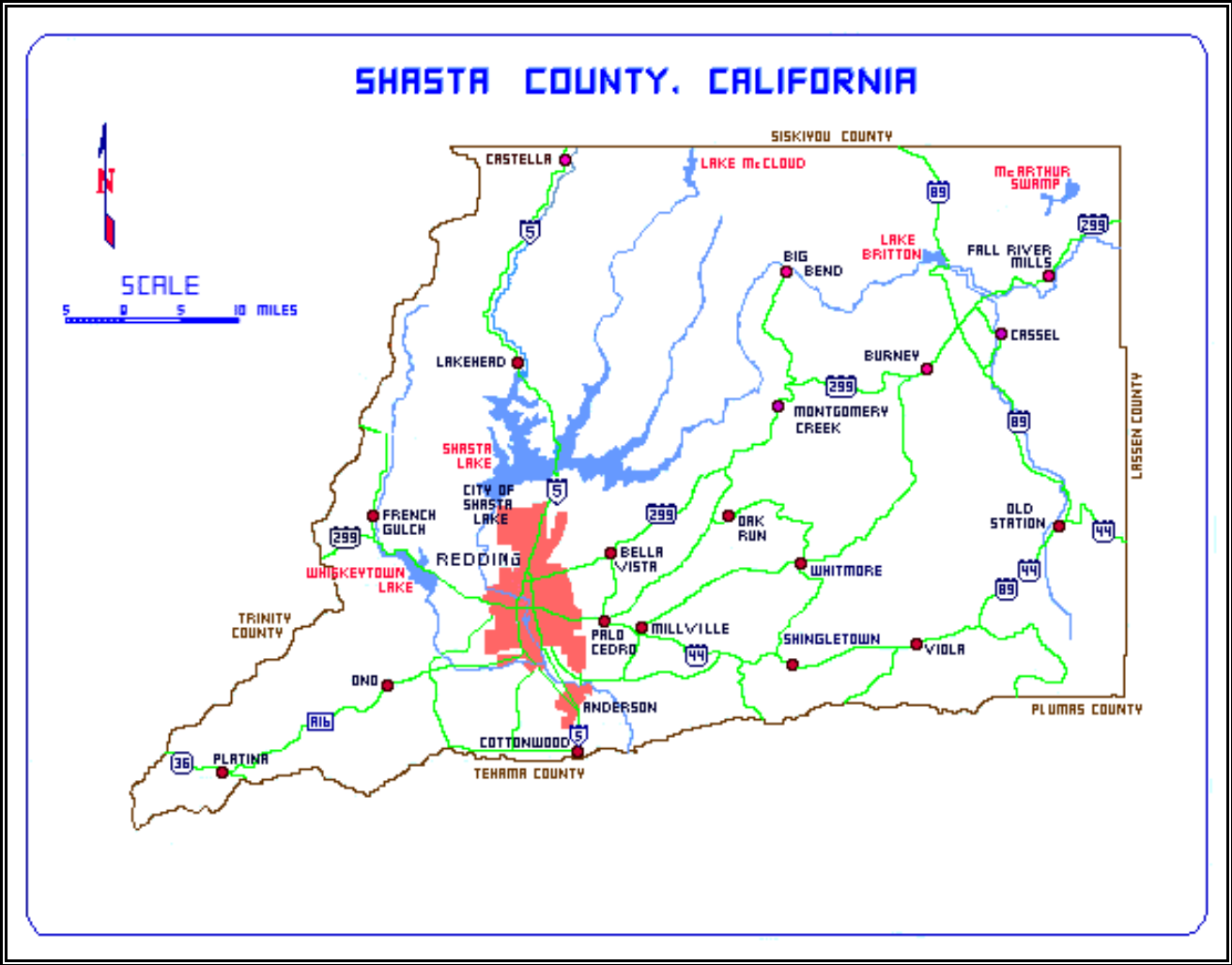
AAT Trail Maintenance Activities

The level of required maintenance varies with each trail and the organization's capabilities.

Maintenance needs for a trail would generally include:

- ▶ Removal of logs and brush that encroach into the trail
- ▶ Install, repair, and clean waterbars or other drainage structures
- ▶ Provide protection to stream crossings, meadows, and wet areas
- ▶ Placement of rocks or logs in trail for better traction
- ▶ Removal of traces of any use that occurs off the designated trail
- ▶ Removal of litter and any foreign items from trail
- ▶ Installation, maintenance, and replacement of trail markers
- ▶ Installation, maintenance, and replacement of signs and bulletin boards as needed
- ▶ Other related maintenance activities as specified on the operating plan

Shasta County Bikeways Map



Source: Shasta County Regional Transportation Planning Agency

Open Space Acquisition Tools

A review of successful open space programs around the country reveals a wide variety of tools available to jurisdictions undertaking land preservation and acquisition.

Outright Donations

Property owners may deed their land to the City for open space purposes. This is a very desirable method of conveyance because it is simple and it gives the entrusted party relative freedom to vary the uses of the property to meet changing needs or conditions. Donation of property avoids further real estate or estate taxes, and maximum savings can be obtained from federal and state income and capital gains taxes. Under California state tax laws, a property owner, whether a private individual or a corporation, is entitled to a tax reduction by donating all or part of the property to a qualifying charitable organization. Donated sites should be carefully evaluated and accepted by the City only if they meet the criteria and goals of the open space program.

Partnerships

The City has a strong record working with a wide variety of agencies, individuals, and organizations to achieve common goals. Open space partnerships often allow preservation and restoration work to occur more efficiently and quickly, and opportunities to participate in cooperative acquisitions or grant seeking can be an effective way to leverage limited City funds. For this reason, partnerships should be considered foremost when contemplating any open space activity.

Land trusts are frequent partners in preserving open space lands. Often called conservancies or foundations, trusts can be local, regional, state-wide or national organizations whose main purpose is to protect land that has natural, recreational, scenic, historical or productive value. Land Trusts are discussed more fully in the funding method section.

Conservation Easements

A conservation easement is a voluntary agreement that allows a landowner to limit the type or amount of development on their property, while retaining private ownership of the land. The easement is a legally binding covenant that is publicly recorded and runs with the property deed for a specified time or in perpetuity. The purpose of a conservation easement is to retain land predominantly in its natural, scenic, historical, agricultural, forested, or open space condition. By granting conservation easements, a landowner can assure that the property will be protected forever, regardless of who owns the land in the future. The easement can be held by a public agency like the City, or by a land trust.

Donating land for conservation easements can freeze a property's tax classification, reduce taxable value of the gross estate, and entitles donors to a present income tax deduction equal to the fair market value of the easement. For properties which would otherwise have been subject to rising taxes, this is a form of tax relief and provides landowners with an incentive to grant easements.

Shasta Land Trust

In the Redding area, Shasta Land Trust works to conserve the beauty, character and diversity of significant lands in northern California. The Trust, founded in 1998, uses several preservation tools, including conservation easements, donations, purchase, bargain sales, and life estates, to achieve its goals. The Trust recently acquired a significant conservation easement at the 2,242-acre Fenwood Ranch just south of Redding, in partnership with the Trust for Public Land, a national land conservation organization. The site is situated on a bluff bordering the Sacramento River and will continue as a working agricultural landscape through the purchase of the easement.

Trail Easements

When a trail connection or corridor is the main goal, a trail easement may be sufficient to allow for public access through the property. To be successful, trail easements need to be carefully planned with the individual property and landowner. They should include considerations for their construction and maintenance, as well as proper separation and buffering areas between trail users and surrounding properties.

Right of First Refusal

A right of first refusal is a landowner's written promise to offer the City, or other entity, the first opportunity to buy the land should they decide to sell it. This can be especially worthwhile when the landowner agrees to manage the property (see below) to protect its natural values until they dispose of it.

Management Agreements

This is a contract with a landowner obligating them to manage the property in a mutually agreeable manner for a fixed period of time. While this requires a commitment from the property owner, it does not permanently restrict the deed to the property, or convey permanent interest in the areas that need protection.

Leases

Under a lease, a rent is paid and temporary possession of property is taken to control its use. The lessee can have exclusive rights of access to the property for a specific period of time, thus controlling visitation. Leases are considered legal documents and can be recorded by the County Clerk, making them a part of the deed, and they will appear in a title search. There are several variations. The City or land trust as lessee could rent property from an owner for open space or conservation purposes. In a **Leaseback**, the City could buy property and lease back the developed portion to the former owner with a long-term lease, or the owner could retain a life estate.

Life Estates and Bequests

A life estate is an ownership interest in real property for the duration of the life of any designated person or persons. It can provide a lifetime residence for an individual who otherwise has turned over the property to be preserved. Bequeathing property is leaving property by a will, stating how the land is to be conveyed as determined by the owner upon their death.

Land Trades

The City has been involved in several projects involving land trades with other public and private entities to acquire open space, and should continue to do so when the opportunity exists.

Land Transfers

There are existing provisions for transferring public lands to the City or another public entity. For example, through the Recreation Public Purposes Act (RPPA), the City of Redding has acquired from the federal government two parcels: the Sulphur Creek open space (31.10 acres) and 10 acres of Buckeye Park.

Fee Acquisition

The purchase of property in fee simple is often the best way to ensure that critical sites are protected, and/or where public access is a primary goal. In such a transaction, all the rights that come with the maximum degree of ownership are acquired. Fee acquisition can often be made at less than fee price by the use of **Bargain Sales**, whereby the seller receives a tax incentive for selling at a price lower than market value.

Conservation Banking

A promising new tool for natural resource management, conservation banking advances habitat conservation at the regional level by encouraging the bundling of mitigation "credits" at large sites recognized as high priority for protection and restoration. This concept builds on the **mitigation banking method**, but emphasizes the regional significance of resource conservation rather than the time-consuming and less effective site-by-site techniques now used. The City consider working

with a consortium of state and federal agencies to develop a coordinated resource conservation strategy for threatened habitats, such as wetlands and vernal pools.

Transfer of Development Rights (TDR)

TDR can be a very useful mechanism for preserving open space resources. Using TDR, development "credits" from one area ("donor site") may be transferred to another area ("receiving site"). This allows ecologically or otherwise sensitive areas to be preserved without reducing development potential in the City, and provides a way for the private marketplace to operate in an efficient manner while attaining the goals of the General Plan.

Eminent Domain in Preserving Community Open Space Lands

Under specific circumstances, government agencies have the right to purchase privately held land at fair market value for the benefit of the public through a legal process known as eminent domain or "condemnation" of land.

In some instances land owners may wish to sell their property to the City to take advantage of the specific tax advantages associated with the eminent domain process. In other situations, the City may wish to purchase land without the owner's consent.

The intention of this open space program, however, is to work with cooperative owners and willing sellers. While not the preferred option, eminent domain may be used as a last-resort procedure, or when it is mutually agreeable. Any eminent domain action requires a four-fifths majority vote by the City Council.

The Open Space Acquisition Process

The following synopsis describes a typical open space land or easement acquisition. The process is very similar to that followed by the City when it acquires real property for park purposes, except that there would be additional input from the proposed Open Space Technical Advisory Group at the initial site evaluation stage.

- **Site Nomination.** Properties may be brought to the attention of the open space program by the public, by local organizations and land trusts, through offers directly from property owners, or from research initiated by advisory groups or city staff.
- **Owner Contact.** City staff contacts the landowner or their agent to discuss the open space program and the particulars of the property nominated.
- **Letter of Interest.** Landowner submits a formal letter requesting a property evaluation and site visit by staff.
- **Preliminary Site Evaluation.** Staff, with the assistance of the Open Space Technical Advisory Group, completes an initial site evaluation to determine compatibility with the open space program's goals, performs basic site research, determines current site activities and land uses, investigates potential funding sources, and assesses general management issues through GIS analysis, field trips, and interviews.
- **Presentation to Community Services Advisory Commission.** All the information gathered about the property is presented by the Technical Advisory Group to the Commission where the public has an opportunity to comment. Using the site evaluation list described in a previous section, the Commission will form a preliminary recommendation to proceed with nominating the site, or to decline.
- **City Council Direction.** Properties that are good candidates for the open space program are referred to City Council for further direction. If Council agrees with the nomination, staff will proceed with the appraisal, environmental site assessment, and title reports.
- **Negotiations.** When all pertinent documents and information have been assembled, the terms and language for fee-title and easements are then negotiated. These are often conducted in closed door sessions because of the sensitive nature of the negotiations.
- **Council Decision and Property Transaction.** City staff reports back to the Community Services Advisory Commission on the appraisal and the outcome of the negotiations. After public comment, the Commission will make its final recommendation and forward it to the City Council. The Council will take public comment at its own regular meeting, and will then take action to complete the transaction and release funding, or not, as they see fit.
- **Disposal of Acquired Open Space.** Once the City acquires open space lands, they will not be sold, leased, traded, or otherwise conveyed unless approved by a public hearing and City Council action. In some instances, the City may have to dispose of unneeded land that may be attached or connected to parcels acquired for the program.

While the preceding synopsis describes a typical acquisition process, the City Council may modify the process in exceptional cases, subject to legal requirements, where there is a high risk of imminent loss without immediate or accelerated action by the City.

