



The VOICE

Your independent news source

Greater Shasta County, CA

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Did you know...

- Through November 2017, there have been **106** single family dwelling unit permits drawn in the City of Redding, **4 fewer** than the same period last year. There have also been **31** new commercial building permits issued through November 2017 **12 more** than the same period last year.
- California's minimum wage will increase from the current level of \$10.50 per hour (\$10.00 under 26 employees) to **\$11.00 per hour (\$10.50 under 26 employees)**, effective January 1, 2018. It will continue to increase \$1 per hour every year thereafter until it reaches \$15.00 per hour in 2022.
- 530 Cannabis in Shasta Lake was one of the first businesses licensed in California to sell recreational marijuana, beginning in January, 2018.

HAPPY HOLIDAYS!



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Previewing 2018

Shasta VOICES has been tracking, monitoring and participating in many issues that affect economic opportunity in our community since we began our work in 2007. We have grown to over 1,300 supporters in the last almost 11 years. We have accomplished much thus far, and will continue to pursue issues of economic importance in the Shasta County area in 2018. Here is a partial update of probable issues:

- **Construction of a New Costco Store**—Rich Development and Costco have reached an agreement for construction of a new Costco store located immediately northwest of the Bonnyview Road/I-5 interchange in South Redding. The project will also include additional commercial development at this site, and the necessary technical studies, planning phase, and site plans are in process. A Project Study Report (PSR) was prepared by Caltrans that identified phased improvements to meet traffic-related demands at the interchange. A draft Environmental Impact Report (EIR) is underway, including a public scoping meeting to collect comments of the scope of the EIR that was conducted by the Redding Planning Commission on June 13, 2017. The final EIR will be forthcoming in 2018.
- **Dignity Health Wellness Center Project**—Dignity Health North State, who recently merged with and has become Catholic Health Initiatives, the parent company of Mercy Medical Center in Redding, plans to build a **\$50 million wellness center** on 12.5 acres near the former Raley's on the corner of Hartnell Avenue and Hemsted Drive, which is north of the Henderson Open Space area. The wellness "campus" project would create **120 to 180 local high-paying jobs** with \$9 million to \$14 million in annual salaries, provide the City with over \$3 million in building and impact fees, and create construction and related jobs. In November, 2017, Dignity Health submitted an application for the preparation of an Environmental Impact Report (EIR), which could take one year to complete, perhaps before the end of 2018. It is unknown if the recent merger will have any effect on the plans for this Wellness Center.
- **Four New Projects in Downtown Redding**—A \$37 million four-story mixed use project at the site of the former Dicker's Department Store in downtown Redding, a bicycle-oriented café and depot at the site of the former Bell Rooms on Shasta Street, the demolition of the former Police Facility on California Street, and a proposal to redevelop the downtown Redding Yuba-Butte Street parking structure site into a mixed-use site will all be proceeding through various stages of the planning and development process in 2018.
- **Bethel Church Expansion Project**—City Council approved this \$96 million, 172,000 square foot project to be located at 2080 Collyer Drive on December 5th. It will bring a large number of construction and related jobs while being built and permanent jobs when it is completed, along with more quality people to create positive economic growth. Preparation for construction will begin 2018.
- **Update of Parks, Trails and Open Space Master Plan**—The process of updating the existing 2004 Plan began in 2017. More study of the 188 page draft updated Plan document that was presented to the Redding Planning Commission in November is currently underway and will continue into 2018 before reconsideration.

Shasta County Assessor-Recorder Provides Most Current Annual Property Tax Report

Leslie Morgan, Shasta County's Assessor-Recorder, outlined the current local annual report at the Redding City Council meeting on December 19th detailing an analysis of all taxable property values in Shasta County as of January 1, 2017.

<u>Fiscal Year</u>	<u>Total Taxable Value</u>	<u>Exemptions</u>	<u>Net Taxable Value</u>
2016-2017	\$ 17,175,134,938	(\$ 1,072,230,949)	\$ 16,102,903,889
2017-2018	\$ 17,830,774,109	(\$ 1,098,391,431)	\$ 16,732,382,678
<i>Dollar Change</i>	\$ 655,639,171	(\$ 26,160,482)	\$ 629,478,689
<i>Percent Change</i>	3.82%	2.44%	3.91%

"At a basic tax rate of 1%, over **\$178 million in revenue** will be generated for schools and local government from this year's assessment roll. Although we are seeing increases in the number of sales and the purchase price associated with those transfers, the real estate market is still below its peak level."

Here are the **2017 taxable values** by each incorporated City and unincorporated areas in Shasta County, :

City of Shasta Lake:	\$ 690,198,637 (an increase of \$26,742,741 or 4.03% over 2016 value)
City of Anderson:	\$ 683,459,651 (an increase of \$43,279,473 or 6.76% over 2016 value)
City of Redding:	\$ 8,481,049,152 (an increase of \$430,602,633 or 5.35% over 2016 value)
Unincorporated:	\$ 6,877,675,238 (an increase of \$128,853,842 or 1.91 % over 2016 value)

Total taxable value has increased by 1003% over the past 38 years, from the first year under California's Prop 13 to current.

This report also contains Recorder statistics that are kept on a calendar year basis. For 2016, the number of recorded deeds increased 8.3% from calendar year while the total number of recorded documents increased by 7.8%. The Recorder also collected documentary transfer tax for 2016 of over \$1.2 million dollars of which \$813,932 went to Shasta County, \$349,068 went to the City of Redding, \$28,2236 went to the City of Anderson, and \$23,333 went to the City of Shasta Lake. Total documentary transfer tax increased 9.5% over the prior year.

The report includes a chart showing **Shasta County General Revenue by Source**, which is broken down as follows:

Property Tax—81.4%; Other—6.5%; Sales Tax—4.5%; Penalties—3.6%; Transient Occupancy—1.3%

Property tax is the single largest source of discretionary revenue to the County.

The full report contains much more information including taxable values by school districts, exemptions information, 50 year history of values and assessments, distribution of parcels and many other statistics. To view the entire report, you can go to: https://www.co.shasta.ca.us/index/assessor_index/annual_report.aspx

Pilot Program to Bring High-Speed Fiber to Downtown Redding Moves Forward

On December 19th, the Redding City Council approved a proposal by Councilman Adam McElvain to research, develop, and potentially implement a **new fiber internet utility service**. The service would be offered in the downtown area of Redding and serve as a pilot phase for both residential and commercial customers. The goal of the new utility is to spur economic development, help revitalize the downtown area, and make the city more competitive and marketable.

The City is uniquely advantaged to provide this service by owning the existing infrastructure through the city-owned electric utility. Moving forward to establish costs and develop a market analysis, at a nominal impact to the city, is the logical next step in determining if this is the right choice for Redding.

Two organizations have offered to work with the City through this process to help develop a fully-scoped proposal at no direct financial cost to the City, including developing the network design, service area market analysis, and grant seeking/writing: the Northeastern California Connect Consortium (NECCC), which is a state-grant funded broadband group from Chico, and Broadband USA, a division of the National Telecommunications and Information Administration (Department of Commerce), who has agreed to help the City of Redding with technical assistance in numerous areas including reviewing Request for Proposals, stakeholder engagement, and securing grant money, all at no cost to the City.

Once network design and operational costs have been established, market analysis has been completed, and grant funding sources identified, the proposal will return to the City Council for deliberation and potential action.

Updated Impact Fee Program Approved; “Park” Impact Fees Still Being Studied

It has been four years since the City of Redding last updated development impact fees. An update of the existing Development Impact Fee Program got underway with the first of 9 meetings of an 8 person citizens Advisory Group (AG) on June 28, 2017. The discussions included developing recommendations for updates to the fire, water, wastewater, and traffic impact fees. Redding City Council unanimously approved the final recommendations for the following impact fees on December 5th, which are effective now:

Single Family Home	Proposed Fee	Current Fee	Difference
Storm Drain	\$ 0.00	\$ 937.00	\$ (937.00)
Fire	\$ 914.05	\$ 1,016.00	\$ (101.95)
Wastewater	\$ 5,100.00	\$ 7,368.00	\$ (2,268.00)
Water	\$ 4,300.00	\$ 5,893.00	\$ (1,593.00)
Traffic	\$ 5,760.00	\$ 6,013.00	\$ (253.00)
Total	\$ 16,074.05	\$ 21,227.00	\$ (5,152.95)

Park impact fees were studied separately by the Community Services Advisory Commission (CSAC). During 2017, CSAC was also in the process of updating the 2004 Parks, Trails and Open Space Master Plan. (Plan). The City staff and AG who updated the other impact fees were not invited to participate in the update of the Park fees.

The Community Services Advisory Commission (CSAC) members and Kim Niemer (Community Services Director) were poised to make their own recommendation for Park fees at a December Council meeting, along with their recommended update of the Parks Master Plan. However, both the updated Plan and impact fee proposals, which are driven by the Plan, have been **post-poned**. City management wants to take a “fresh re-look” at the fee proposal and draft Plan over the next 3 or 4 months. The proposed park impact fee would have been as high as \$5,991 per single family dwelling unit, a 29% increase from the current **\$4,205**, which is where the fee will remain for the time being. So, the **total** amount of the current fees **including the park fee** is **\$20,279**, a reduction of \$5,152 per single family dwelling.

At the suggestion of the Planning Commissioners, who postponed the request for approval of the proposed Park Master Plan update at their November 21, 2017 meeting, Shasta VOICES has coordinated a community study group who is willing to take a little more time to digest the 188 page document, provide more community input, solicit and provide alternative funding sources to be included in the Plan, address and perhaps include public safety parameters for parks, trails and open space in the document, and revisit the “pie-in-the-sky” goals (as one Commissioner put it) stated in the document. The study group had one meeting in December, and will meet at least two more times in January. They are keeping the City Manager informed of their progress after each meeting, and will submit a final report that can be included in his teams’ “re-look” at the Plan and fees.

Downtown Revitalization Projects Continue to Move Forward

The McConnell Foundation and K2 Development (the developers) will partner with the City of Redding to complete two grant applications for their proposed infill development project, known as the **Net Zero Affordable Housing Project** (Project), after receiving Redding City Council approval on December 19th. The Project is located at 1407 California Street, the north end of the California Street Parking Structure (Parking Structure) between Tehama Street and Butte Street. An Affordable Housing Sustainable Communities Program (AHSC) application seeking \$20 million, and an Infill Infrastructure Grant (IIG) application seeking up to \$5 million would be submitted jointly between the City and the developers as co-applicants.

The IIG potential funding is needed to construct a **new parking garage** and negotiate a purchase agreement for the remaining portion of the California Street Parking Structure.

The intent of the AHSC Program funding is to reduce Greenhouse Gas (GHG) emissions by supporting more compact, infill development. The proposed Project meets that intent and applying for the AHSC Program funding will allow the developers and the City to compete for funding to make the Project a reality. The IIG grant funding would assist with meeting a long-term parking strategy need. Deadlines for grant application submissions is January 18, 2018 with awards scheduled in June 2018.

Overall, the Project is considered a catalyst for redevelopment of Downtown Redding. The Project would accomplish a number of goals contained in the Downtown Redding Specific Plan including reestablishing a portion of the Downtown street system, provide market rate and affordable housing units, create a lively commercial center surrounded by pedestrian plazas and amenities, and stimulate additional investments in Downtown Redding.

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 Mayor for 2018—At its December 5, 2017 Council Meeting, Redding City Council members voted to have Vice-Mayor Kristen Schreder to serve as Mayor for 2018. Council member Francie Sullivan will serve as Vice-Mayor, and Julie Winter will serve as the Mayor Pro-Tem.

Three New Appointments to Community Services Advisory Commission (CSAC)- Three new people were appointed to serve four-year terms beginning January 1, 2018 and ending December 31, 2021 at the Redding City Council meeting on December 19th: Denise Yergenson, Jason Schroeder, and Joshua Divine. They will be replacing Commissioners John Wilson, who served from January 1, 2010 through December 31, 2017, Robert Brennan, who served from April 5, 2011 through December 31, 2017, and Judith Salter, who served from October 15, 2012 through December 31, 2017.

City Accepts Donation for UAV's—On December 19th, the Redding City Council unanimously agreed to accept a **\$25,000 donation** from Bethel Church of Redding to be used for the purpose of funding and implementation of an Unmanned Aerial Vehicle (UAV) program for the Redding Police Department. The UAVs would be utilized to enhance the Department's mission of protecting lives and property. Any use of the UAVs would be in strict accordance with Constitutional and privacy rights, Federal Aviation Administration (FAA) regulations, and Redding Police Department policy. The UAVs would be distinctly marked with police insignia decals. The Redding Police Department would consider using the UAVs when an aerial view would assist officers or Incident Commanders during such occurrences as serious traffic collisions, crime scene management, narcotics investigations, and search and rescue operations among many others.

South City Park Looks to Enhance Use—South City Park is the oldest park in the City of Redding with a vibrant history of recreational use. Recently, however, the Park's appeal has diminished. At the August 15, 2017, City Council meeting, the Council directed staff to develop ideas and proposals relative to potential uses for the Park, i.e. public/private partnerships, mixed-use projects, etc., with the goal of revitalizing the Park and increasing its attraction to the community at large. Staff met and discussed various ideas and concluded that issuing a Request for Proposal (RFP) will widen the opportunity for others to directly participate in this process, and will increase the pool of ideas for the Council's consideration. The RFP will contain various criteria for consideration such as a preference for recreation amenities, but will not be restrictive. Prior to issuance of the RFP, Redding City Council will review its contents for approval.

City Selling Downtown Property to RABA—In October 2017, the Redding Area Bus Authority (RABA) accepted a proposal from the McConnell Foundation to purchase and re-develop the structure formerly known at the Bell Rooms that fronts Shasta Street just west of the intersection of California Street. The structure is located on a parcel which is owned by RABA that also includes two other structures that formerly housed Bings Automotive and American Lock and Key. The concept presented to the RABA Board encroaches into the adjacent parcel immediately to the east and owned by the City of Redding. The McConnell Foundation is requesting to purchase and utilize this area in addition to the Bell Rooms to complement their development plans. The requested area is currently being used as a City owned public parking lot. On December 19th, the Redding City Council approved a purchase and sale agreement between the City of Redding and RABA to facilitate the sale of the City-owned properties at 1346 California Street and 1501 Shasta Street. The City would sell the parcels to RABA for **\$424,000** (current appraised value). The proceeds from this sale would become **General Fund revenues**, and will be placed in a restricted account to assist with the City's future budget deficit.

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