

2014-2019 HOUSING ELEMENT UPDATE - REZONE PROGRAM

30-Aug-18

Site #	APN	# RZ Acres	Current GP/Zoning	Proposed GP/Zoning	Water	Sewer	Realistic Capacity*	Maximum Capacity**
Area 1: East Redding Area: 299E Corridor/Collyer Drive & Old Oregon Trail (33.3 acres total) ¹								
1	076-070-012	3.5	C/IR	UR(25)/R-3-25	BVWD	COR	70	87.5
2	076-070-016	1.9	C/IR	UR(25)/R-3-25	BVWD	COR	38	47.5
3	076-100-018	7.3	C/C-M	UR(25)/R-3-25	BVWD	COR	146	182.5
4	076-060-018	9.4	SR,C/IR	UR(25)/R-3-25	BVWD	COR	188	235
5 ³	076-060-018	9.4	SR,C/IR	UR(25)/R-3-25	BVWD	COR	168	210
6	076-100-011	1.8	C/C-2	UR(25)/R-3-25	BVWD	COR	36	45
646 du at realistic capacity/807.5 du at maximum capacity								
Area 2: North Redding Area: Old Oasis Road/I-5 Corridor (10.2 acres total) ²								
7	073-010-006	2.4	SR/IR	UR(25)/R-3-25	COR	COR	48	60
8	073-010-006	3	SR/IR	UR(25)/R-3-25	COR	COR	60	75
9	073-010-006	3.1	SR/IR	UR(25)/R-3-25	COR	COR	62	77.5
10	073-010-006	1.7	SR/IR	UR(25)/R-3-25	COR	COR	34	42.5
204 du at realistic capacity/255 du at maximum capacity								
Area 3: Southwest Palo Cedro/Gilbert Drive (8 acres total)								
11	059-360-019	4.5	C/C-2	UR(25)/R-3-25	BVWD	CSA 8	90	112.5
12	059-360-019	3.5	C/C-2	UR(25)/R-3-25	BVWD	CSA 8	70	87.5
160 du at realistic capacity/200 du at maximum capacity								
Area 4: Southwest Cottonwood/I-5 Corridor -- Site recommended for denial by the Planning Commission on 8/23/18								
13	087-270-031	0	UR-8/PD	UR(25), C/R-3-25, C-2	CWD	CSA 17	0	0
Totals		50.5					1,010	1,263
		Acres					Dwelling Units	Dwelling Units

BVWD=Bella Vista Water District

COR=City of Redding

CWD=Cottonwood Water District

CSD 8=County Community Service District 8

CSD 17=County Community Service District 17

*Realistic Capacity: multiple-family development at a density of 20 dwelling units (du) per acre

**Maximum Capacity: multiple-family development at a density of 25 dwelling units (du) per acre

¹ Located within the COR Sphere of Influence (SOI) which are pre-zoned RM 10-20 (except for portions of 076-060-018 which are zoned RM 6-10)² Located within the COR SOI; Sewer and water service agreements in place³ Site 5 of Area 1 contains a one acre area with slope exceeding 30% which cannot be counted towards the RHNA. This is accounted for in the final total acres and realistic capacity figures.