



# The VOICE

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Greater Shasta County, CA

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**Did you know...**

- As a cost saving measure, the City of Redding implemented employee furlough days that began July 1, 2011. City Hall has been closed two Fridays per month since then, and the furloughs were scheduled to end in June, 2014. The current furlough program, however, will remain in place until the City is able to negotiate a new contract with the Redding Independent Employee's Organization (RIEO), the group that replaced SEIU to represent most of the rank and file employees at the City.
- In the recent Statewide Primary Election held on June 3rd, Shasta County, which has 98,777 registered voters, cast a total of 30,327 ballots. This is 30.70 percent of registered voters. Both County Supervisors Les Baugh and David Kehoe retained their seats., Rep. Doug LaMalfa and Heidi Hall will advance to the General Election. Republican Assemblyman Brain Dahle will face Democrat Brigham Sawyer Smith in the General Election.

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## Anderson Votes For Sales Tax Increase Public Safety Top Concern in North State

During the June 3, 2014 Primary Election, voters in the City of Anderson approved Measure A to authorize the collection of an additional **one-half cent sales tax** for essential general services. The Measure passed with 53.34% (or 638 votes) saying yes and 46.66% (or 558 votes) saying no. A total of only 1196 votes were cast. Only a simple majority was necessary for the Measure's approval because the revenue generated will all be put into the General Fund. The additional one-half cent sales tax will actually begin in October, 2014.

In addition, Measure B, which was an advisory vote only and non-binding, passed with 66.72% (or 776 votes) saying yes, and 33.28% (or 387 votes) saying no. This means that voters prefer that the City of Anderson allocate 50% of the new tax revenue collected from the one-half cent sales tax to the Police Department to mitigate impacts of Prison Realignment (AB109) and increase Police Department staffing to implement programs to reduce crime and increase public safety. The remainder will go to support parks, code enforcement, restore general fund reserves, and other general city services.

A little further north, the Greater Redding Chamber of Commerce surveyed its members to determine if there was support for a countywide sales tax increase specifically targeted to fund law enforcement. The question put to members read, "Would you support a 1/2 cent sales tax increase that funds law enforcement and public safety only?" Sixty-five percent of respondents said yes. A sales tax increase specifically for law enforcement and public safety purposes would require a **two-thirds majority** vote to be approved.

There is much discussion in and around Shasta County about the apparent increase in crime since AB109 was implemented. Perhaps the most frustrating issue is that there just isn't enough room in the Shasta County Jail to hold all the criminals. Therefore, when someone is arrested for committing a crime, they could be out on the street the very next day. Just adding more public safety officers will not solve the problem, nor will just adding jail beds. The County's Community Corrections Partnership (CCP) is tasked with the responsibilities of providing supervision and incarceration of offenders.

The CCP recently updated their original 2011 Public Safety Realignment Program, now that they have had experience with that original plan, some of which just didn't work. It remains to be seen if the modifications will maximize the safety of our communities.

If the business community or any other group in Redding or Shasta County is willing to pursue the idea of putting a special tax measure on the ballot for the November 2014 election, they have a lot of work to do. Proponents would have to decide exactly what it is that a 1/2 cent dedicated sales tax would finance—more officers and deputies, probation officers, substance abuse and other rehab programs, job training programs, jail beds and/or operations for such additions, programs to address mental health issues of those incarcerated, and the list could go on and on. And they will have to do it quickly—a signature collection drive to put a measure on the November ballot would have to meet the **August 8, 2014 deadline**. Otherwise, they would have to ask either the Redding City Council, or the Shasta County Supervisors to put it before voters, though time is short for them as well.

## **Water Penalties Designed for Conservation Cause Uproars Redding Sells Water to Bella Vista**

Water Districts in Shasta County have imposed steep penalties for customers who use more than their base allotment in the year 2014. The first such billing statements that went out recently caused customers in the Bella Vista Water District and the Shasta Community Services District to complain and show up in large numbers when the first opportunity presented itself at the Board of Directors meetings. Some adjustments were made, others were not.

In the Bella Vista Water District, the amount of water residential and rural customers are allowed to use is a base allotment of 20 HCF plus **70% of the 3 year average** bimonthly usage above 20 HCF (or \$.468 HCF). Excess use penalty charges for Tier 1 equal **\$2.50** per HCF, for Tier 2 equal **\$5.00** per HCF, and Tier 3 equal **\$10.00** per HCF. Commercial customers are allowed to use **80% of the prior 3 years average** (or \$.468 HCF), and pay the same excess penalties as residential customers. Agricultural customers are allocated 20 HCF and an additional **20 HCF** resulting in a total of 0.686 AF annually, and pay the same excess penalties as residential and commercial customers.

The Shasta Community Services District customers pay a minimum of \$34.34 per month for up to 2,000 CF in June through August, and 1,500 CF the remaining 8 months of the year. Penalties for exceeding usage limits were imposed: **10%** above ration limits were **\$5.00** per 100 CF, **20%** above ration limits were **\$10.00** per 100 CF, and **30%** above ration limits were **\$15.00** per 100 CF. However, in response to complaints from so many customers, at their June 18th Board meeting, the Board voted to reduce penalties to residents who exceeded monthly water allotments, and cut excess use penalties in half, as long as residents conserve water and the district does not exceed its monthly water use projections. The district had already raised over \$90,000 in through May in penalties.

The City of Redding had asked its customers for a voluntary 15% reduction in water use earlier in the year. Those customers **succeeded in using 14% less water** this year than the same period last year. Additionally, Redding imposed a three-tier system late in 2013 as a conservation measure: Tier 1: up to 11 CCF = **\$0.48**; 11 CCF—25 CCF = **\$1.28**; 25—37 (and over) CCF = **\$1.58**. Prior to the three tiers, the rate was \$0.95 per CCF. Because of the successful conservation by Redding customers, the City Council approved the sale of some of its water to the Bella Vista Water District on June 17th. The District has over 2,900 customers who are located within the City of Redding. The approved proposal is to provide 1,200 acre feet of water over the summer for \$175.00 per foot transfer fee, plus required Bureau of Reclamation and other fees totaling \$35.93 per foot, for a total cost of **\$210.93** per foot. Total compensation to the City is estimated at **\$210,000.00**. The 14% reduction in water usage has reduced revenues to the City's water utility of about \$500,000 so far.

And where does all the money go that is collected from overuse penalties? If there is not enough water, it can't necessarily buy more water. But, since successful water conservation means less revenue to the water providers, the penalties are used to make up the difference and to pay for planned maintenance and fixed costs (administrative and overhead) of each of the given water utility companies.

## **SRTA Board Approves Bike and Pedestrian Projects**

The Federal Transit Administration (FTA) provides funding for public transportation and related uses in rural areas through "Section 5311." Our local Shasta Regional Transportation Agency (SRTA) must select projects and funding amounts from this program to be used for bike and pedestrian facilities that connect public transit in rural areas.

This year, \$405,543 was set aside for bikeways and walkways.

Public notice was given that the SRTA was considering proposals for the walkways and bikeways in Shasta County from eligible agencies including any public agency authorized to develop and construct projects in public right-of-way such as county, cities, and tribal governments, with a deadline to submit potential projects by Monday, June 9, 2014.

The following projects were submitted:

1. **City of Shasta Lake**—\$50,000 to design and construct 1.5 miles of non-motorized multi-use trail loop near Margaret Polf Park

2. **City of Redding**- \$386,000 for pedestrian and bike facilities south along SH 273 to the Win-River Casino from neighborhoods near the SH 273/Girvan Road intersection.
3. **County of Shasta** (3 projects submitted)— \$237,600 for Park Avenue construction (Burney) of paved shoulders along both sides with new street lights and crosswalk; \$162,400 for Tamarack Avenue construction (Burney) of paved shoulders and new street lights on both sides; \$27,000 for engineering and preliminary design for grant application of future construction projects at above locations.

The projects were ranked by SRTA staff. The two bike lane projects in Burney scored highest and were recommended (and approved) based on their predominantly rural benefits and scheduled construction timeline. Redding's timeline was a year later and, due to its location on SR 273, SRTA suggested partnering with Caltrans. The Shasta Lake project will be considered for funding from another non-motorized process this winter.

## ***Turtle Bay Land Sale Impartial Analysis for November 4, 2014 General Election Ballot***

At the May 6, 2014 Redding City Council meeting, the council voted unanimously to accept the certificate of sufficiency stating that the Referendum Petition against the sale of 14.17 acres of Turtle Bay Exploration Park land to the McConnell Foundation has sufficient signatures to qualify for a ballot measure. They also voted unanimously to adopt a resolution placing the matter on the November 4, 2014 General Election ballot, and to let the **proponents** for each side of the issue prepare the written arguments for and/or against the measure to be included in the voter information guide.

The "Notice to Voters" of the date after which no arguments for or against City Measure B may be submitted to the City Clerk was published on June 4, 2014. Any individual voter or combination of voters and associations may file a written argument not to exceed 300 words in length. The City Clerk has fixed **June 27, 2014** as the date after which no arguments for or against the City measure may be submitted for printing and distribution to the voters.

City Attorney Rick Duverney, per election laws, is required to write an impartial analysis to be included in the voter information guide. He offered to write a draft and allow public input before bringing the final draft forward. He has completed that task. Here is the **final version** of the impartial analysis:

### **City Attorney's Impartial Analysis**

In 1992, the City leased approximately 60 acres of land to Turtle Bay Exploration Park (Turtle Bay) for construction and operation of a museum complex. From 1992 to 2010, Turtle Bay developed the museum and the City annually allocated funds for museum operations. In 2010, due to the recession, the City eliminated funding for Turtle Bay operations.

Turtle Bay sought private financing to construct a hotel and restaurant (Hotel Project) within its leasehold to support museum operations and reduce reliance on financial assistance from others, including the McConnell Foundation (McConnell). Lease amendments were requested by Turtle Bay and approved by the City to facilitate private leasehold financing the Hotel Project.

The City sought a determination from the State Department of Industrial Relations (DIR) whether construction of the Hotel Project would require payment of prevailing wages. Prevailing wages are generally higher wage rates required by law to be paid to construction workers working on publicly funded projects. DIR initially determined the Hotel Project was not publicly funded. DIR subsequently reversed its determination, finding the City's failure to seek rent from Turtle Bay when the lease was amended amounted to public funding of the Hotel Project.

McConnell offered to purchase the Hotel Project site to address DIR's decision and eliminate any question regarding public funding or the prevailing wage requirement. The City Council authorized negotiations with McConnell for the sale of 14.17 acres within the leasehold, approximately five acres for the Hotel Project, and another nine acres for undetermined future development within Turtle Bay's leasehold.

The price was negotiated based on the fair market value of the City's leased-fee-interest. The leased-fee interest is the value of property adjusted to take into account the terms of a present and binding lease. The terms of the lease provide no income to the City for the 88 years remaining on the lease. Proponents of the Referendum contend the price should be based on an appraisal instruction that hypothetically assumes the lease and its income restrictions do not exist.

Three independent appraisers established leased-fee interest value of the property to be \$443,000, \$75,000, and \$175,000, respectively. The City Council approved an agreement to sell the property to McConnell for \$600,000. As a means to establish the leased-fee value, the appraisers were required to calculate hypothetical unrestricted values for the property prior to accounting for lease restrictions. The hypothetical unrestricted values were \$2,397,500, \$7,400,000 and \$4,390,000, respectively.

The agreement does not require construction of a hotel or any other development.

A "yes" vote would authorize the sale. The City would receive \$600,000 for the property. The City, County and State could receive future tax revenues if the property is developed. The City would relinquish all rights as owner and lessor of the 14.17 acres. McConnell would become the owner and lessor, instead of the City. Turtle Bay would remain the tenant. The City would retain typical land use regulatory control over development of the property.

A "no" vote would terminate the transaction.

**THE ABOVE STATEMENT IS AN IMPARTIAL ANALYSIS OF REFERENDUM MEASURE B. MEASURE B IS A REFERENDUM THAT QUALIFIED FOR THE BALLOT BY OBTAINING A SUFFICIENT NUMBER OF SIGNATURES TO CHALLENGE A RESOLUTION OF HRE CITY OF REDDING APPROVING THE SALE OF 14.17 ACRES OF LAND TO THE MCCONNELL FOUNDATION. IF YOU DESIRE A COPY OF RESOLUTION NO. 2014-025, PLEASE CALL THE CITY CLERK'S OFFICE AT (530) 225-0455 AND A COPY WILL BE MAILED AT NO COST TO YOU.**

## *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:

- ***New Redding Police Facility***—Ground has been broken next to City Hall, and site construction has begun as of May 19, 2014 for the new Redding Police Facility on Cypress Avenue. The \$7.4 million project includes a patrol building west of City Hall and remodeling the second floor offices in City Hall when the Redding Electric Utility (REU) staff who now occupies that space is moved to a new building on Airport Road. If all goes as planned, both the Redding Police Department staff and REU staff will be in their new quarters next spring. So far, the project is on track and on budget. Underground sewer, water pipes and storm drains are being installed and the foundation is well under way.
- ***Mountain Gate Project Prepares Draft EIR***—The City of Shasta Lake prepared its draft environmental impact report for a mixed-use development by Mountain Gate Meadows LLC that proposes 1,600 housing units and 200,000 square feet of commercial buildings, with 250 acres dedicated for open space, parks and trails to Shasta Lake. The 590 acre property is located west of Interstate 5 between Shasta Dam Boulevard and Wonderland Boulevard. The City held a meeting on Thursday, June 5th to gather input and share information about the project. The City accepted written comments through June 16th.
- ***Bike Lanes on California Street***—The California Department of Transportation (Caltrans) and the City of Redding will reduce the number of traffic lanes on California Street between Tehama Street and Cypress Avenue from the current three lanes to two lanes. The work has already begun. A buffered bike lane will be added on the right. The two lanes will remain at 12 feet in width, and the bike lane will be 6 feet in width. Caltrans is calling this change a pilot project. After two years, officials will determine how the new configuration is working. Depending on that assessment, they will decide whether or not to return to three lanes.
- ***New Costco at Oasis Road***—Costco is still in the process of acquiring land at the northeast corner of I-5 and Oasis Road to construct its new 148,000 square foot building. There appear to be a few wrinkles to iron out between Costco and LDC (the current property owner) before the purchase can be completed so that Costco may begin construction. A Credit and Reimbursement Agreement with Costco Wholesale was approved by Redding City Council at the July 30, 2013 City Council meeting, which allowed for the construction of the widening of Oasis Road and realignment of Twin View Boulevard, both conditions for Costco to construct the new facility. Costco (acting as the developer) will provide construction capital for the project, and will be responsible for initial funding of the project. The estimate for these costs, including project development, right-of-way, and construction is **\$5.3 million**. The City of Redding will provide construction management services for the project. When this agreement was reached last summer, it was anticipated that Costco would move forward with construction fairly quickly and break ground in early 2014. The now pending land acquisition seems to be the only hurdle left to overcome.
- ***Hacienda Heights Park Site is Sold***—In June of 2012, following protests from residents around the City-owned park dedication site at 2139 Hemingway Street in Hacienda Heights, the City deferred the sale of the property for one year to allow a community-led park building effort on the site. Unfortunately, a financial sponsor could not be secured by the community group during that time, and the plan to sell the property resumed. Based on an appraisal by CARR Real Estate Appraisals dated March 21, 2014, a bid package was prepared by the City with the minimum bid set at the appraised value of \$55,000. Only one bid was received, and the property was sold to Christopher and Sandra Knightly for their bid of \$55,000 after Council approved the sales agreement on June 17, 2014.

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Mary B. Machado, Executive Director