



Hi Jeremy.

In regard to the Redding Riverfront Specific Plan EIR scoping, first I would like to reiterate my comments made at the February 10, 2026, Planning Commission meeting as follows:

1. Where long-term operations and long-term maintenance are assumed in order for mitigation measures or public amenities to function as intended, the EIR should address whether those ongoing activities have environmental implications. Examples include trail maintenance, lighting, irrigation, or erosion control — activities that occur repeatedly and can affect habitat or water quality.

2. I'd like a cumulative look at ecological impacts along the river corridor versus viewing impacts project by project. There should be a focus on the river corridor's ability to absorb combined impacts from access, lighting, events, and development without ecological degradation.

I would like to add the following comments:

A. The EIR should evaluate long-term river behavior and hydrology, including how dam operations and high-flow release patterns may affect riverbanks, riparian habitat, and riverfront infrastructure over time, not just existing conditions.

B. The EIR should address indigenous cultural resources in a meaningful way that considers land use intensity, access, and activation, not solely archaeological disturbance or procedural compliance.

C. The EIR should distinguish between capital improvements and the City's long-term operations and maintenance obligations.

D. Transportation impacts should be evaluated under peak event and emergency scenarios, not solely under typical daily conditions.

E. Since the specific plan will define "appropriate scale" it should include build-out scenario visualizations and evaluate compatibility between natural areas and high activation uses. There should be objective criteria for when activation becomes over-intensification.

F. The EIR should include measurable thresholds and mechanisms for adjustment if impacts exceed expectations.

G. Alternatives should meaningfully test different visions for the riverfront, not simply variations of the same development pattern.

Thank you for the opportunity to comment.

