



The VOICE

Your independent news source

Greater Shasta County, CA

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Did you know...

- Sadly, there are no piano stores remaining in Redding. A non-profit group called **Redding Piano Angels** has formed to benefit young piano students with the potential to become very fine musicians. The volunteers and donors of this non-profit assist in finding pre-owned pianos, evaluate them, and help arrange the purchase of these instruments. Their mission is to assist piano students in the acquisition of a piano. Their "wish list" includes previously owned pianos in good condition, sheet music, instructional books, and metronome. At: www.reddingpianoangels.com you can learn more about this local effort.
- Shasta College in Redding's fifth largest employer. It educates more than 15,000 people a year, including 1,100 high school students. It receives \$26 million of federal financial aid each year, and \$30 million of state money each year.

Inside this issue:

Local Primary Elections are Set	1
Development Impact Fees Program Update	2
Impact Fee Waiver Puts Construction Industry Back to Work	2
The Initiative Map—Pass It On	3
Updated News and Notes	4
Join Shasta VOICES	4

Local Primary Elections Are Set

June 2012 is California's first open primary election, which means the top two candidates of any party in a state or congressional election move on to the November election. The following candidates have qualified to run for the available seats:

U.S. Congress—The Republican candidates are: State Sen. Doug LaMalfa (R-Richvale), a rice farmer; Former State Sen. Sam Aanestead(R-Grass Valley); Col. Pete Stiglich USAF retired (R-Cottonwood); Gregory Cheadle (R-Happy Valley), Real Estate Broker; Michael Dacquisto (R-Redding), an attorney and bankruptcy trustee; Jim Reed (D-Fall River Mills),an attorney; Nathan Arrowsmith (D); Gary Allen Oxley(Independent-Redding), a trauma nurse.

State Senate—Les Baugh (R-Anderson), Shasta County Supervisor; Incumbent Ted Gaines (R-Roseville), insurance company owner.

1st Assembly District—Rick Bosetti (R-Redding), Redding City Councilman; Brian Dahle (R-Bieber), rancher and Lassen County Supervisor; Charley Hooper (no affiliation-Nevada County); Robert Meacher (D-Plumas County).

Shasta County Supervisors—**District 4:** Cheryl Clifford, Cheri Beck, Bill Schappell, Dean Munroe, and Catherine Bird. **District 2:** Leonard Moty (incumbent), Steve Allen (police and fire labor negotiator), Scott Swendiman (real estate broker). **District 3:** Patrick Jones (Redding City Councilman), Pam Giacomini (co-owner of Hat Creek Grown grass-fed beef), and Fred Ryness (Burney forestry supervisor).

Superior Court Judge—Superior Court Judges Gregory Gaul, Cara Lee Beatty and Stephen Baker are all running unopposed to keep their seats.

In addition to the vote for candidates, there are two local measures on the ballot:

“Measure A” (Yes or No)

Shall Resolution No. 2011-091 (General Plan Amendment 08-002) be Adopted?

Allows development of the Knighton & Churn Creek Commons Retail Center by changing the land use designation in the Shasta County General Plan from Part-Time Agricultural (A-cg) to Commercial (C) on approximately 86 acres in the Churn Creek Bottom Area.

“Measure B” (Yes or No)

Shall the Churn Creek Bottom Agricultural Lands General Plan Amendment Initiative Be Adopted?

Imposes the following restrictions in the Shasta County General Plan that may **not** be amended except by the voters of Shasta County: (1) until December 31, 2036, prevents changes to the designation of land in the Churn Creek Bottom area designated as agricultural lands (A-C, or A-cg) on the General Plan Map, adopted by the Board of Supervisors in 1984 and in effect at the time of the Initiative, with certain limited exceptions; (2) until December 31, 2036, **prevents** agricultural lands from being reviewed every five years for possible land use changes; (3) strictly limits commercial development in the Churn Creek Bottom area to those parcels designated as “commercial” (C) and located immediately adjacent to the I-5 Interchange/Knighton Road intersection; and(4) exempts from its coverage any project that has obtained a vested right pursuant to state and local law, any project for the construction of public schools or public parks, and any land that, under state and federal law, is beyond the initiative power of local voters. *(continued with map on page 3 of this issue).*

Development Impact Fees and Utility Rate Program Update

The City of Redding is in the process of seeking proposals from qualified firms to perform a comprehensive update of the City's Development Impact Fees Programs, and a cost-of-service rate study for the City water, wastewater, and solid waste utilities.

The date by which proposals must be received by the City is April 3, 2012. The anticipated date of awarding the contract is by June 5, 2012. The final recommendations by the chosen consultant must be completed by April 9, 2013. This gives them eleven (11) months to finish and present the final draft documents to the Redding City Council.

The general tasks to be performed during this time frame look something like this:

1. Throughout the analysis, ***make adjustments*** to account for possible changes in facility categories.
2. Adjust methodology to ***account for local conditions***.
3. Incorporate staff comments into the completed draft program.
4. Prepare a ***"Notice of Program Availability"*** for distribution to summarize the major areas of the program.
5. Provide the City with copies of the complete draft impact fee/rate program for distribution and ***formal public review***.
6. Work with a ***citizen stakeholder group***, requiring eight meetings held on a monthly basis. Prepare written update materials, lead the discussion with the group, prepare/resolve actions, and record/distribute minutes. Present the draft impact fee/rate program at ***up to two additional public workshops*** and record any relevant comments.
7. Prepare two status updates and ***one final report*** presenting the program to the City Council. The final report is to include a presentation at the related City Council meeting.
8. Submit copies of the final plan to the City for formal consideration and adoption. In addition, include a copy in *.pdf* and *Word* format for copying and distribution to any interested parties.

The final City Council ***Public Hearing*** on the proposed updated Impact Fee/Rate Program is scheduled for ***May 7, 2013***.

In the meantime, several things will happen with regard to the existing Development Impact Fee Program:

First, if the new fee program isn't complete and/or adopted until the scheduled date of May 2013, the existing fee program will remain in effect until at least then.

Second, in April of 2011, our readers may recall that Shasta VOICES spearheaded an effort to suspend annual cost of living increases to the fee program. City Council agreed to do this for two years through 2012, expecting that a re-evaluation of the existing fee program would occur in 2012. If a new fee program isn't rolled out until May of 2013, it is likely that the suspension of annual cost of living increases will continue until more is known about the new program. This means that whatever increase would have been imposed in January 2013 could be suspended.

It is difficult to know just where the final numbers will end up with this update. Given the previous grossly over-projected growth figures used in calculating the future infrastructure needs and costs associated with them, it would seem logical that the impact fees would be reduced. And given the great recession that continues to hinder the construction industry in Redding, it would be economically unwise to raise impact fees and cause even further setbacks.

Impact Fee Waiver Puts Construction Industry Back to Work

There were ***20 new single family home permits*** issued in Redding in February. This brings the total number of single family home permits under the impact fee waiver program (i.e. fee holiday) up to ***51*** since the program was approved last November. There were a total of 26 new home permits in all of 2011, so it is encouraging to see such a huge increase in activity in Redding the first two months of 2012.

The "fee holiday," which waives \$12,518 in traffic and sewer impact fees per single family homes and duplexes, has proved to be a very successful program so far. It was designed to give builders incentive to move forward on construction and put people back to work. The incentive is working, and those people are so happy to be working once again!

The fee waiver program runs through June 30, 2012, and is available to the first 100 permits drawn for single family homes and duplexes in Redding. The units must be completed by March 31, 2013 under this program.

Foundations that were poured as far back as 2007 had been sitting idle, until now. Builders are now able to construct those homes because of this program. They are able to bring the price of newly constructed homes down to a level that meets market demands.

Nobody is ready to say that the economy has turned around yet, but there is now a high level of optimism that didn't exist last year. Builders feel that they can now be more competitive with the foreclosure driven housing market.

The Initiative “Map” - Pass it on!

As mentioned on page one of this newsletter, there are two local measures on the June 2012 Primary Election ballot. Measure A would allow the development of the Knighton and Churn Creek Retail Center in the Churn Creek Bottom area. Measure B imposes restrictions on property owners in the Churn Creek Bottom area through 2036. Both measures have huge negative impacts on private property rights on over 4,000 acres of land. Here is a map showing just how large the “Churn Creek Bottom Area” really is:



It is unclear whether or not those who own private property in the depicted area are aware that their property rights are the subject of these measures. There is no formal procedure required to notify them.

What is clear is how some residents, farmers and business owners *in the depicted area* feel about all this. Here are excerpts from their rebuttal agreement opposing Measure B: “...Measure B will not allow a rezone to full-time agriculture if requested by land owners, or allow anyone to plan for their own needs. Measure B has numerous conflicts with the General Plan and is so poorly written even lawyers can’t agree on its meaning....It will restrict owners who may need to change their land use due to illness, death, or desire to pass it on to their children. That is simply wrong! To lock up private property rights for almost a quarter century is simply wrong!”

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.

- The Shasta County Regional Transportation Planning Agency (**RTPA**) Board determined at its meeting on Tuesday, February 28, 2012 that they would, in fact, maintain the “status quo” for existing RTPA employee compensation as they transition to an independent agency. This means the 7 employees who currently work as employees of Shasta County will maintain their same level of pay and benefits when they become employees of the independent RTPA. Then, at a special meeting on March 15, 2012, the Board approved several contracts for support services as the transition takes place. The contracts include information technology services, human resource and risk management services, professional accounting services, and a lease agreement for 3,217 square feet of new office space at 1255 East Street, Redding. The target date for having the transition completed and an official independent agency is July 1, 2012.
- The Shasta County Board of Supervisors held a workshop on February 27, 2012 to discuss **amendments to the Shasta County Code and Personnel Rules** that clarify the role of the County Administrative Officer (CAO). The discussion was prompted by a slew of recent complaints about the power given to Resource Manager Russ Mull and Public Works Director Pat Minturn. After several hours of public comments and Board discussion, direction was given to staff to prepare amendments that would enhance the supervisory authority of the CAO, and allow him authority to appoint those department heads that are not “county officers.” This includes the Director of Housing & Community Action Programs, Veterans Service Officer, and Inter-Mountain Fair Manager. Apparently Russ Mull, as the Director of Environmental Health, is a “county officer.” And Pat Minturn, as the “Road Commissioner” and “Surveyor,” is also a “county officer.” But, suggestions were made that would enhance the CAO’s supervisory authority over these two individuals as well, such as allowing the CAO to step in on issues not associated with Road Commissioner, Surveyor, or Environmental Health duties. Or, the Board could assign one member as a liaison to handle disputes for the Resource Management Department, and another to the Public Works Department. They plan to bring this discussion back to a future regular Board of Supervisors meeting, perhaps in April before any final decisions are made.
- **Redding Riverfront Specific Plan Update**—A joint Redding Planning Commission and Community Services Advisory Commission (CSAC) meeting took place on February 28, 2012 to discuss a potential amendment to the Redding Riverfront Specific Plan pertaining to the area north of SR44 west of Sundial Bridge Drive, generally around the Civic Auditorium. There was 100% attendance by both Boards. Staff did a presentation that concluded that an amendment was not necessary because the existing Plan already provides a wide-ranging list of uses in support of or complementary to the Civic Auditorium. They say the Plan is very flexible, and they do not want to lose that flexibility. Former State Senator Maurice Johannessen spoke up and reminded the group that this area has been studied to death. He said we are really only talking about a small area of 3 privately owned parcels, and that the future for the Civic Auditorium has nothing to do with land use, which is already either leased or owned. Commissioners Adam McElvain, Cameron Middleton, and Chris Young disagreed. But in the end, the Planning Commission voted 5-2 to recommend **not** to amend the Plan to the City Council.

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We depend on membership and other contributions.

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(530) 222-5251.

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