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DRAFT
ENVIRONMENTAL IMPACT REPORT
WYNDHAM POINTE SUBDIVISION
PROJECT
TENTATIVE SUBDIVISION MAP S-13-05

SCH NO. 2007072039

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TABLE OF CONTENTS

SECTION 1.0:	INTRODUCTION AND PURPOSE	1-1
	1.1 Purpose of the EIR	1-1
	1.2 Compliance with CEQ	1-2
	1.3 EIR Scoping Process	1-2
	1.4 Organization of the EIR	1-4
	1.5 Responsible and Trustee Agencies	1-5
	1.6 Incorporation by Reference	1-6
SECTION 2.0:	EXECUTIVE SUMMARY	2-1
	2.1 Project Summary	2-1
	2.2 Summary of Environmental Impacts	2-1
	2.3 Summary of Project Alternatives	2-19
SECTION 3.0:	PROJECT DESCRIPTION	3-1
	3.1 Project Location and Setting	3-1
	3.2 Background and History	3-6
	3.3 Project Characteristics	3-7
	3.4 Project Objectives	3-10
	3.5 Intended Uses of the EIR	3-11
	3.6 Agreements, Permits and Approvals	3-11
SECTION 4.0:	BASIS OF CUMULATIVE ANALYSIS	4-1
SECTION 5.0:	DESCRIPTION OF ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES	5-1-1
	5.1 Traffic and Circulation	5-1-1
	5.2 Water Quality	5-2-1
	5.3 Biological Resources	5-3-1
	5.4 Cultural Resources	5-4-1
SECTION 6.0:	LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT	6-1
	6.1 The Relationship Between Short-Term Uses of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity	6-1
	6.2 Irreversible Environmental Changes That Would Be Involved in the Proposed Action Should It Be Implemented	6-1
	6.3 Growth-Inducing Impacts	6-2
SECTION 7.0:	ALTERNATIVES TO THE PROPOSED PROJECT	7-1
	7.1 Project Objectives	7-2
	7.2 Alternative Eliminated From Further Consideration	7-2
	7.3 Alternatives Selected for Further Analysis	7-3



TABLE OF CONTENTS (CONTINUED)

SECTION 8.0:	INVENTORY OF MITIGATION MEASURES	8-1
	8.1 Traffic and Circulation	8-1
	8.2 Water Quality	8-2
	8.3 Biological Resources	8-2
	8.4 Cultural Resources	8-6
SECTION 9.0:	INVENTORY OF SIGNIFICANCE AFTER MITIGATION	9-1
SECTION 10.0:	EFFECTS FOUND NOT TO BE SIGNIFICANT	10-1
SECTION 11.0:	ORGANIZATIONS AND PERSONS CONSULTED	11-1
SECTION 12.0:	BIBLIOGRAPHY	12-1
SECTION 13.0:	MITIGATION AND MONITORING PROGRAM	13-1
	(TO BE INCORPORATED INTO FINAL EIR)	
SECTION 14.0:	RESPONSE TO COMMENTS	14-1
	(TO BE INCORPORATED INTO FINAL EIR)	
SECTION 15.0:	APPENDIX	
	15.1 Initial Study/NOP and Responses	
	15.2 Traffic Impact Analysis	
	15.3 Biological Review and Wetlands Delineation	
	15.4 Archaeological Survey	
	15.5 Hydraulic Analysis	



LIST OF EXHIBITS

3-1	Regional Vicinity	3-2
3-2	Site Vicinity	3-3
3-3	Aerial Photograph	3-4
3-4	Subdivision Tentative Map	3-8
5.1-1	Peak Hour Volumes - Existing Conditions	5.1-8
5.1-2	Existing Conditions Geometry	5.1-9
5.1-3	Existing Conditions ADT Volumes	5.1-11
5.1-4	Peak Hour Volumes Near-Term Conditions	5.1-17
5.1-5	Peak Hour Volumes Project Only	5.1-18
5.1-6	Daily Volumes Project Only	5.1-19
5.1-7	Peak Hour Volumes Near-Term Plus Project	5.1-20
5.1-8	Peak Hour Volumes 2030 Cumulative Conditions	5.1-23
5.1-9	Peak Hour Volumes 2030 Cumulative + Project	5.1-24
5.1-10	Geometry Near-Term & Cumulative Conditions	5.1-33
5.3-1	Preliminary Grading and Tree Survey	5.3-3



LIST OF TABLES

2-1	Project Impacts and Proposed Mitigation Measures	2-2
3-1	Proposed Project Site and Surrounding Land Uses	3-5
3-2	Construction Phasing	3-10
5.1-1	Level of Service Criteria - Signalized Intersections	5.1-2
5.1-2	Level of Service Criteria - Unsignalized Intersections	5.1-3
5.1-3	Maximum Daily Traffic Volumes	5.1-3
5.1-4	Existing Level of Service	5.1-12
5.1-5	Existing Average Daily Traffic	5.1-12
5.1-6	Wyndham Pointe Project Trip Generation	5.1-15
5.1-7	Trip Distribution	5.1-15
5.1-8	Near-Term Planned and Approved Project Trip Generation	5.1-16
5.1-9	Cumulative (Year 2030) Juniper Academy Trip Generation	5.1-22
5.1-10	Cumulative Average Daily Traffic	5.1-25
5.1-11	Consistency Analysis with the <i>City of Redding General Plan Goals</i> and Policies for Transportation	5.1-28
5.1-12	Near-Term Level of Service	5.1-32
5.1-13	Wyndham-Parkview Neighborhood Traffic Protection Plan Recommendations . .	5.1-34
5.1-14	Polk Street Closure Counts	5.1-38
5.1-15	City of Redding Public Street Standards	5.1-40
5.1-16	Cumulative Level of Service	5.1-44
5.2-1	Consistency Analysis with the <i>City of Redding General Plan Goals</i> and Policies for Water Quality	5.2-9



**LIST OF TABLES
(CONTINUED)**

5.3-1 Consistency Analysis with the *City of Redding General Plan* Goals
and Policies for Biological Resources 5.3-16

5.3-2 Potentially Occurring Special-Status Plant Species 5.3-20

5.4-1 Consistency Analysis with the *City of Redding General Plan* Goals
and Policies for Cultural Resources 5.4-11



LIST OF ACRONYMS AND SHORT TERMS

ACOE	United States Army Corps of Engineers
ACID	Anderson-Cottonwood Irrigation District
ADT	Average Daily Traffic
AF/yr	Acre Feet per Year
ANSI	American National Standards Institute
ASTM	American Society for Testing and Materials
BMP	Best Management Practice
BOD	Biochemical Oxygen Demand
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
C&D	Construction & Demolition
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CIP	Capital Improvement Plan
CITY	City of Redding
CMP	Congestion Management Plan
CNDDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CO	Carbon monoxide
COD	Chemical Oxygen Demand
CRHR	California Register of Historic Resources
CWA	Clean Water Act
DO	Dissolved Oxygen
DOF	Department of Finance
EFHA	Essential Fish Habitat Assessment
EIR	Environmental Impact Report
EPA	United States Environmental Protection Agency
ESA	Environmental Site Assessment
ESU	Evolutionarily Significant Units
FCAA	Federal Clean Air Act
GENERAL PLAN	City of Redding 2000-2020 General Plan
HCM	Highway Capacity Manual
ITE	Institute of Transportation Engineers
LOS	Level-of-Service
MBTA	Migratory Bird Treaty Act
MDBM	Mount Diablo Base and Meridian
MGD	Million Gallons Per Day
mph	Miles Per Hour
MSL	Mean Sea Level
NAHC	Native American Heritage Commission
NEPA	National Environmental Policy Act



NMFS	National Marine Fisheries Services
NOAA	National Oceanic and Atmospheric Administration
NOC	Notice of Completion
NOI	Notice of Intent
NOP	Notice of Preparation
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NPDES	National Pollutant Discharge Elimination System
OHWM	Ordinary High Water Mark
PM	Particulate Matter
PRC	(California) Public Resources Code
Project	Wyndham Pointe Subdivision Project
RBF	RBF Consulting
ROW	Right-of-Way
RTIF	Regional Transportation Impact Fee
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SAA	Streambed Alteration Agreement
SWMP	Storm Water Management Plan
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TDS	Total Dissolved Solids
TOC	Total Organic Carbon
TMP	Traffic Management Plan
TKN	Total Kjeldahl Nitrogen
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey



SECTION 1.0: Introduction and Purpose



1.0 INTRODUCTION AND PURPOSE

1.1 PURPOSE OF THE EIR

The City of Redding is the Lead Agency under the California Environmental Quality Act (CEQA), and is responsible for preparing the Environmental Impact Report (EIR) for the Wyndham Pointe Subdivision Project (State Clearinghouse No. 2007072039). The principal *CEQA Guidelines* sections governing content of this document are Sections 15120 through 15132 (Content of an EIR), and Section 15161 (Project EIR). The purpose of this Draft EIR is to review the existing conditions, analyze potential environmental impacts, and identify feasible mitigation measures to reduce potentially significant effects related to the proposed Project.

The EIR has been prepared as a Project EIR, addressing the environmental effects of the proposed Project. In accordance with Section 15121 of CEQA, a primary purpose of this EIR is to provide decision makers and the public with specific information regarding the environmental effects associated with development of the site. This EIR also identifies ways to minimize the significant effects and describes reasonable alternatives to the proposed Project. Mitigation measures are provided which may be adopted as Conditions of Approval in order to reduce the significance of impacts resulting from the proposed Project. In addition, this EIR is the primary reference document in the formulation and implementation of a mitigation monitoring program for the proposed Project.

The City of Redding, which has the principal responsibility of processing and approving the proposed Project, and other public agencies (e.g., responsible and trustee agencies; refer to Section 1.5 of this EIR) that may use this EIR in the decision making or permit process will consider the information in this EIR, along with other information that may be presented during the CEQA process. Environmental impacts are not always mitigable to a level considered less than significant; in those cases, impacts are considered significant unavoidable impacts. In accordance with Section 15093(b) of the California *CEQA Guidelines*, if a public agency approves a project that has significant impacts that are not substantially mitigated (i.e., significant unavoidable impacts), the agency shall state in writing the specific reasons for approving the project, based on the Final EIR and any other information in the public record for the project. This is termed, per Section 15093 of the State *CEQA Guidelines*, a “statement of overriding considerations.”

This document analyzes the environmental effects of the proposed Project to the degree of specificity appropriate to the current proposed actions, as required by Section 15146 of the State *CEQA Guidelines*. The analysis considers the actions associated with the proposed Project to determine the short-term and long-term effects associated with their implementation. This EIR discusses both the direct and indirect impacts of the proposed Project, as well as the cumulative impacts associated with other past, present, and reasonably foreseeable future projects. CEQA requires the preparation of an objective, full disclosure document to inform agency decision makers and the general public of the direct and indirect environmental effects of the proposed action; provide mitigation measures to reduce or eliminate significant adverse effects; and identify and evaluate reasonable alternatives to the proposed Project.



1.2 COMPLIANCE WITH CEQA

This Draft EIR is subject to a 45-day review period by responsible and trustee agencies and interested parties. Section 15087 of the *CEQA Guidelines* lists optional procedures for noticing, including publication in a newspaper, posting on-site, or mailing to owners of a property or properties contiguous to the site. In accordance with the provision of Sections 15085(a) and 15087(a)(1) of the *CEQA Guidelines*, as amended, the City of Redding, serving as the Lead Agency, will: 1) publish a notice of availability of a Draft EIR in the Record Searchlight, a newspaper of general circulation, and 2) will prepare and transmit a Notice of Completion (NOC) to the State Clearinghouse. (Proof of publication is available at the office of the Lead Agency.)

Any public agency or members of the public desiring to comment on the Draft EIR must submit their comments in writing to the individual identified on the document's NOC prior to the end of the public review period. During the public review period, the City of Redding will hold a regularly-scheduled public hearing regarding the Draft EIR. The public will be afforded the opportunity to orally comment on the Draft EIR at the public hearing. Such comments shall be recorded and shall have the same standing and response requirements as written comments provided during the public review period. Upon the close of the public review period, the Lead Agency will then proceed to evaluate and prepare responses to all relevant oral and written comments received from both citizens and public agencies during the public review period.

The Final EIR will consist of the Draft EIR, revisions to the Draft EIR, and responses to comments addressing concerns raised by responsible agencies or reviewing parties. After the Final EIR is completed and at least 10 days prior to its certification, a copy of the Responses to Comments will be transmitted to agencies providing written or oral comments on the Draft EIR.

1.3 EIR SCOPING PROCESS

In compliance with the *CEQA Guidelines*, the City of Redding has taken steps to maximize opportunities for interested individuals, parties, and agencies to participate in the environmental process. During the preparation of the Draft EIR, an effort was made to contact various Federal, State, regional, and local government agencies and other interested parties to solicit comments and inform the public of the proposed Project. Accordingly, an Initial Study and Notice of Preparation (NOP) were distributed in July 2007.

INITIAL STUDY

In accordance with Section 15063(a) of the *CEQA Guidelines*, as amended, the City undertook the preparation of an Initial Study. The Initial Study determined that a number of environmental issue areas may be impacted by the Wyndham Pointe Subdivision Project. As a result, the Initial Study determined that this Draft EIR should address the proposed Project's significant impacts on four environmental issue areas (Traffic/Circulation, Water Quality, Biological Resources, and Cultural Resources).

Based on the Initial Study, no impacts on land use and planning, population and housing, geology and soils, air quality, mineral resources, hazards and hazardous materials, noise, public services, utilities and service systems, aesthetics, recreation, and agricultural resources are anticipated as a result of the proposed development. As a result, these issues are addressed in Section 10.0 (Effects Found Not to be Significant).



EARLY CONSULTATION (SCOPING)

On October 26, 2006, the City of Redding held a public scoping meeting for the proposed Wyndham Pointe Subdivision project. The meeting was held with the specific intent of affording interested individuals/groups and public agencies a forum in which to orally present input directly to the Lead Agency, in an effort to assist in further refining the intended scope and focus of the Project EIR as described in the NOP and Initial Study. General concerns from the community were identified, such as:

- Cut-through traffic and traffic volumes on local streets, including traffic patterns due to Juniper Academy;
- Biological impacts/environmental concerns regarding Laurel Creek and Canyon Hollow Creek, especially their fisheries and ecosystems;
- Cumulative impacts to the surrounding arterials;
- Impacts of storm water diverted to Canyon Hollow Creek;
- The inadequacy of Wyndham Lane as the primary means of access to the subdivision and to the existing Wyndham neighborhood;
- Secondary access options;
- Limiting the removal of trees;
- Whether Wyndham Lane could serve as the primary access for the proposed subdivision and a request that the Progress Street bridge be considered;
- The potential to add sidewalks on Wyndham Lane; and
- The need for traffic calming measures.

NOTICE OF PREPARATION

Pursuant to the provision of Section 15082 of the *CEQA Guidelines*, as amended, the City of Redding circulated an NOP to public agencies, special districts, and members of the public requesting such notice for a 30-day period commencing on July 10, 2007, and concluding on August 8, 2007. The purpose of the NOP was to formally convey that the City is preparing a Draft EIR for the proposed Project, and that as Lead Agency, was soliciting input regarding the scope and content of the environmental information to be included in the EIR. The Initial Study was circulated with the NOP. The NOP, Initial Study, and responses to the NOP are provided in Appendix 15.1 of this EIR.

NOP AND SCOPING RESULTS

The following specific environmental concerns were raised by responses to the NOP for the proposed Project between July 10 and August 8, 2007. The numerical reference in parenthesis is the EIR Section in which the analysis is provided. Copies of the NOP responses are contained in Appendix 15.1.

- Increase in cumulative traffic; refer to Section 5.1 (Traffic and Circulation).
- Traffic impacts to existing neighborhoods; refer to Section 5.1 (Traffic and Circulation).
- Wyndham Lane safety/lack of sidewalks; refer to Section 5.1 (Traffic and Circulation).
- Desire to save tree corridor along Laurel Creek for wildlife/buffer; refer to Section 5.3 (Biological Resources).



- Desire to preserve grove of oaks that exist in the middle of the southern portion of the proposed Project; refer to Section 5.3 (Biological Resources).
- Canyon Creek's critical habitat/habitat damage due to increased water flows; refer to Section 5.2 (Water Quality) and Section 5.3 (Biological Resources).
- Fragmentation of Laurel Creek wildlife corridor; refer to Section 5.3 (Biological Resources).
- Utilities and service systems concerns.
- Potential archaeological and cultural resource impacts; refer to Section 5.4 (Cultural Resources).

This EIR focuses primarily on changes in the environment that would result from the proposed Project. The EIR identifies potential impacts resulting from the construction and operation of the proposed Project and provides measures to mitigate potential significant impacts. Those impacts which cannot be mitigated to less than significant levels are also identified. This EIR addresses impacts in the following areas:

- Traffic and Circulation;
- Water Quality;
- Biological Resources; and
- Cultural Resources.

1.4 ORGANIZATION OF THE EIR

The EIR is organized into 15 sections. Section 1.0 (Introduction and Purpose) provides CEQA compliance information. Section 2.0 (Executive Summary) provides a brief Project description and summary of the environmental impacts and mitigation measures. Section 3.0 (Project Description) provides a detailed Project description indicating Project location, background and history, and Project characteristics, phasing and objectives, as well as associated discretionary actions required. Section 4.0 (Basis for the Cumulative Analysis) describes the approach and methodology for the cumulative analysis. Section 5.0 (Description of Environmental Setting, Impacts and Mitigation Measures) contains a detailed environmental analysis of the existing conditions, Project impacts, recommended mitigation measures, and unavoidable significant impacts. The analysis of each environmental category in this section is organized as follows:

- "Existing Conditions" describes the physical conditions that exist at the time the notice of preparation was published and which may influence or affect the issue under investigation.
- "Significance Criteria" provides the thresholds, which are the basis for conclusions of significance. The primary resource for the criteria is Appendix G of the *CEQA Guidelines* (California Code of Regulations, Sections 15000-15387).
- "Project Impacts" describes potential environmental changes to the existing physical conditions, which may occur if the proposed Project is implemented.
- "Cumulative Impacts" describes potential environmental changes to the existing physical conditions that may occur if the proposed Project is implemented together with all other past, present, and reasonably foreseeable probable future projects producing related or cumulative impacts.



- “Mitigation Measures” are those specific measures that may be required of the Project in order to avoid a significant impact; minimize a significant impact; rectify a significant impact by restoration; reduce or eliminate a significant impact over time by preservation and maintenance operations; or compensate for the impact by replacing or providing substitute resources or environment.
- “Level of Significance After Mitigation” discusses whether the project’s impacts and the project’s contribution to cumulative impacts can be reduced to levels that are considered less than significant.

Section 6.0 (Long-Term Implications of the Proposed Project) discusses significant environmental changes that would be involved in the proposed action, should it be implemented, and discusses growth inducing impacts of the proposed Project. Section 7.0 (Alternatives to the Proposed Project) describes a reasonable range of alternatives to the Project or to the location of the Project that could avoid or substantially lessen the significant impacts of the Project and still feasibly attain the basic Project objectives. Section 8.0 (Inventory of Mitigation Measures) lists mitigation measures proposed to avoid or substantially lessen the significant impacts. Section 9.0 (Level of Significance After Mitigation) describes those impacts, which remain significant following mitigation. Section 10.0 (Effects Found Not to Be Significant) provides an explanation of potential impacts which have been determined not to be significant. Section 11.0 (Organizations and Persons Consulted) identifies all Federal, State or local agencies, other organizations, and individuals consulted. Section 12.0 (Bibliography) identifies reference sources for the EIR. Section 13.0 (Mitigation Monitoring Program) identifies responsibilities for monitoring mitigation. Section 14.0 (Comments and Responses) will be included in the Final EIR and will provide comments and responses pertaining to the Draft EIR. Section 15.0 (Appendices) contains technical documentation for the Project.

1.5 RESPONSIBLE AND TRUSTEE AGENCIES

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies in order to be implemented. Such other agencies are referred to as Responsible Agencies and Trustee Agencies. Pursuant to Sections 15381 and 15386 of the *CEQA Guidelines*, as amended, Responsible Agencies and Trustee Agencies are respectively defined as follows:

“Responsible Agency means a public agency which proposes to carry out or approve a project, for which a Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA the term ‘Responsible Agency’ includes all public agencies other than the Lead Agency which have discretionary approval power over the project.” (Section 15381)

“Trustee Agency means a State agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California. Trustee Agencies include” (Section 15386, part)

Responsible and Trustee Agencies and other entities that may use this EIR in their decision-making process or for informational purposes include, but may not be limited to, the following:

- Western Shasta Resource Conservation District;
- U.S. Fish and Wildlife Service;
- U.S. Army Corps of Engineers;
- Caltrans, District 2;



- Central Valley Region 5 Regional Water Quality Control Board;
- California Department of Fish and Game;
- Office of Historic Preservation;
- Shasta County Department of Resource Management: Environmental Health Division;
- City of Redding;
- Shasta County Office of Education;
- Shasta Union High School District; and
- Native American Heritage Commission.

1.6 INCORPORATION BY REFERENCE

Pertinent documents relating to this EIR have been cited in accordance with Section 15150 of the *CEQA Guidelines*, which encourages “incorporation by reference” as a means of reducing redundancy and length of environmental reports. The following documents, which are available for public review at the City of Redding, are hereby incorporated by reference into this EIR. Information contained within these documents has been utilized for each section of this EIR. A brief synopsis of the scope and content of these documents is provided below:

- *City of Redding 2000 – 2020 General Plan*, adopted October 3, 2000. Elements updated on various dates. The *City of Redding General Plan Update* is the long-range planning guide for growth and development for the City of Redding. The *General Plan* has two basic purposes: 1) to identify the goals for the future physical, social, and economic development of the City; and 2) to describe and identify policies and actions adopted to attain those goals. It is a comprehensive document that addresses seven mandatory elements/issues in accordance with State law. These elements include Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Public Safety. Other optional issues that affect the City, including Public Facilities and Services, Recreation, Air Quality, and Economic Development, have also been addressed in the *General Plan*. The City’s *General Plan* was utilized throughout this EIR as the fundamental planning document governing development on the Project site. Background information and policy information from the Plan is cited in several sections of the EIR.
- *City of Redding Final Environmental Impact Report for the Draft General Plan*, April 19, 2000. The purpose of the *General Plan EIR* was to assess all potential environmental impacts that could occur as a result of buildout of the *General Plan*. The analysis included evaluation of the following issues: Land Use, Housing and Population; Transportation and Circulation; Public Facilities and Services (Water, Wastewater and Storm Drainage); Other Public Facilities and Services (Law Enforcement, Fire Protection Services, Schools, Parks and Recreation, Solid Waste, Electricity and other Public Utilities); Natural Environment; and Health and Safety. Analysis concluded that impacts in the following areas would require a Statement of Overriding Consideration by the Lead Agency due to residual impacts that could not be mitigated to a less than significant level: land use and agricultural resources, and air quality.
- *City of Redding General Plan Background Report*. May 1996, Revised July 1998. The Background Report contains background information compiled for the *General Plan*. The report addresses all the significant issues addressed in the *General Plan* and also serves as the “environmental setting” portion of the *General Plan EIR*. The Background Report contains 11 sections, including: Land Use,



Community Form, Population, Economic Conditions, Fiscal and Budgetary Conditions, Transportation and Circulation, Public Facilities and Services, Recreational, Archaeological and Historic Resources, Natural Resources and Air Quality, Health and Safety, and Noise.

- *City of Redding Zoning Codes and Amendments.* The Zoning Ordinance (Chapter 18) of the City of Redding Municipal Code offers a precise land-use plan for the City to “promote the growth of the City in an orderly manner and to promote and protect the public health, safety, peace, comfort and general welfare.” The City is divided into 29 districts in order to classify, regulate, restrict, and segregate the use of land, buildings, and structures, to regulate and limit the type, height, and bulk of buildings and structures in the various districts and zones, to regulate the areas of yards and other open areas about and between buildings and structures, and to regulate the density of population.

