



The VOICE

Your independent news source

Greater Shasta County, CA

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Did you know...

- There were **16 new** single family home permits issued in the City of Redding in April 2021, for a total of **55** in 2021. There were **7 Carr Fire** single family rebuild permit issued in April 2021, for a total of **14** in 2021. That is **17 fewer** than for the same period in 2020. There were **244 multi-family units** permitted in April 2021 (3 separate projects), for a total of **244** in 2021. That is **244 more** than for the same period in 2020. There were **2 permits** issued for new commercial buildings in April 2021, for a total of **4** in 2021. That is **2 fewer** than for the same period in 2020.
- On May 20th, discount carrier Avelo Airlines launched its service to Hollywood Burbank Airport from Redding. The 189 seat Boeing 737 departed Redding at 4:25 pm after a ribbon cutting ceremony. Introductory one-way fares start at \$19 on all routes through at least June 19th.
- Alaska Airlines will start service from Redding to Seattle on **June 17th**. The direct flight will leave Redding at 7:20 am and arrive in Seattle at 9:10 am. The return flight will leave Seattle at 5:40 pm and arrive back in Redding at 7:25 pm. The service will be offered 7 days a week.

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Shasta VOICES Celebrates 15th Year Under Leadership of Executive Director Mary Machado

Having completed **fourteen years**, Shasta VOICES, a private non-profit organization with over **1,300 supporters**, as been successful under the leadership of Executive Director Mary Machado in our mission to have an impact on decisions being made locally that affect our economic opportunity. We are now in our **fifteenth** year!

Our mission includes advocating for City, County, and other government-related policies and programs that will assist in the process of developing a healthy local economy and participating in the process, not only for the good of the whole but also for specific businesses, investors and individuals.

Our list of accomplishments over the years is extensive and could take up the entire newsletter for an entire year (or more)! But, here are some of the more recent issues we tackled successfully on behalf of our community, in the midst of the unprecedented Covid pandemic:

- In June 2020, the Shasta County Supervisors **unanimously approved** a request by Mary Machado to **postpone** the County's July 1, 2020 Facilities Impact Fee rate increases. A complete study and **update of the County's impact fee program** was (and still is) underway, and a study group (which includes Mary Machado) hopes to have the final product come before the Supervisors for consideration in the next month or two.
 - In June 2020, Shasta VOICES prepared a **follow-up** research document to "The Double Dip" (from July, 2019), entitled "**The Suspension**" to once again report the facts addressing conflicting statements from the Bureau of Indian Affairs (BIA) and the Redding Rancheria Tribe, after the BIA issued an official notice of "**Suspension of Preparation of Environmental Impact Statement**" for the proposed Redding Rancheria's Fee-to-Trust and **Casino Project**. We concluded that it does actually matter if local government leaders, cooperating agencies, and the community they represent determine that a gaming establishment would be detrimental to the surrounding community.
 - Shasta VOICES was instrumental in obtaining retroactive adjustments to the traffic impact fee rate for mini-storage facilities built from May 6, 2008 through August 25, 2020 in unincorporated Shasta County. The County then issued partial refunds totaling **\$464,800** to those who overpaid these fees.
 - Shasta VOICES has been and continues to provide letters of support for Shasta Regional Transportation Agency's grant applications to the Federal Government for I-5 expansion and improvement efforts for the North Redding Six-Lane Project, the Fix-5 Gateway Project, and the Fix-5 Cascade Gateway Project.
 - Shasta VOICES is continuing to support local projects that bring positive economic benefits to our community including the Costco/River Crossing Marketplace, Dignity Health Wellness Center, and the Fountain Wind Project.
 - As always, Shasta VOICES continues to provide assistance to those who struggle with City and County permit processes, fees, and occasional code enforcement issues. During the pandemic, it has not been easy for the average person to navigate these things with government offices closed for such an extended period of time. We do our best to assist.
- Thank you** to all of those who have been so supportive for the past fourteen years. We are looking forward to continuing our pattern of success throughout 2021!

Costco Initiative Petition And Ordinance Adopted By Council

On May 18th, Redding City Council adopted a resolution to **accept** the City Clerk's Certificate of Sufficiency of the Costco petition that was submitted with over 10,000 signatures, and which sought to enact the Bechelli Bonnyview Voter Initiative Measure. Only 5,617 valid signatures were required, and 7,914 were verified.

The Council's action to accept this Certification is ministerial and **mandatory**. Election Code section 9215 also requires Council to either (1) Adopt the Initiative Measure by ordinance without alteration; (2) Submit the Measure without alteration to the voters at an election; or (3) Study the Initiative Measure further. Council voted unanimously to support option number one, **and accepted the Measure without alteration**. It will not go before voters, or be studied any further.

However, out of an abundance of caution and at the suggestion of the City Attorney, Council also unanimously approved a **second step** to offer the Measure **ordinance** for first reading by title only and waive the full reading. Election Code 9215 appears to suggest that the ordinance adopting the Initiative Measure does not require two meetings and may be adopted on the same day that it is introduced. But, there is no "case law" directly on point as to this process. Therefore, at the end of the agenda for the May 18th meeting, the Mayor **did not close the meeting**, but instead **adjourned** the meeting until May 24, 2021, at 5:15 p.m. in the Council Chambers. During that second meeting, Council unanimously approved "Ordinance No. 2636," adopting the citizen sponsored Initiative Measure. This will still meet the requirements that the ordinance adopting the Initiative Measure be adopted within ten (10) days after the City Clerk's presentation of the Certificate of the Sufficiency of the Petition. Ordinance No. 2636 takes effect 30 calendar days after its adoption.

This initiative is a comprehensive regulatory plan governing future land uses and development for the approximately 25 acres now owned by Costco at the intersection of South Bonnyview Road and Bechelli Lane (the "Specific Plan Area"). The Measure also increases residential density for an approximate 10 acre parcel immediately to the north of the Specific Plan area (both areas are currently undeveloped).

Costco Wholesale Corporation purchased the property at the northeast corner of South Bonnyview Road and Bechelli Lane last October. This is the location where Costco plans to build a new 152,000 square-foot discount warehouse with up to 30 fueling stations in the River Crossing Marketplace, which plans to have an additional 62,000 square feet of complimentary retail, service and restaurant uses. The project was already approved by Redding City Council on May 19, 2020, and established land use, zoning, and development standards for the Specific Plan area. It includes design guidelines and requires certain infrastructure improvements including (but not limited to) widening Bechelli Lane and South Bonnyview Road, construction of roundabouts at the intersection of South Bonnyview Road and Bechelli Lane, the addition of lanes to the I-5 southbound and northbound off ramps, and financial contributions toward Churn Creek Road/Rancho Road/Victor Avenue intersection improvements. The initiative also lists environmental impact mitigation measures for the development and operation of the permitted uses in the Specific Plan area.

Some opponents (Bonnyview Bechelli Coalition) are challenging the project's approval under the California Environmental Quality Act (CEQA). The California Supreme Court has reaffirmed that **CEQA does not apply to voter-sponsored initiatives**, whether the initiative measure is approved by the voters at an election or adopted by a city council without referral to an election. The underlying litigation claiming defects in the CEQA process would likely become moot. It is possible, however, that opponents could still try and overturn the adoption of the Specific Plan through a referendum.

After an extensive five year effort by Costco and Rich Development at this location, the project can now move forward. The City will benefit greatly from the development of this location, which will provide much needed local tax-generating uses and contribute to job growth in the City.

Fountain Wind Project Public Hearing To Be Held June 22, 2021

The Final Environment Impact Report (FEIR) for the Fountain Wind Project was released for public review and comment on May 5, 2021. The Final EIR is available for public review at least until the County decides whether to certify the EIR and approve, approve with modifications, or deny the Project.

The Fountain Wind Project is a renewable wind energy generation development proposed on about 4,464 acres in unincorporated Northeastern Shasta County, near the existing Hatchet Ridge wind farm near Burney (see the Shasta VOICES April newsletter, page 3, for more information and detail about the project).

The FEIR and other project-related documents may be reviewed online by clicking on the Shasta County Planning Department's Fountain Wind Project link at www.co.shasta.co.us/index/drm/planning/cir. A hard copy of the FEIR is available for inspection by appointment or on a drop-in basis at the Resource Management, Planning Division, 1855 Placer Street Suite 103, Redding.

A Shasta County Planning Commission meeting specifically for the Fountain Wind Project Public Hearing will be held on **Tuesday, June 22, 2021**. The starting time and location are not yet finalized as of this writing. We will provide that information as soon as it becomes available via an email "Alert" to all those on our email distribution list.

Redding Submits Grant Request for Micro-Shelter Project Public Hearing To Be Held June 1st

On May 18, 2021 the City of Redding submitted a grant application through “U.S. Senator Diane Feinstein Fiscal Year 2022 Non-Defense Congressionally Directed Spending Requests,” in the amount of **\$628,374**, to assist with a viable solution for transitional housing options combined with comprehensive supportive services to help **unsheltered populations**. There is no required “match” in order to obtain these funds. Due to time constraints, the application was submitted even though the City has not completed the approval process of an ordinance allowing such housing.

There has been much discussion recently about emergency “micro-shelters” at both the Redding Planning Commission and Redding City Council level to address homelessness. There is a desire to create emergency transitional housing, and there is a huge need for this in our community. However, there is a lack of incentive for someone (likely a non-profit organization with the tools to provide proper management and supportive services) to create such shelters. If this grant is approved and awarded, it might help provide such an incentive.

Some **background** on this issue should prove helpful. On August 25, 2020, the Redding Planning Commission conducted a public hearing, and made recommendations to City Council to approve and adopt a Rezoning application and accompanying Ordinance amending the Municipal Code to allow temporary micro-shelters. After the Planning Commission review, it came to light that an appendix to the California Building Code had recently been added. This appendix is titled “**Emergency Housing**” and addresses the creation and use of temporary housing to provide opportunities for the unhoused to obtain shelter so long as the local jurisdiction declares a **Shelter Crisis** as defined by Government Code 8698. The appendix, known as **Appendix O**, is based on legislation that was passed a few years ago for the City of San Jose. The appendix is being utilized across California by localities looking to create transitional housing.

Appendix O defines several types of emergency housing including tents, membrane structures, emergency sleeping cabins, and transportable housing units. For each type of housing, certain criteria exist in the form of duration of use, provision of utilities and adherence to various codes. Due to the identification of Appendix O, City staff sought direction from the Council on December 15, 2020. The Council concluded that a new ordinance should be developed which could be used to create “Emergency Housing Sites” using emergency sleeping cabins **if and when a shelter crisis was declared**. City staff again contacted stakeholders and subsequently developed a draft ordinance with associated administrative guidelines. The City has defined emergency shelter sites as “a facility approved by the City Council which provides short-term, temporary shelter to not more than 30 individuals using emergency sleeping cabins.”

On May 11, 2021, the Planning Commission conducted a public hearing and made recommendations to the City Council to consider and approve Rezoning Application RA-2021-00617 and adopt the Ordinance amending the Redding Municipal Code to allow Emergency Housing Sites within the city limits pursuant to a Shelter Crisis Declaration by the City Council (Council) and the issuance of a permit by the Council. *Some* of the criteria for emergency housing sites to be approved (from the 4 page list and comprehensive details) include:

- ▶ That it be on the site of an existing assembly-cultural, religious, social use property;
- ▶ Or, be situated more than 500 feet from a child-care center, family day care home, K-12 school, formal park or museum;
- ▶ Or, situated not less than 1/2 mile from any other emergency site.

“Conditions” include (partial list):

- ▶ Screening the site from view of adjacent properties;
- ▶ Paving surfaces within the footprint of the site;
- ▶ Provision of potable water for all occupants;
- ▶ Enforced quiet hours from 10:00 pm—6:00 am;
- ▶ An onsite manager;
- ▶ Restrooms including at least one toilet for every 15 occupants;
- ▶ Proper sanitation including covered trash receptacles;
- ▶ An operational plan.

There will be a **public hearing** at the regular meeting of the Redding City Council on **June 1, 2021 at 6:00 pm** to consider the modifications of Title 18 of the City’s Municipal Zoning Code pertaining to the temporary use permit requirements to include emergency housing sites. The public comment period will be from May 22, 2021 through June 1, 2021.

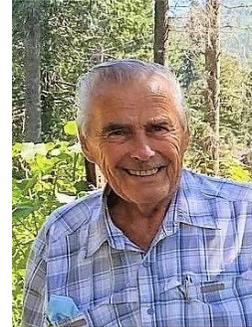
The proposed Zoning Amendment and new Ordinance is designed to create a low-cost option to address homelessness, while protecting neighborhood property owners from potential negative impacts. Public participation is encouraged in this decision-making process.

Updated News and Notes

Shasta VOICES is continuing to monitor and follow many issues of interest to our supporters and the community. As part of our efforts to keep you updated and informed, here is a brief update of some of these issues.

David McGeorge, Former City of Redding Mayor and Council Member Passed Away

April 28, 2021—Dave McGeorge, who passed away at the age of 84, served eight years on the Redding City Council from April 1994 to December 2002, serving two one-year terms as Mayor. He was well known and the beloved owner of the Redding area McDonalds restaurants. He worked tirelessly to improve Redding as an active business leader and community volunteer over the past 50 years, including his participation in the Asphalt Cowboys, Sons of Italy, the Mercy Advisory Board, the Redding Chamber of Commerce, and the Exchange Club, where he chaired the Air Show event for four years. He built traveling griddles and BBQ's to serve crowds at community events and special occasions. "Just peachy" was his signature line, a short phrase that underscored his no nonsense, upbeat disposition. We are grateful for his leadership and impact on our community. Services will be conducted at a future date.



Two New City of Redding Planning Commissioners Appointed—On May 18th, City of Redding Mayor Erin Resner appointed Gale Montgomery and Aaron Hatch to fill two vacancies on the Redding Planning Commission. Their terms will begin on May 19, 2021 and end April 30, 2025. Commissioner Frank Coughlin tendered his resignation effective April 1, 2021, creating an unscheduled vacancy. Commissioner Wally St. Clair's term ended on April 30, 2021.

Shasta County Considers Pilot Program To Test Outdoor Hemp Grows—On May 20, 2021, the Shasta County Supervisors held a special meeting to receive input from the general public regarding allowing outdoor cultivation of industrial hemp within Shasta County. Back on May 19, 2020, the Supervisors approved an ordinance to regulate the cultivation and processing of industrial hemp and the manufacturing of industrial hemp products. The ordinance allows **indoor** cultivation of industrial hemp in agricultural districts if a use permit is issued, and does not allow indoor cultivation in all other districts. The indoor cultivation is limited to nursery stock and micro-greens. Outdoor cultivation is prohibited. Since the ordinance was enacted, there have been no applications received. During the 2 hour meeting, Supervisors listened to members of the general public who were split between those who were against allowing hemp grows and those who were in favor. The smell from hemp grows and the amount of water needed to grow the plants, as well as hemp cultivation leading to an increase in crime and drug use were the major concerns of those against outdoor grows. After closing the public hearing, the Supervisors directed staff members to **research the creation of a legal process** to give a small number of growers the option to have **small test plots** of hemp grows in rural areas of Shasta County. The Supervisors also agreed that they did not want to further address the allowance of outdoor hemp grows until they have addressed the already existing problem of illegal marijuana grows in the County, and they prefer any potential outdoor hemp ordinance to be as restrictive as possible. It will likely be August 2021 before the issue of outdoor hemp grows will come before the Supervisors again for discussion and/or consideration.

Redding Hires Two New Development Services Officials—The City of Redding has hired Tocarra Nicole Thomas to be the new Director of Development Services. She comes to Redding from Lake County, California, and holds a master's degree in Urban and Regional Planning from the University of Florida, as well as a master's degree in Business Administration from the University of Tennessee. She is the founder of Dynamite Plans, an urban planning and mapping consulting firm. She will fill the vacancy left by former Director Larry Vaupel. Also, the City will replace former Redding building official Jim Wright, who retired in May 2021, with Jeremy Pagan. Jeremy is a licensed civil engineer who spent half of his career working for the state of California as a senior regulatory engineer after working for the Redding architecture and engineering firm Nichols, Melburg, and Rossetto. He holds a bachelor's degree in civil engineering from UCLA and a master's degree from UC Davis. He grew up in Redding and graduated from Enterprise High School.

Join Shasta VOICES today.

We depend on membership and other contributions.

If you are viewing this issue of "**THE VOICE**" on our website, click on the **membership tab** for information and to download a membership application or contributor form. Or, you can obtain more information by going to our website, **www.shastavoices.com**, or calling **(530) 222-5251**.

Mary B. Machado, Executive Director