

**CITY OF REDDING, CALIFORNIA
COUNCIL POLICY**

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TENTATIVE SUBDIVISION MAP INTERIM STREAM PROTECTION	91-40	1704	01/02/91	1

BACKGROUND

Based largely on citizens' concerns and input from the California Department of Fish and Game (CDFG), the City Council has determined that the protection of the Sacramento River and its tributary streams from degradation are a high priority. This is evidenced by Council action to form the Churn Creek Preservation Task Force and the soon-to-be-convened River and Waterways Commission. Further, the policies and goals of the Open Space and Conservation Element of the General Plan include such items as 1) maintenance of fish and riparian habitat; 2) limitations on grading; 3) protecting water quality; and 4) providing access to the Sacramento River and its tributary streams. The Council has also endorsed the efforts of CDFG's Stream Corridor Protection Program. The ultimate goal of that program would be the establishment of specific policies or an ordinance dealing comprehensively with stream protection.

The issue to be addressed is: Should the City adopt interim waterway-related requirements tied to subdivision review and approval until such time as CDFG's Stream Corridor Protection Program is complete and its recommendations implemented?

PURPOSE

It is the purpose of this policy to establish guidelines for the submittal of tentative subdivision map applications which will focus on issues of maintenance of water quality and riparian habitat in and along streams within the City.

POLICY

The following shall be the policy of the City of Redding with regard to tentative subdivision map design and application requirements and shall establish review criteria related to stream and riparian-habitat protection:

The information listed below shall be provided with all tentative subdivision map applications and is in addition to the submittal requirements of Section 17.20.020 of the City's Subdivision Ordinance. A tentative-map application which does not contain those elements shall be deemed incomplete.

It is advisable that, in addition to undertaking preapplication discussions with the staffs of the City's Planning and Public Works Departments, the California Department of Fish and Game (CDFG) be consulted regarding issues relating to the existence of rare or endangered species of plants or animals and attaining the

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goals referenced above. The City will consider the recommendations of that agency when reviewing all subdivision applications. Other agencies involved may include the Mosquito Abatement District, the Soil Conservation Service, and the Regional Water Quality Control Board.

Design and Submittal Requirements:

1. The tentative map shall show the centerline of all streams, springs, watercourses, and seasonal ephemeral drainages. The banks of the streams or watercourses shall be delineated as shall the outside edges of associated riparian habitat. The direction of water flow shall also be delineated.
2. A riparian-habitat buffer shall be delineated on the tentative map sufficient to protect the vegetation from encroachment. All lots and roads, excluding stream crossings, shall be located outside of the buffer area. The minimum acceptable buffer is 50 horizontal feet from the edge of the riparian vegetation; but upon recommendation of CDFG and/or other agencies, the buffer may be widened to a width not exceeding 300 feet.
3. In instances where modification of a waterway or floodplain is necessitated to contain a 100-year storm event, said improvements shall consider the potential impacts of increased water flows due to future urban development upstream from the project. The modification plans shall indicate how disturbance of riparian vegetation will be minimized. Stream-alteration plans should not require the elimination of existing vegetation by dredging or other means and may require the use of levies or other mechanisms to protect the riparian habitat and contain floodwaters.
4. Depending on the slope and erosion characteristics of lands adjacent to streams, a nondevelopable "filter strip" may be required. The following information shall be provided in those cases where slopes exceed 5 percent within 200 feet of the bank of any stream or drainage:
 - a. A reproducible overlay map prepared at the same scale as the tentative map which identifies the slope characteristics of the project within 200 feet of the banks of the streams or drainage. The percent slope shall be clearly identified by the following intervals:

0 - 5%
6 - 10%

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11 - 15%
16 - 20%
20% +

- b. A reproducible overlay map which identifies all portions of the entire property with slopes exceeding 20 percent. This may be the same map as required in (a) above.
 - c. The publication "Soil Survey of Shasta County Area, California" (USDA) shall be utilized to prepare an exhibit from which the erosion hazard of the project site can be determined. The exhibit need not be of the same scale as the tentative map. A table shall also be provided which identifies the soil types found on the site as well as their erosion characteristics.
5. The tentative map application shall provide preliminary grading information indicating existing and proposed contours. The contour elevation must be clearly indicated. All fill areas over one foot in depth shall be identified by shading.
6. A project should be phased such that earth disturbance is limited to those portions of the subdivision where building is likely to occur the same year as the grading is accomplished. Review of the subdivision will consider whether the proposed phasing or lack thereof is consistent with this intent. Phasing other than that proposed by the project proponent may be required by the City to meet the intent of this section.

Any conditions or changes to the tentative maps will be reflected in the conditions of approval and/or revisions to the tentative map. Bonding may be required to ensure conformance to the conditions of approval. Implementation will occur through grading and improvement plans.