



NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

Date: January 26, 2026

To: State Clearinghouse, Shasta County Clerk, Responsible and Trustee Agencies,
and Interested Individuals and Organizations

From: Jeremy Pagan, Development Services Director
City of Redding
777 Cypress Avenue
Redding, CA 96001

Subject: Notice of Preparation (NOP) of the Redding Riverfront Specific Plan
Draft Environmental Impact Report (EIR)

Lead Agency: City of Redding

Project Title: Redding Riverfront Specific Plan Draft EIR

Project Location: The area bounded by the Redding Memorial Park/Park Marina Drive on
the west, the Sacramento River on the north and east, and Cypress
Avenue on the south.

Call for Comments: The City of Redding (City) is requesting written comments from responsible agencies and the public regarding the scope and content of the Redding Riverfront Specific Plan Draft EIR. The program-level EIR will evaluate the environmental impacts associated with the likely type and amount of development projected under the Redding Riverfront Specific Plan. This EIR will not evaluate detailed, site-specific activities and future site-specific projects that may be developed under the Specific Plan. The City requests your written comments as to the scope and content of the EIR, including mitigation measures and/or project alternatives to reduce potential environmental impacts from the proposed project.

Preparing an Environmental Impact Report:

Notice is hereby given that the City of Redding will be the Lead Agency and will prepare an EIR for the project. Pursuant to the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations section 15060(d)), the City will not be preparing an initial study and will begin work directly on the Draft EIR as identified above and described in Attachment A.

Comment Submittal:

Written comments on the NOP are due no later than the close of the 30-day NOP review period at 5:00 p.m. on March 2, 2026. Please send your written comments to Jeremy Pagan, Development Services Director, at the mailing address or email address shown below with "Redding Riverfront Specific Plan EIR" indicated as the subject. Public agencies providing comments are asked to include a contact person for the agency.

Jeremy Pagan, Development Services Director
City of Redding
777 Cypress Avenue
Redding, CA 96001
info@reddingriverfront.org

Public Scoping Meeting: Pursuant to Pub. Res. Code Section 21083.9 and CEQA Guidelines Section 15082(c), the City will hold a scoping meeting to provide an opportunity for agency staff and interested members of the public to submit verbal comments on the scope of the environmental issues to be addressed in the EIR. The scoping meeting will be held as a part of the **February 10, 2026 Planning Commission meeting, at 4:00 p.m. at Redding City Council Chambers, 777 Cypress Avenue, Redding, CA 96001**. A link for this meeting will also be provided on the project webpage: www.reddingriverfront.org.

WATCHING/ATTENDING THE MEETING:

Planning Commission meetings are televised live on Shasta Community Access Channels via Charter/Spectrum Cable channel 181 and will be rerun on Thursdays at 12:30 p.m. during the week in which the meeting is held. Additionally, the meeting can be viewed online at the following: <http://scac.cablecast.tv:8080/CablecastPublicSite/watch/4?channel=1>. Video of the Planning Commission meetings can also be viewed on the City of Redding's web site at <http://www.cityofredding.gov/>.

PUBLIC COMMENT:

We encourage members of the public to provide oral comments by attending the Planning Commission meeting.

**Attachment A to the Redding Riverfront Specific Plan (RRSP)
Draft Environmental Impact Report (EIR) Notice of Preparation (NOP)**

Introduction

The City of Redding (City) has determined that the proposed RRSP project will require preparation of a Program EIR pursuant to the California Environmental Quality Act (CEQA). The Program EIR will evaluate the environmental impacts resulting from implementation of the project and will recommend mitigation measures to avoid or reduce significant impacts where applicable. The Program EIR is also intended to help the City review future project proposals pursuant to section 15168 (Program EIR) of the CEQA Guidelines. The purpose of an EIR is to inform decision-makers and the general public of the environmental impacts of a proposed project that a lead agency (in this case, the City of Redding) may implement or approve. The EIR process is intended to: (1) provide sufficient information to evaluate a project and its potential for significant impacts on the environment; (2) examine methods (e.g., project-specific mitigations, uniformly applied development regulations) of reducing adverse impacts; and (3) consider alternatives to the proposed project that reduce identified potentially significant environmental impacts. The EIR will include the following:

- A summary of the project, its potential significant environmental impacts, and mitigations required to avoid or reduce those impacts.
- A project description.
- A description of the existing environmental and regulatory setting, potential environmental impacts, and mitigations for the project.
- Alternatives to the proposed project that reduce identified environmental impacts.
- Other environmental consequences of the project, including:
 1. Growth-inducing effects,
 2. Significant unavoidable impacts,
 3. Irreversible environmental changes,
 4. Cumulative impacts, and
 5. Effects found not to be significant.

Project Location and Existing Land Uses

The RRSP area is located in the central portion of the City of Redding, Shasta County, and includes approximately 380 acres of private and public land along the Sacramento River generally bounded by the Redding Memorial Park/Park Marina Drive on the west, the river on the north and east, and Cypress Avenue on the south. Notable major land uses and destinations within the plan area include the Sundial Bridge, Turtle Bay Exploration Park, Redding Rodeo Grounds, Redding Civic Auditorium, Sheraton Hotel, Aqua Golf Driving Range, Kutras Park, and Marina RV Park. The Sacramento River, shoreline, and adjacent riparian habitat, marsh, lakes, and ponds provide habitat for fish and wildlife as well as recreational activities. Elevations range from approximately 450-500 feet above sea level with lower elevations near the riverbanks and channel. The regional location and local vicinity of the project are shown on Figure 1.

Project Background

In April 2023, the Redding City Council initiated a community-based process to update the existing RRSP, which was adopted in 1990 and last amended in 1992. The City hosted two Community Open Houses on August 14, 2023, which provided an opportunity for community members to ask the City questions and hear from each other. Over 200 community members attended the Community Open Houses and shared their ideas, concerns, and vision(s) for the future of the Redding Riverfront area. The Community Open Houses and discussions with community members generated ideas, concerns, and vision concepts for the future of the Riverfront area. The City subsequently formed a Community Coalition that included representatives from a variety of groups and organizations to provide a range of perspectives and insights, as well as develop a Vision Statement and Guiding Principles for land within the Redding Riverfront area.

The Redding City Council reviewed and accepted the final Vision and Guiding Principles Framework during their meeting on January 16, 2024. The community's vision was developed based on extensive feedback, discussion, and refinement by the general public and the Community Coalition. This document is a foundational piece for the RRSP process and represents the overarching aspirational framework for how the community would like to see the area change, improve, and be enhanced in the future.

The City then hosted two in-person Community Workshops (June 13 and 15, 2024) and an online Community Survey (available August to September 2024) to present emerging opportunities and alternatives and solicit community feedback and ideas. Approximately 130 people attended the community workshops and 900 people participated in the online survey.

On May 5, 2025, the City hosted an Open House that provided an opportunity for the community to review and provide feedback on a draft Vision Framework Diagram and a series of emerging concepts for both the Northern and Southern Riverfront. The City then prepared Emerging Riverfront Concepts that were refined based on community and stakeholder discussion. These concepts were presented to the Redding City Council on May 20, 2025. The City Council provided initial feedback and a series of key questions to City staff. The Redding City Council then reviewed and provided direction to City staff on revised Emerging Riverfront Concepts during their November 18, 2025 meeting. Council's direction will help frame the preferred environmental preservation and rehabilitation, land use, mobility, and development approach that will be included in the draft RRSP, which is currently being produced.

Project Description

The RRSP project area includes a range of public and private property along the Sacramento River, generally bounded by the Redding Memorial Park/Park Marina Drive on the west, the Sacramento River on the north and east, and Cypress Avenue on the south. The project area is adjacent to the Sacramento River and includes major uses and destinations such as the Sundial Bridge, Turtle Bay Exploration Park, Redding Rodeo Grounds, Redding Civic Auditorium, Sheraton Hotel, Aqua Golf Driving Range, Kutas Park, and Marina RV Park. The Turtle Bay Arboretum and Botanical Gardens are located to the north of the area, with Redding River Trail to the east. Redding Library, City Hall, Redding Memorial Park, Sequoia Middle School, and Cypress Elementary School are located to the west of the site. The study area boundary and major exiting features are shown on Figure 2.

The purpose of the proposed project is to reintroduce the City and the community to the Sacramento River by creating a long-term vision for 380 acres of public and private land and water

along the river. The RRSP document, which is being developed based on significant community engagement and discussion, will ultimately frame a community vision and establish goals, policies, and development standards to guide public and private development, land stewardship and conservation, roadway and infrastructure projects, and other activities within the study area. It will also include a series of implementation strategies necessary to transform the community vision for the Riverfront area into a reality. Initial project goals include, but are not limited to, the following:

- Engage the community in an open and transparent conversation regarding the future of the Riverfront area.
- Identify opportunities for potential new uses, areas of preservation, and/or areas of natural resource enhancement.
- Act as a catalyst for new investment and high-quality development.
- Establish clear direction for design and function.
- Consider the area's history and character.
- Integrate civic art and landscape design.
- Ensure adaptability over time.

Vision Elements and Guiding Principles

The emerging Vision Elements for the RRSP that were developed based on community ideas and refined by the Community Coalition, each of which is supported by a series of Guiding Principles, include the following.

- A Healthy and Resilient Natural Environment
- Respecting the Indigenous Community: Past, Present, and Future
- Economically Viable and Thriving Arts, Cultural, and Entertainment Venues
- Appropriate Scale and Uses
- World-Class Recreation and Activities
- Connected Spaces
- Memorable and Vibrant Places

All components of the RRSP, including regulations and funding mechanisms, must be consistent with the Vision Elements and Guiding Principles. The Vision Framework Diagram that resulted from these efforts is shown on Figure 3.

Emerging Riverfront Concepts

Over the past year, the City's project team has prepared a draft Vision Framework Diagram and a series of emerging concepts for both the Northern and Southern Riverfronts. The concepts build from the community's Vision and Guiding Principles Framework and the past two years of public meetings and workshops; online surveys; community interest group discussions; meetings with Riverfront tenants, property owners, and other interested partners; and technical analysis.

These materials were reviewed by the City Council during their meetings on May 20, 2025, and November 18, 2025. The City Council provided direction that will be used to further refine the various concepts and initiate the preparation of the draft RRSP and environmental analysis. The elements of these concepts, summarized below, will be further refined based on community and City Council feedback during the next phase of the project in early 2026.

Northern Riverfront – Refined Concept

- Habitat Restoration
- Riverfront Park
- Indigenous Heritage Center
- Indigenous Cultural Area
- New or Improved Civic Venue(s)
- Rodeo Arena and Staging Areas
- Active Recreation
- Visitor Hospitality
- Plaza and Shaded Gathering Areas
- Parking
- New Secondary Access Options

Southern Riverfront – Riverfront Uses

- Park Marina Drive Redesign
- Riverfront Commercial
- Visitor Hospitality
- Active Recreation
- Residential (not newly proposed, but consistent with the current Specific Plan)
- Riverfront Greenway Trail
- Lakefront Promenade

Potential Environmental Impacts of the Project

The EIR will identify the significant environmental effects anticipated to result from the development and implementation of the proposed RRSP. Program level mitigation measures will be identified for significant impacts, as warranted. The EIR will include the following specific environmental categories as related to the proposed project:

1. Aesthetics

The EIR will describe the existing visual setting of the project area and the visual changes that are anticipated to occur as a result of the RRSP. Any RRSP design standards intended to address aesthetic quality will be presented. Program level mitigation measures will be identified for significant impacts, as warranted.

2. Agriculture and Forestry Resources

According to the 2022 California Important Farmland Monitoring Program, properties within the Plan area are designated as Urban and Built-Up Land or Other Land. The RRSP area does not include land mapped as farmland. The EIR will describe the RRSP's impact (if any) on existing farmland, forest land, and timberland.

3. Air Quality

The EIR will describe regional air quality conditions and evaluate the air quality impacts from implementation of the RRSP in conformance with the criteria identified by the Shasta County Air Quality Management District (AQMD). Given the timing and nature of individual construction

projects are unknown, construction air quality impacts and health risk impacts would be addressed qualitatively. Operational emissions of criteria air pollutants from buildout of the Plan would be computed using the CalEEMod model supplemented with the most recently available on-road mobile emission factors and compared to relevant AQMD thresholds. Program level mitigation measures will be identified for significant impacts, as warranted.

4. Biological Resources

The EIR will evaluate the RRSP's impact on biological resources within and near the RRSP area, including trees, sensitive habitats, and special-status species. The EIR will also discuss the RRSP's consistency with local policies and ordinances protecting biological resources. Program level mitigation measures will be identified for significant impacts, as warranted.

5. Cultural Resources

The EIR will describe the potential impacts to historic, cultural, and archaeological resources that could result from implementation of the RRSP. The EIR will analyze the findings and conclusions of the Archaeological Resources Review Report that was prepared for the project by Basin Research Associates in 2025, including recommended programmatic mitigation measures to avoid potentially significant impacts to recorded and potential archaeological resources within the RRSP area. In addition, the EIR will include analyses of potentially significant historic resources, and programmatic mitigation measures will be identified for any significant impacts, as warranted.

6. Energy

In conformance with Appendix F of the CEQA Guidelines, the EIR will examine the potential for the RRSP to result in excessive or inefficient use of energy and discuss the energy conservation measures to be included in future development implementing the RRSP. Program level mitigation measures will be identified for significant impacts, as warranted.

7. Geology and Soils

The EIR will describe the general geologic and soil conditions within the RRSP area and discuss possible geological impacts associated with seismic activity and existing soil conditions. The potential for future development construction activity to encounter paleontological resources (i.e., fossils) will also be assessed. Program level mitigation measures will be identified for significant impacts, as warranted.

8. Greenhouse Gas Emissions

The EIR will qualitatively discuss the RRSP's consistency and conformance with applicable plans, policies, and/or regulations adopted for the purpose of reducing greenhouse gas emissions. Program level mitigation measures will be identified for significant impacts, as warranted.

9. Hazards and Hazardous Materials

The EIR will evaluate the potential for the RRSP to result in a hazard to the public or environment from the transport, use, disposal, or upset of hazardous materials. The EIR also will address whether the Plan would interfere with an adopted emergency response plan. Mitigation

measures will be identified for significant impacts, as warranted.

10. Hydrology and Water Quality

The EIR will describe the general hydrologic and drainage conditions of the RRSP area and any changes in site drainage and hydrological conditions resulting from implementation of the proposed Plan. The EIR will also describe impacts on stormwater runoff quantity/quality and groundwater resources, as well as impacts related to flooding and to inundation related to Shasta Dam failure. Program level mitigation measures will be identified for significant impacts, as warranted.

11. Land Use and Planning

The EIR will evaluate if the RRSP would physically divide an established community or cause a significant environmental impact due to a conflict with relevant land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental effect. Land use impacts that would occur as a result of the proposed project will be analyzed, including the consistency of the project with the City's General Plan and zoning code and compatibility of the proposed and existing land uses in the RRSP area. The effect of the project on the City's jobs/housing balance will also be analyzed. Program level mitigation measures will be identified for significant impacts, as warranted.

12. Noise and Vibration

Existing noise sources in the project area include primarily vehicular traffic along major roadways (including I-5, SR-44 and S. Market Street). The EIR will evaluate construction and operational noise and vibration impacts from buildout of the RRSP. Program level mitigation measures will be identified for significant impacts, as warranted.

13. Mineral Resources

The EIR will describe whether the RRSP would result in the loss of availability of any known mineral resource or locally important mineral resource recovery site. There are no mineral resource deposits in the RRSP area, and this impact is expected to be less than significant.

14. Population and Housing

There are residential neighborhoods adjacent to the RRSP project boundary. The EIR will discuss whether the RRSP would induce substantial unplanned population growth in the RRSP area, beyond what is proposed as part of the RRSP, either directly or indirectly. Program level mitigation measures will be identified for significant impacts, as warranted.

15. Public Services

The EIR will describe the available public services (e.g., fire and police protection, schools, libraries, and parks) in the RRSP area and its potential to require the expansion or construction of additional facilities. The EIR discussion will focus on whether the expansion or construction of additional facilities would result in significant environmental impacts. Program level mitigation measures will be identified for significant impacts, as warranted.

16. Recreation

The EIR will describe the available recreational facilities in the RRSP area and the potential for the RRSP to substantially accelerate the deterioration of those facilities or require the expansion or construction of additional facilities, and whether the expansion or new construction of additional facilities would result in significant environmental impacts. Program level mitigation measures will be identified for significant impacts, as warranted.

17. Transportation

The EIR will evaluate possible transportation impacts from implementation of the RRSP. The Plan's potential transportation impacts will be assessed using the vehicle miles traveled (VMT) metric. The EIR will discuss the RRSP's consistency with programs, plans, ordinances, and policies addressing the circulation system (including transit, roadway, bicycle, and pedestrian facilities). Program level mitigation measures will be identified for significant impacts, as warranted.

18. Tribal Cultural Resources

The EIR will discuss whether tribal cultural resources have been identified in the area, via consultation with tribes culturally affiliated with the area, per Assembly Bill 52. Program level mitigation measures will be identified for significant impacts, as warranted.

19. Utilities and Service Systems

The EIR will describe the existing sanitary sewer, storm drain, water, and solid waste services for the RRSP area. The EIR will discuss the ability of the existing utilities and service systems to accommodate the demand from the proposed RRSP and identify necessary improvements. Program level mitigation measures will be identified for significant impacts, as necessary.

20. Wildfire

The proposed project is located within an urbanized area of the City of Redding and is not within a State Responsibility Area or lands classified as High or Very High Fire Hazard Severity Zones according to CAL FIRE. The EIR will discuss locally adopted policies and maps and analyze whether the RRSP would impact or exacerbate wildfire risk and/or impair emergency response. Program level mitigation measures will be identified for significant impacts, as necessary.

21. Alternatives

The EIR will examine alternatives to the RRSP including a "No Project" alternative and one or more alternative development scenarios depending on the impacts identified. Other alternatives that may be discussed could include reduced development alternatives (e.g., reduced maximum building height or reduced density alternatives) and/or alternative land uses. Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the proposed project while achieving most of the identified objectives of the project. The environmentally superior alternative(s) will be identified based on the number and degree of associated environmental impacts.

22. Significant and Unavoidable Impacts

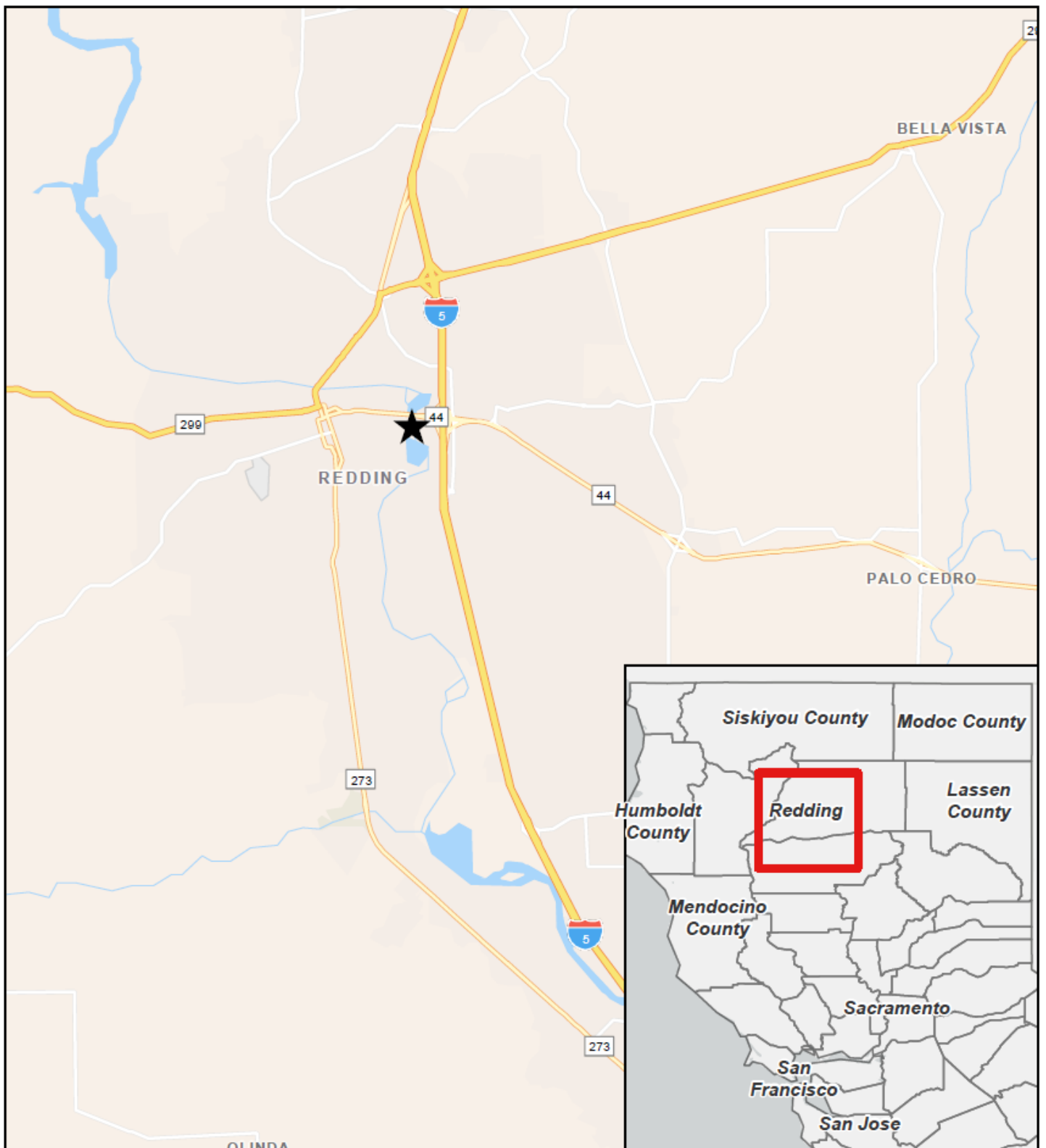
The EIR will identify those significant impacts that cannot be avoided if the project is implemented as proposed.

23. Cumulative Impacts

The EIR will include an analysis of potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the development area.

24. Other Required Sections

In conformance with the CEQA Guidelines, the EIR will also include the following sections: 1) growth-inducing impacts, 2) significant unavoidable and significant irreversible environmental changes, 3) references and organizations/persons consulted, and 4) EIR authors.



Source: Esri 2025

0 1.25 2.5 5 Miles



Figure 1 Regional Location
 Redding Riverfront Specific Plan Draft EIR

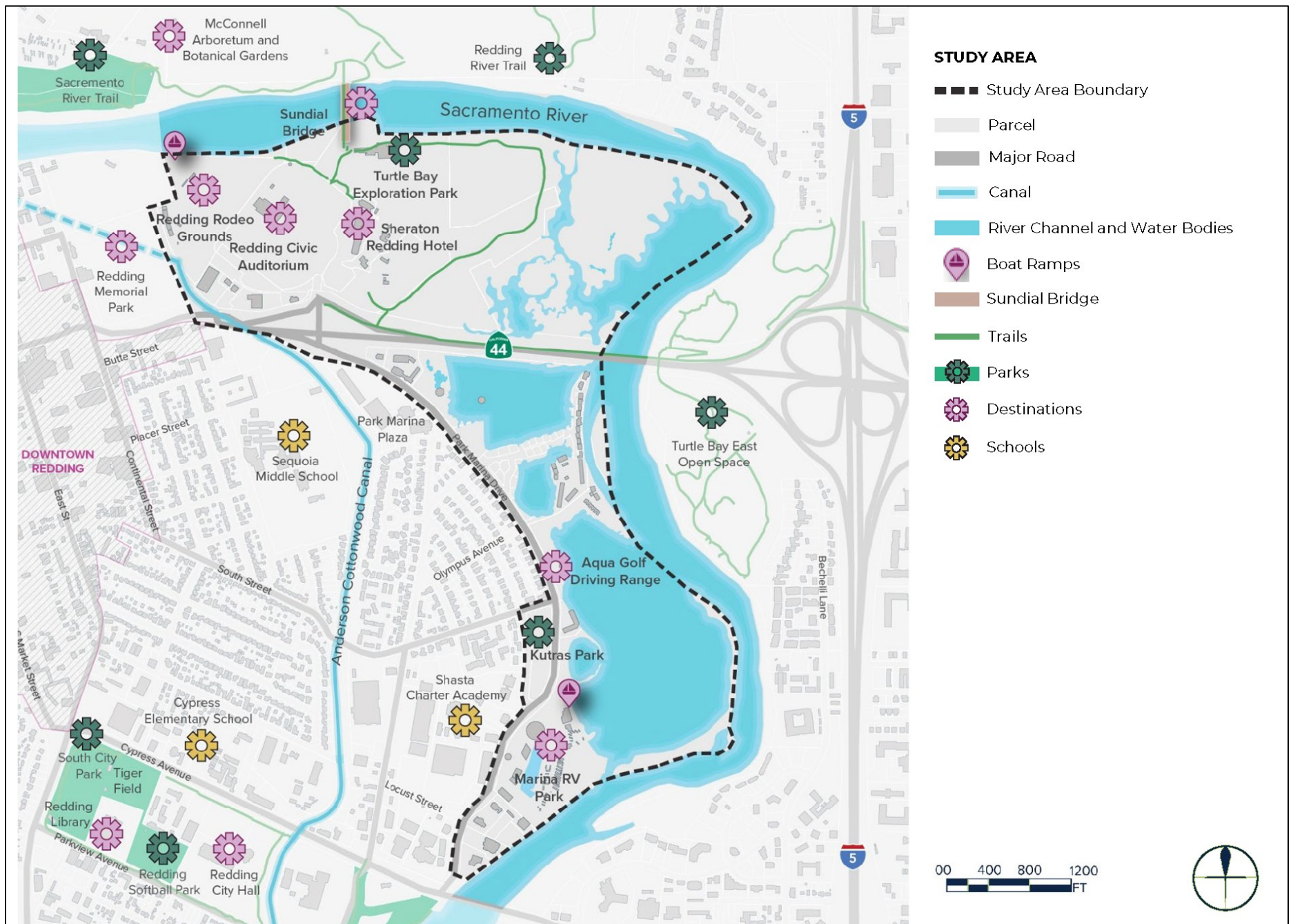


Figure 2 Project Study Area
 Redding Riverfront Specific Plan Draft EIR

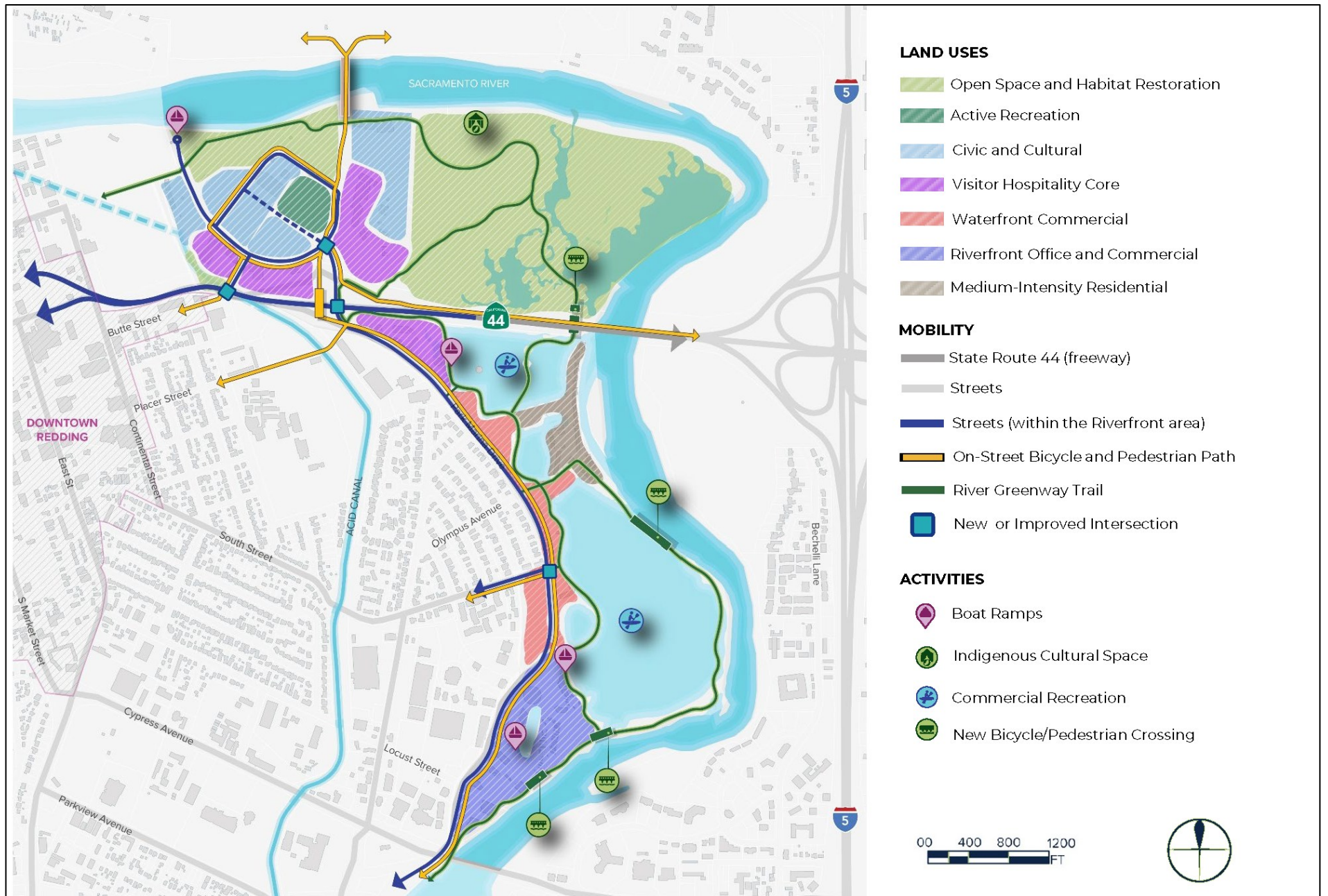


Figure 3 Vision Framework Diagram

Redding Riverfront Specific Plan Draft EIR