

CITY OF REDDING



DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

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March 19, 2013
G-030-070

Housing Policy Department
Received on:
MAR 26 2013

Ms. Melinda Coy, Housing Policy Specialist
Division of Housing Policy Development
Department of Housing and Community Development
P.O. Box 952053
Sacramento, CA 94252-2053

Subject: City of Redding 2012 Housing Element Annual Progress Report

Dear Ms. Coy:

Attached is the City of Redding's Housing Element Annual Progress Report for calendar year 2012. I believe you will find that it provides sufficient information to compare program performance not only with the RHNAP, but also with those quantified goals established within the adopted Housing Element.

Should you have any questions, please do not hesitate to call me at 530-225-4127 or Senior Planner Kent Manuel at 530-225-4029.

Sincerely,

Bill Nagel, S.E.
Development Services Director

BN:amf
Attachment
LTR13/V031913L-MC.wpd

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction Redding
 Reporting Period 01/01/2012 - 12/31/2012

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	20	15		1		36	36
No. of Units Permitted for Above Moderate	36					36	36

* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT
HOUSING ELEMENT IMPLEMENTATION
(CCR Title 25 §6202)**

Jurisdiction: City of Redding
Reporting Period: January 1, 2012 - December 31, 2012

**- Table C -
Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583 Describe progress of all programs, including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the Housing Element.		
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Activity 1.1 Moderate/Substantial Rehabilitation- Owner-Occupied Units.	Each year rehabilitate 20 single-family homes (2 ELI; 2 VLI; 13 LI; 3 MI).	Ongoing	Rehabilitated 2 units. The income of the households assisted was 2 LI.
Activity 1.2 Moderate/Substantial Rehabilitation- Rental Units.	Each year rehabilitate 20 rental units (5 VLI; 15 LI).	Ongoing	Rehabilitated 8 units. The incomes of the households assisted were: 1 VLI; and 7 LI.
Activity 1.3 Minor Rehabilitation - All Units.	Each year rehabilitate 10 ERP units and 90 senior repairs (SRP) (15 ELI; 75 VLI; 10 LI).	Ongoing	ERP: 11 Units (5 ELI; 3 VLI; 3 LI); SRP: 195 Units (32 ELI; 84 VLI; 79 LI).
Activity 1.4 Code Enforcement.	Minimize number of dwellings demolished through abatement process.	Ongoing	No structures were determined to be uninhabitable through abatement process; therefore, no structures were demolished.
Activity 1.5 Conservation of At-Risk Units.	Conserve 246 affordable rental units identified as at-risk of converting to market rate.	Ongoing	During the reporting period, none of the identified units converted to market rate.
Activity 2.1 Development of New Affordable Rental Units.	Annually facilitate the development of 25 new multiple-family units for low- and moderate-income households.	Ongoing	Assisted in the development of 4 affordable units (3 VLI; 1 LI).
Activity 2.2 Partnerships with Local Nonprofit Housing Development Entities.	Enter into mutually beneficial partnerships with housing providers.	Ongoing	The City continues to partner with local nonprofit housing development entities.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583 Describe progress of all programs, including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the Housing Element.		
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Activity 2.3 HUD Section 8 Rental Assistance Program.	Maintain 95-100 percent lease-up rate of allocated subsidies. Apply for additional vouchers as they become available.	Ongoing	Maintained 100 percent lease-up and expended 100 percent of allocated HAP funds.
Activity 2.4 New Construction of Ownership Units.	Facilitate the development of 15 new ownership units annually (12 LI; 3 MI).	Ongoing	No new homeownership units were created.
Activity 2.5 Streamline the Development Approval Process for Affordable Housing Projects	Evaluate the appropriateness of modifying the Zoning Ordinance to establish standards that would be applied to the development of affordable housing projects.	FY 2010-2011	Program not yet initiated.
Activity 2.6 Consider Amendment of the Second Dwelling Ordinance.	Evaluate standards and amend as necessary.	FY 2009-10	Amendments adopted in 2010.
Activity 2.7 Amend "RM" District.	Amend regulations to establish a "base density" of 20 units per acre for high-density multiple-family projects.	FY 2009-10	Amendments adopted in 2010.
Activity 2.8 Inclusionary Zoning Ordinance.	Consider adoption of an inclusionary zoning ordinance.	FY 2012-13	Program not yet initiated.
Activity 3.1 Develop Inventory of Vacant Land and Sites Suitable for Reuse.	Stimulate additional private investment in targeted neighborhoods by identifying vacant land and sites for reuse.	Ongoing	The City as Successor Housing Agency of the former Redding Redevelopment Agency has an inventory of vacant properties that will be used to revitalize our target neighborhoods and create affordable housing opportunities.
Activity 4.1 Increase Homeownership Opportunities.	Assist 20 households to purchase homes annually (10 LI; 10 MI).	Ongoing	Assisted 2 VLI and 2 LI homebuyers.
Activity 4.2 Target Neighborhood Master Planning.	Undertake the development of additional neighborhood plans as warranted.	Ongoing	No activity.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583 Describe progress of all programs, including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the Housing Element.		
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Activity 4.3 Target Neighborhood Incentive Package.	Provide financial assistance to those property owners who participate in revitalizing their neighborhood.	Ongoing	Due to the loss of redevelopment funding, no activity occurred. Staff continues to research other funding sources to fill this void.
Activity 5.1 Acquisition and Assembly of Key Parcels Within Target Neighborhoods.	Acquire, assemble, and develop key parcels in target neighborhoods to implement neighborhood plans.	Ongoing	Due to the loss of redevelopment, no activity occurred.
Activity 6.1 Fair Housing Referral and Information Program.	Educate public regarding fair-housing law, including anti-discrimination regulations.	Ongoing	Housing staff responded to 155 inquiries for fair-housing information. April of every year is Fair Housing Month. As such, Housing co-sponsored the 16 th Annual Fair Housing Workshop.
Activity 6.3 Single-Room Occupancy Units (SROs).	Continue to support the development of SROs.	Ongoing	No inquiries received.
Activity 7.1 Family Self-Sufficiency (FSS) Program.	Assist participants to achieve highest level of self-sufficiency from public assistance.	Ongoing	Five households successfully graduated with an escrow account totaling \$8,976. Deposits were \$63,445. During 2012, deposits of \$47,623.00 were made and the program averaged 43 households per month. In addition, workshops were conducted focusing on early childhood education, employment and child care resources.
Activity 8.1 Energy Efficiency.	Provide means to lower energy costs.	Ongoing	Existing programs were in effect and continued throughout 2012.
Activity 8.2 Low-Income Residences Retrofit Program.	Obtain program funding.	Ongoing	Existing program first established in 2009 was continued throughout 2011. Completed 10 whole-house retrofits; 38 partial retrofits. The program was closed out after 2011.

City of Redding

2012

**General Plan/Housing Element
Annual Progress Report**



Prepared By:

Development Services Department

March 2013

TABLE OF CONTENTS

Purpose of Annual Report.....	1
General Background	2
2012 Accomplishments.....	3
General Plan Implementation Progress.....	4
Housing Element Progress Report.....	21

PURPOSE OF THE ANNUAL REPORT

California law requires all jurisdictions to submit to their legislative bodies by April 1 an annual report on the status of the General Plan and progress toward its implementation. The report must also be forwarded to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD). Because the role of the General Plan is to serve as the "constitution" for a community's land use and development activities, and because it is required to be updated periodically to reflect current circumstances, it is critical that local planning agencies periodically review the General Plan and its implementation. This Annual Report is the appropriate tool for that review.

The information contained in this report satisfies both the overall General Plan and Housing Element (Element) annual reporting requirements established by Government Code Section 65400. It allows interested persons and parties to compare the implementation programs contained in the General Plan with those activities initiated and completed by the City since its adoption.

The report is organized in the following manner:

GENERAL PLAN. The report lists all implementation measures contained in the General Plan (Plan) and details the progress made toward implementation since its adoption.

HOUSING ELEMENT. The report includes specific project and program activities conducted in 2012. It uses a table format that is required by HCD.

GENERAL BACKGROUND

The City of Redding General Plan was adopted on October 3, 2000. However, several Elements were amended in 2007 and 2009 as reflected in the progress reports for those years. The General Plan contains the seven state-required elements, which consist of Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. In addition, the General Plan includes four optional elements: Public Facilities and Services, Recreation, Air Quality, and Economic Development.

Local governments are required to keep their general plan current and internally consistent. There is no specific requirement that governs the timing of General Plan updates, with the exception of the Housing Element, which is required to be updated every five years. The City of Redding's Housing Element was last updated and adopted on February 2, 2010.

The 2012 Annual Progress Report was presented to the Redding City Council on March 19, 2013.

2012 ACTIVITY

General Plan implementation activities in 2012 were focused on public works/utility master planning, update of the City's Development Impact Fees program, and developing and implementing "Complete Streets" policies. The City has made significant progress in implementing most critical General Plan policies since its adoption in 2000 as reflected on the following Implementation Progress Report.

Notable activities that were started and/or completed in 2012 include:

Water and Sewer Master Plan Update. *Policy PF5F, PF6B* - Major updates to master plans for the City's Water and Wastewater Utilities were initiated in 2011 and completed in 2012. The Water Utility Master Plan update involved a review of the City's treated water system and provides specific planning direction for the system through 2030, including water demands, required water supply, capital improvements needed for planned growth in the City, and evaluation of rate and fee impacts. For long-term planning purposes, the Water Master Plan also evaluates total water demand and supply requirements under the City's projected ultimate buildout condition. The Wastewater Utility Master Plan update follows the same basic format used for water, except with a focus on the City's sewer collection and wastewater-treatment system issues/needs.

Development Impact Fee Program Update. A comprehensive update of the City's development impact fees program was initiated in 2012. This is the first such effort since 2000 and addresses the following fee areas:

- Traffic (Citywide; North Redding Traffic Benefit District; Dana Drive Benefit District)
- Parks Facilities
- Fire Facilities
- Water
- Wastewater

These fees are critical component to ensure that adequate public facilities are provided to accommodate planned growth in the community.

This effort is occurring in tandem with utility cost of service studies for the water, wastewater, and solid waste utilities. It is anticipated that the program update will be completed in 2013.

Complete Streets. On August, 21, 2012, the City Council amended the Transportation Element to include a number of policies intended to implement California's "Complete Streets Act". The policies complement existing policies regarding the provision pedestrian sidewalks, bike lanes, trail connections, bus turnouts, and other multimodal facilities as new development occurs and as opportunities for retrofitting existing streets occur. The policies and implementation program will ensure that complete street principles play an ongoing role in the City's design and review of street projects.

GENERAL PLAN IMPLEMENTATION PROGRESS

Community Development and Design Element

MEASURE	GENERAL PLAN POLICIES	ACTION
<p>1. Establish project review procedures to ensure that new development will not degrade public services below established service levels, that it contributes to the enhancement of services as appropriate, and that the costs of providing public services do not exceed anticipated revenue from the development of the project over the long term.</p>	CDD2B	Zoning Ordinance (RMC Title 18) adopted in 2002 includes Adequate Public Facilities requirements for traffic impacts.
<p>2. Prepare basic development standards and design criteria for development of "Mixed-Use Villages." The guidelines should address appropriate site characteristics, mix of uses, densities and intensities, building siting, circulation, transit, open space, and related items.</p>	CDD9C	Adopted RMC Chapter 18.55 ("MU-N" Overlay) in 2002.
<p>3. Review and revise, as necessary, the Zoning Ordinance and Map to ensure consistency with the General Plan and to specifically accomplish the following purposes:</p> <ul style="list-style-type: none"> ➤ Ensure consistency with the General Plan in terms of zoning districts and development standards. ➤ Ensure consistency with the General Plan in terms of the distribution and boundaries of zoning districts. ➤ Create new zoning districts as needed. ➤ Liberalize the nonconforming-use provisions of the Zoning Ordinance to allow nonconforming uses to continue subject to obtaining a use permit. 	Various Policies	Adopted new Zoning Ordinance (RMC Title 18) on December 5, 2002. Yearly updates have also been adopted to address changes in state law, correct inconsistencies, or provide additional/modified standards as determined necessary.
<p>4. Review and revise, as necessary, the Subdivision Ordinance to implement the policies of, and ensure consistency with, the General Plan and Zoning Ordinance. Add requirements for determining whether adequate public facilities meeting established service-level standards will be available at time of development and mandatory denial unless the subdivider agrees to provide them, consistent with General Plan policies.</p>	Various Policies	Comprehensive update of the Ordinance was adopted in 2010. Provisions for "adequate public facilities," particularly for traffic circulation, are included in RMC Chapter 18.22.

<p>5. Prepare Comprehensive Land Use Plans (CLUP's) for the Municipal Airport and Benton Airpark as necessary to ensure consistency with the adopted Plan and to submit the plans to the Airport Land Use Commission for approval.</p>	<p>Various Policies</p>	<p>The Shasta County Airport Land Use Commission has not initiated requested or initiated an update to the CLUP's.</p>
<p>6. Require preparation and approval of specific plans for those areas shown on Appendix "A." Specific plans shall comply with state law requirements and the specific plan guidelines contained in Appendix "A" of the Policy Document.</p>	<p>CDD1I</p>	<p>The Oasis Road Specific Plan was adopted in 2006. A key implementation measure, the North Redding Traffic Benefit Fee District, was adopted in 2007 and became effective on January 15, 2008.</p>
<p>7. Prepare and publish design standards for stormwater-detention basins which address the following:</p> <ul style="list-style-type: none"> ➤ Depth, shape, side slopes. ➤ Landscape and plant materials. ➤ Multiuse recreational concepts. ➤ Pollution-filtration concepts. 	<p>CDD6B CDD6C</p>	<p>Specific standards not established. Designs are reviewed on a project-by-project basis.</p>
<p>8. Prepare and adopt Hillside Development Standards for inclusion in the Subdivision Ordinance. These standards should include, but not be limited to, provisions for the following:</p> <ul style="list-style-type: none"> ➤ Appropriate densities based on degree of natural slope. ➤ Parameters for street, utility, and building-site grading. ➤ Erosion and sediment control. ➤ Surface and subsurface drainage. ➤ Vegetation removal and revegetation requirements. 	<p>CDD7B</p>	<p>Project-by-project review is undertaken to ensure compliance with policies related to grading, drainage, erosion control, vegetation management, etc.</p>

<p>9. prepare and adopt provisions to be included in the Zoning Ordinance, including an incentive program to encourage mixed-use projects—particularly in the Downtown area. Such a program should identify appropriate geographic locations for the use of incentives and parameters for receiving them. Specific incentives to be considered include, but are not limited to:</p> <ul style="list-style-type: none"> ➤ Amending the Zoning Ordinance to provide for increases in allowable commercial floor area when a building or project also contains residential uses. ➤ Amending the Zoning Ordinance to establish reduced parking requirements for mixed-use projects. ➤ Modifying the Traffic Impact Fee program to reflect the reduction in vehicle trips that can be expected to be attained. ➤ Utilizing Redding Redevelopment Agency funds to assemble and develop key properties in cooperation with the private-sector development community. ➤ Establishing criteria to expedite the development review process. 	<p>Various Policies</p>	<p>The 2007 General Plan Update provides opportunities for increased land use intensity Downtown and other appropriate locations intended to encourage mixed-use development. Further, both the Off-Street Parking Ordinance and "Mixed-Use" Overlay District of the Zoning Ordinance provide for reductions in parking required for mixed-use programs.</p>
<p>10. Prepare and adopt an incentive package, either by amendment of the Zoning Ordinance or by City Council Policy, to encourage infill development of vacant or underutilized parcels.</p>	<p>CDD10C</p>	<p>The City continues to provide incentives and concessions under state and local Density Bonus laws to facilitate infill development.</p>
<p>11. Amend the Zoning Ordinance as necessary to allow, and provide parameters for, the establishment of small neighborhood-serving stores within residential districts. The Ordinance should address the following minimum elements:</p> <ul style="list-style-type: none"> ➤ Maximum size of facilities. ➤ Allowable and inappropriate uses. ➤ Parking. ➤ Compatibility with adjacent land uses. 	<p>CDD10G</p>	<p>RMC Chapter 18.31, Residential Districts adopted in 2002.</p>
<p>12. Amend the Zoning Ordinance as necessary to allow guest houses/second units in single-family residential districts consistent with Government Code Section 65852.2.</p>	<p>CDD11F</p>	<p>RMC Chapter 18.31, Residential Districts, adopted in 2002; amended in 2010 to improve opportunity for second dwellings.</p>
<p>13. Develop and implement a self-supporting program of rental-housing inspections which includes requirements for upgrading property to meet minimum standards.</p>	<p>CDD12G</p>	<p>No action.</p>

<p>14. Develop guidelines for preparation of the independent market analysis required in conjunction with General Plan amendment requests for significant retail and office commercial land. These guidelines should identify the project-size thresholds and the specific type and level of market information required.</p>	<p>CDD13A</p>	<p>Guidelines established on a case-by-case basis depending on location and type of commercial development proposed.</p>
<p>15. Prepare and adopt comprehensive design criteria to be applied to the development of public and private projects, including single-family subdivisions, multiple-family housing, and commercial development. The guidelines should not attempt to regulate or dictate architectural design, but establish parameters relating to scale, mass, building patterns, landscape, parking areas, views, and other appropriate topics. Integrate design standards into the site-plan and development-review process.</p>	<p>CDD11B CDD14A</p>	<p>Design Criteria adopted by resolution of City Council (Resolution No. 2002-140).</p>
<p>16. Prepare and adopt new street standards that include revised cross-sections for residential streets. The standards should consider the hierarchical nature of residential streets by establishing parameters for reduced street widths. The standards should also accommodate the use of landscaped parkways and appropriate traffic-calming devices.</p>	<p>CDD17A</p>	<p>Public street standards are included in the City's Construction Standards Manual, last updated in 2007. It is anticipated that revisions to the standards will be adopted in 2013.</p>
<p>17. Develop a Citywide plan, priority system, and funding program for systematically undergrounding overhead utility lines in existing neighborhoods and commercial areas. Emphasis should be placed on undergrounding in those areas which are visible to the greatest number of residents and visitors or locations where road-improvement projects are already planned.</p>	<p>CDD18C</p>	<p>Initial corridors and program implemented (Cypress Avenue, Parkview Avenue, Hilltop Drive).</p>

<p>18. Prepare and adopt a Specific Plan and Development Guidelines for Downtown Redding to address:</p> <ul style="list-style-type: none"> ➤ Appropriate land use classifications. ➤ Desired mixed-use concepts. ➤ Public gathering places. ➤ Building scale and mass. ➤ Facade and overhang treatments. ➤ Downtown circulation and streetscape. ➤ Parking and parking structures. ➤ Linkage to other districts. 	CDD-D1	<p>Adopted in 2001 and amended in 2010 to reflect current General Plan policies and terminology and procedures of the Zoning Ordinance. In 2012, the City pursued a Sustainable Communities Planning Grant and Incentive Program (SCPGIP) application to fund a major update to the Downtown Specific Plan, but was unsuccessful in obtaining funding.</p>
<p>19. Review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission's report to the City Council shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code §21081.6 for a mitigation monitoring program.</p>	CDD22A	Ongoing.
<p>20. The City shall conduct a major review of the General Plan every five years and revise it as deemed necessary.</p>	CDD22B	The major policy base of the General Plan was reviewed and adopted in 2007 and 2009.
<p>21. Implement the provisions of this General Plan through its ongoing project review process.</p>	Various Policies	Ongoing.

Transportation Element

MEASURE	GENERAL PLAN POLICIES	ACTION
1. Prepare and adopt a Right-of-Way Dedication Ordinance defining procedures and standards for street dedications.	T1C	Ordinance adopted in 2003 (RMC Chapter 16.13).
2. Revise the City's current Construction Standards to incorporate: <ul style="list-style-type: none"> ➤ Desired design features for arterials, including landscape strips between the curb and sidewalk, Class II bicycle lanes, and landscaped medians. Transitions between standard sidewalk layouts and the new designs should also be addressed. (Policy T3A) ➤ Standards for the full range of potential bicycle and pedestrian facilities expected to be developed within the City. (Policy T6A, T8A) ➤ Criteria for Planning Commission and/or City Engineer approval of exceptions to standard street dedication and improvement requirements. 	T3A T6A T8A	Construction Standards Manual was updated in 2007. Implementation also occurs through adoption of Specific Plans and compliance with RMC Title 17 (Subdivision Ordinance). Exceptions and/or modifications to standards supported by RMC Chapters 16.30.050 and 17.04.100.
3. Reevaluate the City's existing Traffic Impact Fee program and modify it if necessary to ensure that the fees collected actually cover the costs of identified improvements needed to maintain adopted levels of service.	T3E T3F	Adopted February 20, 2001. Updated April 22, 2004. The North Redding Traffic Benefit District (Oasis Road interchange reconstruction and related projects) was adopted in 2007, as was the Churn Creek Road Traffic Impact Fee related to improvements to Churn Creek Road between Denton Way and South Bonnyview Road. A comprehensive update of the fee programs was initiated in 2012 and is expected to be completed in 2013.
4. Periodically update the City's traffic model by incorporating new road improvements and land use modifications. This type of maintenance will ensure that the model continues to function as an accurate and effective planning tool.	T1B	An update to the Countywide Traffic Model was completed in November 2011.
5. Evaluate and establish as necessary a central control system to synchronize traffic signals along major transit routes.	T3G	No action.
6. Prepare and implement a Comprehensive Bikeway Plan to specifically locate, prioritize, and identify funding sources for commuter and recreational bicycle facilities.	T8A	The "Bikeway Action Plan" was adopted in 2010.

<p>7. Monitor aviation activity and needs on an ongoing basis. Periodically update local Airport Land Use Plans and Airport Master Plans to address changing conditions and/or new opportunities for airport improvements.</p>	<p>T10A</p>	<p>Municipal Airport Master Plan adopted in 2005. Benton Master Plan adopted in 2008.</p>
<p>8. Develop strategies to generate ongoing funding for general Airport operations and a reserve which can be used to meet the matching fund requirements of grant funding sources.</p>	<p>T10A</p>	<p>Ongoing.</p>
<p>9. Complete a project study report and secure funding for a Gold Street undercrossing (or other appropriate location) and South Bonnyview Road overcrossing of the Union Pacific Railroad.</p>	<p>T12A</p>	<p>Gold Street study completed in 2005.</p>

Natural Resources Element

MEASURE	GENERAL PLAN POLICIES	ACTION
<p>1. Modify the City's Grading Ordinance to:</p> <ul style="list-style-type: none"> ➤ Require that grading or other site work undertaken during the rainy season be subject to an Erosion and Sediment Control Plan that has been approved by a Certified Erosion and Sediment Control Specialist and the City's Public Works Department. ➤ Establish erosion-control requirements and review process for small projects, including the construction of single-family residences. 	NR1A	The Ordinance was comprehensively amended in 2006 to reflect changes in review processes and inspection/improvement requirements.
<p>2. Amend the City's "Open Space" Zoning District as necessary to incorporate stream corridor/riparian vegetation buffer provisions and to establish appropriate uses within these areas.</p>	NR6D	RMC Chapter 18.48, River/Creek Corridor Redevelopment adopted in 2002.
<p>3. Modify Chapter 18.63 "Surface Mining and Reclamation" of the City's Municipal Code to be consistent with the General Plan.</p>	NR13A	RMC Chapter 18.52 "MR" Mineral Resource Overlay District adopted in 2002. Clarifying provisions added in 2007 and 2008.
<p>4. Prepare a Comprehensive Open Space Plan that addresses the following:</p> <ul style="list-style-type: none"> ➤ Open-space framework. ➤ Role of public and private open-space areas. ➤ Agricultural land preservation. ➤ Important ecological areas. ➤ Acquisition and management of public open-space lands. 	NR11A	Citywide Parks, Trails, and Open Space Master Plan adopted in 2004.

Health and Safety Element

MEASURE	GENERAL PLAN POLICIES	ACTION
<p>1. Maintain copies of the Seismic Hazards Assessment for the City of Redding, prepared by Woodward-Clyde Federal Services (1995), and any other current seismic and geologic studies at locations accessible to the general public and developers, including the main branch of the Shasta County Library and the Building and Planning Divisions of the City of Redding Development Services Department.</p>	<p>HS1A HS1B</p>	<p>Copies are available as noted.</p>
<p>2. Continue to implement the City's Floodplain Ordinance and undertake any other actions necessary to comply with federal and state floodplain requirements or to maintain the City's eligibility under the National Flood Insurance Program.</p>	<p>HS2A</p>	<p>Ordinance enforced. Completed last Floodplain Community Assistance Visit with DWR staff in 2009. In 2011, the City successfully completed its Community Rating System reverification with FEMA.</p>
<p>Periodically review and update the Citywide Master Storm Drain Study to reflect items, such as:</p> <ul style="list-style-type: none"> ➤ Improved modeling techniques and projections. ➤ Changes in established flood elevations resulting from increased development. ➤ Modifications to identified hazard areas resulting from the installation of new flood-protection facilities and drainage improvements. ➤ Additional improvements that may be needed to enhance flood-protection capabilities. 	<p>HS2C</p>	<p>Ongoing. Phase I of Churn Creek Basin Storm Drain Study was completed in 2008.</p>
<p>3. Undertake additional studies necessary and implement a regional stormwater-detention system. Such studies should address appropriate locations, sizes, designs, funding, maintenance, and other pertinent information.</p>	<p>HS2G</p>	<p>Clover Creek Regional Detention Study was completed in 2001; the Clover Creek Preserve Regional Detention Basin was completed in 2006. Phase I of Churn Creek Basin Storm Drain Study was completed in 2008.</p>
<p>4. Rezone newly identified flood-hazard areas as "Open Space."</p>	<p>HS2C HS2E</p>	<p>Rezoning initiated on project-specific basis once floodplain is identified and project is constructed.</p>

<p>5. Review and update the City's Disaster Response Plan to address incidences of flooding created by uncontrolled releases from Shasta Dam and coordination with the U.S. Bureau of Reclamation, notification procedures, and preferred evacuation routes in the event of a dam failure at either Shasta or Whiskeytown Dam. Periodically update the City's Disaster Response Plan, as necessary, to ensure that an adequate plan and program can be activated in response to a variety of emergency situations.</p>	<p>HS3A, HS8A</p>	<p>Completed. Approved by Office of Emergency Services and FEMA in 2005. In 2011, the City applied for, and was awarded, a \$165,000 grant under the Community Development Block Grant (CDBG) 2008 Disaster Recovery Initiative (DRI) Program. Funds have been committed to updating the City's emergency-management documents, which include the Local Hazard Mitigation Plan, the Emergency Operations Plan, and the Health and Safety Element of the General Plan.</p>
<p>6. Develop and adopt a Comprehensive Fire Protection and Management Manual which addresses items, including, but not limited to:</p> <ul style="list-style-type: none"> ➤ Specific building materials, site-design features, setbacks, and preferred landscape materials/placement that can be used to protect development in high wildland fire-hazard areas. ➤ Circumstances when cul-de-sacs longer than 600 feet in length may be considered. ➤ Appropriate locations for unpaved fire-access roads in high wildland fire-hazard areas. ➤ The responsibilities of the various City Departments relating to open-space area fire-protection measures maintenance. ➤ The area of volunteer assistance in the implementation of necessary fire-protection measures. 	<p>HS4E</p>	<p>Manual for fire-safe building construction completed and made available to building community in 2005.</p>
<p>7. Continue to identify existing crime patterns, particularly those involving career criminals, and study methods to further enhance community-oriented policing and other programs geared to this group.</p>	<p>HS5C</p>	<p>Program established.</p>

<p>8. Pursue incorporation of advanced technology systems and automation to improve efficiencies and the quality of service provided. Such systems may include, but are not limited to:</p> <ul style="list-style-type: none"> ➤ A Single-Entry Electronic Information System. ➤ A new Records Management System (RMS). ➤ A Mobile Data System. ➤ A Voice Recognition System. ➤ Driver's License Scanners. 	HS5C	<p>Certain community policing technologies have been implemented, with others still under review.</p>
<p>9. Acquire funds for the purchase of identified acquisition zones north and south of the Redding Municipal Airport to reduce noise and safety impacts.</p>	HS7A	<p>Funding from FAA utilized for acquisition as funds are available. Fourteen properties (234 acres) were purchased in 2004-2005. Ongoing program based on funding availability.</p>
<p>10. Forward all proposed development projects which involve the manufacture, use, and storage of hazardous materials to the Shasta County Environmental Health Division. This procedure will ensure that all appropriate business and emergency plans are required and any other special requirements or mitigation measures are incorporated into conditions of approval for the project.</p>	HS9A	<p>Project-referral process ongoing.</p>
<p>11. Continue to publicize the City's Household Hazardous Waste (HHW) Collection Program, including information regarding the types of materials accepted and days and hours of facility operation, to encourage maximum participation by residents.</p>	HS9B	<p>Ongoing. In 2007, the City Council eliminated the gate fee for HHW to help promote proper disposal. A brochure was also produced promoting the benefits and need for proper HHW disposal.</p>
<p>12. Require appropriate City staff to undergo regular disaster-preparedness training, including the staging of simulated disaster and response drills.</p>	HS9E	<p>Emergency Operations Center established. Training is ongoing.</p>

Noise Element

MEASURE	GENERAL PLAN POLICIES	ACTION
1. Develop and publish a Noise Attenuation Manual, which illustrates preferred site planning and building materials/design techniques to effectively mitigate noise impacts.	N1E	The City relies on project-specific noise studies and recommendations to effectively mitigate noise impacts.
2. Record changes that occur in the community's noise environment by reviewing available technical and acoustical data and studies conducted for proposed development projects.	N1A	Ongoing.
3. Maintain and periodically update existing local noise maps as new information about the community's noise environment becomes available to ensure accuracy in land use compatibility planning and appropriate mitigation of noise impacts.	N1A	No new information developed. Currently rely on project-specific noise studies and recommendations.
4. Implement the noise policies set forth in the City's Comprehensive Land Use Plans for Benton Airpark and Redding Municipal Airport.	N2A	Ongoing.
5. Amend sections of the Zoning Ordinance pertaining to industrial and commercial development standards to require that proposed projects be designed in a manner to minimize potential noise impacts on adjacent noise-sensitive uses.	N3B	RMC Chapter 18.34, Industrial Districts; Section 18.40.110, Performance Standards Citywide, adopted in 2002.
6. Adopt the Noise Ordinance to establish appropriate standards for various noise-generating uses throughout the community.	N1B	RMC Section 18.40.100, adopted in 2002.
7. Use the development and environmental review process to ensure that noise impacts are adequately addressed and sufficiently mitigated in accordance with the State's Noise Insulation Standards and with the policies set forth in the Noise Element of the General Plan.	Various Policies	Ongoing. Currently rely on project-specific noise studies and recommendations.

Recreation Element

MEASURE	GENERAL PLAN POLICIES	ACTION
<p>1. Amend the Open Space Ordinance as necessary to permit limited development of river and creek corridor areas for trails; safety; and other low-impact, public-use activities.</p>	CDD5A	RMC Chapter 18.35, Open Space District, adopted in 2002.
<p>2. Prepare and adopt Citywide Recreation and Trails Master Plans that address:</p> <ul style="list-style-type: none"> ➤ Specific locations where trails will be developed, including the type of trail that is planned (single-purpose, multi-purpose, paved, unpaved, etc.). The City's trail system should focus on linking neighborhoods to other land uses and significant destination points within the community. ➤ Open-space areas where land dedications and easements should be acquired to provide public access, but where no formal trail improvements are planned. ➤ Incorporation of the Sacramento River Trail within the Regional River Parkway. ➤ Separation of bicyclists and pedestrians from vehicular traffic, whenever feasible. ➤ Separation between pedestrian, skater, and bicycle facilities to the extent necessary for safety. ➤ A priority system for the development of trails and trail connections, including a City-looped system. Emphasis should be placed on connecting existing trails, when possible, prior to constructing new, disconnected trail segments. ➤ Identification of funding sources for trail development. ➤ Incentives to encourage private property owners to dedicate lands for public-trail purposes. ➤ Interfaces between public trails and private property, including recommended features or strategies designed to protect the security and privacy of adjacent residents. ➤ Short- and long-term maintenance costs. ➤ The plan should be developed in conjunction with federal, state, and local agencies; private property owners; and community groups. 	R11A	Completed. Adopted Parks, Trails, and Open Space Master Plan in 2004. The "Bikeway Action Plan" was adopted in 2010.

<p>3. Prepare and adopt a Citywide Parks and Recreation Master Plan that addresses:</p> <ul style="list-style-type: none"> ➤ Updated site-selection and development standards for the park types listed in this element. ➤ A priority system for the acquisition and improvement of parklands. ➤ A system for providing partial land, in-lieu fee, and/or park development credits for: <ul style="list-style-type: none"> • Private park and recreation facilities. • Recreation amenities contributed to existing public parks or schools where long-term, joint-use agreements with the City are in place. • Private development of public parks. ➤ Strategies to address existing sites in the City's inventory of undeveloped parkland which are found to be unsuitable for the public-park types described in this element. 	R4A	Completed. Adopted Parks, Trails, and Open Space Master Plan in 2004.
<p>4. Continue to require new residential development to dedicate land or pay in-lieu fees toward the provision of parks at the maximum land-dedication ratios allowed under state law to offset projected impacts on the public-park system.</p>	R5B	In-lieu fees and park-dedication requirements updated in 2006.
<p>5. Pursue both existing and alternative sources of funding to provide parklands and facilities which will adequately meet community needs. The following new sources of funds should be given careful review:</p> <ul style="list-style-type: none"> ➤ Establishment of a Parks and Recreation District. ➤ Higher percentage of redevelopment funds. ➤ Open-space and park bonds. 	R10B	Addressed in Parks, Trails, and Open Space Master Plan.
<p>6. Conduct periodic surveys to determine the recreation desires of the citizens of Redding. Design and implement recreation programs which are responsive to the desires reflected by the majority of survey respondents.</p>	R4A	Surveys completed as part of preparation of the Parks, Trails, and Open Space Master Plan.

Economic Development Element

MEASURE	GENERAL PLAN POLICIES	ACTION
<p>1. Utilize a prioritized ranking system which will ensure that substantial financial incentives such as infrastructure improvements, land buy-downs, loans, and other nonprogrammatic incentives are provided primarily to those industries and businesses that will demonstrate net economic and social benefits to the community.</p>	<p>ED3A ED3B ED3C ED3D</p>	<p>Process established in 2004.</p>
<p>2. Leverage City economic development funds for attracting industry by participating in national, state, regional, and county business-attraction marketing organizations which have significant promotional budgets and compatible key industry targets.</p>	<p>ED3E</p>	<p>Ongoing in cooperation with Shasta County Economic Development Corporation.</p>
<p>3. Continue direct personal contact with existing businesses, small and large, and those which have growth potential. Commit resources to address problems identified in business-retention surveys and assist businesses wishing to expand.</p>	<p>ED2B</p>	<p>Ongoing in cooperation with Shasta County Economic Development Corporation.</p>
<p>4. Place a priority on processing development permits for industrial-related projects and/or expansions and assist businesses throughout the process.</p>	<p>ED1J</p>	<p>Ongoing. Staff planner is assigned to expedite economic development proposals.</p>
<p>5. Develop a formalized process to assist those business representatives that contact the City for business relocation, expansion, or similar information.</p> <ul style="list-style-type: none"> ➤ Train appropriate staff in available economic development and incentive programs. ➤ Maintain strong coordination between the Economic Development Director and staff involved in the development process. ➤ Develop standard promotional materials for use with business-attraction prospects. 	<p>ED2B</p>	<p>Ongoing in cooperation with Shasta County Economic Development Corporation; staff planner is assigned to expedite economic development proposals.</p>
<p>6. Where feasible, participate financially in public/private partnerships with the private sector on significant economic development projects that represent a good investment for the City as well as the company, investors, and/or developers in accordance with adopted policies.</p>	<p>ED3A</p>	<p>Implemented on a case-by-case basis.</p>

<p>7. Create and maintain a database of local industrial-land information which will be available to all interested parties. The database should include relevant demographic, environmental, and economic information, including aerial photographs, where appropriate.</p>	<p>Various Policies</p>	<p>Ongoing in cooperation with Shasta County Economic Development Corporation.</p>
<p>8. Continue to implement the Development Services Department's Service Enhancement Program to enhance service to the development industry.</p>	<p>ED2B</p>	<p>Ongoing. Progress in meeting service standards evaluated quarterly.</p>
<p>9. Modify the City's jobs-credit incentive program such that it is administered by, and incentives are authorized by, the City Manager, rather than by case-by-case action of the City Council.</p>	<p>ED3A</p>	<p>Process established in 2004.</p>
<p>10. Conduct periodic "business roundtable" meetings to foster communication between the City and local businesses.</p>	<p>ED2B</p>	<p>Program established.</p>
<p>11. Explore the feasibility and preferred locations for construction of a new convention facility.</p>	<p>ED5A</p>	<p>Previous report has not been updated. No further progress.</p>
<p>12. Develop a strategy for the rehabilitation or adaptive reuse of commercial centers that are experiencing decline or substandard economic performance.</p>	<p>ED5D</p>	<p>Private market forces have continued to help revive centers that were trending to decline due to vacancies.</p>

Public Facilities and Services Element

MEASURE	GENERAL PLAN POLICIES	ACTION
1. 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.	PF1C	Ongoing. This is part of the standard planning application review process.
2. Regularly update and adopt the City's Capital Improvement Program (CIP) to prioritize funding for public works projects in accordance with the General Plan.	PF1I	Updated biannually. An update to the CIP was completed in 2011.
3. Implement ordinances to protect life, control fire losses and fire-protection costs through the use of automatic suppression systems.	PF4E	On project-by-project basis.
4. Periodically update the City's Master Water Plan to reflect changes to the General Plan Diagram, water-use pattern changes, regulatory changes, or other circumstances.	PF5F	Master Water Plan was last adopted in 2012.
5. Periodically review and update, as necessary, the City's Electric Utility Strategic Plan to reflect industry restructuring developments and other changing conditions.	PF7A	Ongoing.
6. Select and pursue the acquisition of sites considered appropriate for regional stormwater-detention/retention facilities within the incorporated area.	PF9B	Base data developed.
7. Construct regional stormwater-detention/retention basins at locations that will minimize current flooding risk.	PF9C	Clover Creek Regional Detention Study was completed in 2001; the Clover Creek Preserve Regional Detention Basin was completed in 2006. Phase I of Churn Creek Basin Storm Drain Study was completed in 2008.

RMC - Redding Municipal Code

NOTE: The implementation strategies for the Air Quality Element are contained within that Element and are reflected as project mitigation measures where appropriate on a project-by-project basis.