



The VOICE

Your independent news source

Greater Shasta County, CA

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Did you know...

- There were **9** single family home permits drawn in the City of Redding in October, 2017, for a total of **99** so far in 2017. That is 8 more than for the same period last year (**a 9% increase**). There were **2** permits issued for commercial buildings in October, 2017, for a total of **30** so far this year. That is 11 more than for the same period last year.



Inside this issue:

Giving Thanks	1
Shasta County Receives Funding for Local Men-	2
Redding-based "Destination Minis" Building Tiny Homes For Sonoma Fire Victims	2
Impact Fee Program Update Complete	3
Updated News and	4
Join Shasta VOICES	4

Giving Thanks...

In the spirit of Thanksgiving season, Shasta VOICES would like to take this opportunity to say "thank you" to the people and events that contributed to making 2017 another year of transition towards an improved economy locally:

Shasta VOICES, together with the Shasta Builders Exchange sponsored **three forums** in 2017: January 18, 2017 featured panelists from the City of Redding; March 29, 2017 was a community led forum focused specifically on the City of Redding Development Impact Fees and associated policies; and August 9, 2017 was a community led forum focused on making the process easier in Shasta County. We are thankful for the overwhelming participation and success of these forums, which are resulting in **reduced** impact fees, **new policies** that create economic incentives, **improvements** in the speed and delivery of **client services**, and the generation of **additional revenues** to City and County government agencies.

We are thankful that **new management** at the City of Redding has **embraced change** from the status quo way of doing business in the past.

We are thankful that the **Churn Creek Marketplace** is finally being constructed on Churn Creek Road, Northeast of the Interstate 5 and Bonnyview interchange. As the entire center develops, **200-300 jobs** will be created. The developer is utilizing **local businesses** for construction, architectural, and engineering services. We also thank the City (again) for acting on Shasta VOICES' request and **eliminating** the **\$3.1 million** special district fee for this area to allow this project to become a reality.

We are thankful that Redding Electric Utility (REU) is **not raising** residential electric rates in 2018, for the first time in many years.

We are thankful that Redding City Council approved staff's request to **eliminate** an inflationary increase to development impact fees that would have gone into effect on July 1, 2017.

We are thankful that an **update** of the Redding Development Impact Fee Program was conducted starting in June 2017, and the recommendations include a **reduction** in all fees (parks fees were not included in this update), the addition of a new **"plexes"** category that will enable the building of multi-family units once more, and multiple new **policy changes** to create investment incentives not only in the downtown area, but in the City of Redding in general.

We are thankful for Planning Commission approval of the **\$96 million Bethel Church Expansion Project** along the north side of Collyer Drive in Redding. This project will construct a church/school campus consisting of two, two-story buildings totaling 171,708 square feet on 39.3 acres of property. It will create a large number of both construction and related jobs while being built and permanent jobs when it is completed. It will bring even more quality people to the Redding area who will spend money here and create positive economic growth.

We are thankful for renewed interest from potential investors in **revitalizing the Downtown Redding area**. There are several potential mixed-use projects in the works with public-private partnerships, along with private investor projects, that together could affect change and bring positive economic growth.

Lastly, thank you to all the supporters of Shasta VOICES. We are making a positive difference to the economic opportunity in our community because of you as we advocate for these and many other businesses and issues.

Shasta County Receives Additional Funding for Local Mental Health Crisis

Shasta County has become the recipient of a state grant from the “Whole Person Care” program, which is designed to provide counties in California funds for coordination of physical health, behavioral health, and social services for those in need of mental health care. County officials plan to use about \$500,000 from the grant to contract with Hill Country Health and Wellness Center for the provision of the services.

The County is planning a **mobile response team** to assist people in crisis and in need of mental health care, pairing counselors to respond to crisis and police calls around the local area and triage patients on the spot. Mental health experts and law enforcement officials have endorsed such a plan. The goal is to identify those most in need of such counseling and getting them some help.

Hill Country would hire three clinicians and three case managers to work in pairs. These units would be available 12 to 16 hours each day, working closely with law enforcement to de-escalate situations and free up officer time for other calls. If successful, this program could also help reduce the demand at emergency rooms.

Providing this type of crisis mental health care, along with many other potential solutions to our local problem, has been recommended for quite some time. Now that a reliable funding source as been identified, moving forward with this plan is a very encouraging step in the process.

The Whole Person Care program is a \$1.5 billion, 5 year pilot program that enables entities to “identify target populations, share data between systems, coordinate care real time, evaluate individual and population progress,” with the ultimate goal of providing comprehensive coordinated care for the beneficiary resulting in better health outcomes. There are two grant application rounds. Shasta County was one of 18 applicants for round one, and was successful.

Redding-based “Destination Minis” Building Tiny Homes For Sonoma Fire Victims

Destination Minis is a division from Don Ajamian Construction, Inc. that is dedicated solely to the design and construction of high quality, **affordable tiny homes**. Founded in 2017 and located at 1870 Twin View Boulevard in Redding, they are here to make the tiny American dream a big reality. The company's owner, Don Ajamian, has been a licensed contractor since 1990, and since 2004 has focused his energies on general contracting and development locally.

The recent devastation in the Sonoma County area from wildfires has prompted the approval of residential use of recreational vehicles and travel trailers, including tiny homes for persons displaced by the fires within and outside burn areas on residential or agriculturally zoned properties with a temporary permit until December 31, 2019, provided that it is connected to an approved source of water, sewage disposal system, and source of electricity. A steady stream of requests for quotes have been coming in to Destination Minis for these tiny homes for the Sonoma area. Once built, they will be delivered to their Sonoma destination. This is a very creative, affordable solution to the Sonoma housing crisis. There are varying options available, depending on the jurisdiction, for the continued use of the tiny homes once the temporary permit expires (i.e. as a rental in an approved area).

The tiny home models have a base price and come with a standard list of upgrades that you can choose from to personalize the tiny home. In addition, full customization is offered as well. A price quote is given within the same business day as requested for all models including any upgrades.

All tiny homes come standard with a refrigerator, sinks, double burner cook top, toilet, heating/air wall unit, 32" shower stall, cabinets and room for storage. Optional upgrades include oven, microwave, bed(s), bed linens, couch, table and chairs, plates, bowls, eating utensils, towels, washer/dryer unit, dish washing unit and coffee maker.

There are 5 different models to choose from, ranging from 180 square feet to 250 square feet, and can be expanded to 300 square feet. The fully loaded model comes totally move-in ready. These homes can accommodate up to 4 or more people, and they are being built in about three weeks **right here in Redding**.

Locally, both the City of Redding and Shasta County have taken a sort of “wait and see” approach to allowing tiny homes, looking to other communities who have successfully embraced the tiny home concept to mimic. Some local RV parks, however, have embraced and welcome these homes, as they provide the necessary utility hook-ups at a very low cost for those who own or rent these homes.

For more information, you can go to the website: www.destinationminis.com



180 SF—\$38,900



248 SF—\$62,900
Fully Loaded, 100%
Move-in ready

Impact Fee Program Update Complete City Council to Consider on December 5th

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 the 8 person citizens Advisory Group (AG) on June 28, 2017, consisting of: Fred Bergstrom, Gary Blanc, Janice Cunningham, Michele Goedert, Keith Hunting, Mary Machado, Jake Mangas, and Rob Middleton. The AG worked together with Brian Crane (Public Works Director), Larry Vaupel (Development Services Director), Chuck Auckland (Asst. Public Works Director, Transportation), Jon McClain (Asst. Public Works Director, Wet Utilities), and Gerry Gray (Fire Chief). The discussions included developing recommendations for updates to the fire, water, wastewater, and traffic impact fees. Park fees were studied separately by the Community Services Advisory Commission.

The final result of the update and recommendation for changes will be brought before Redding City Council for approval and adoption on **December 5, 2017 at 6:00 p.m.**, where a Public Hearing will be conducted. The following development impact fees will be recommended:

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)

These recommended fees represent a **24 percent reduction** of the current impact fees being charged for a single family home. Multiples of the single family fees are used in the calculation of multi-family units as well as commercial and industrial developments. For example, the current commercial storm drain fee was \$587 per 1,000 square feet. For a 10,000 square foot commercial building, that comes to \$5,870.00. With the proposed fee at \$0.00, the 10,000 square foot commercial building will save \$5,870.00 on that one fee alone.

Additionally, the AG is proposing **new categories for “plexes.”** A “plex” equals 2 to 4 units (duplex, tri-plex, four-plex). The current program considers all of these to be part of the multiple family category. The recommendation is for multiple family to be defined as 5 or more units. This **reduces the current impact fees by about 30%**. The changes are:

New “Plex” Category: 1) Plex equals 2 to 4 units; 2) Fire fee—break up multi family units into 2 to 4 units attached and 5 and above attached; 3) Water fee—calculated at 75 percent of single family unit meter fee; 4) Wastewater fee—calculated at 3/4 household equivalent per unit; 5) Traffic fee—maintain treating as multi-family traffic.

Other changes being recommended for the administrative guidelines include:

- **Downtown Specific Plan Considerations**—reduction of vehicle trip generation due to higher residential densities, resulting in a **30% discount** to traffic impact fees in the downtown area (currently a 15% discount); a **change in use** or floor area of an existing downtown building will not result in a new traffic fee being assessed; there will be **no additional fees for outdoor dining areas** up to 30 percent of the indoor dining area.
- **Transfers of impact fees to a different address**—for demolished structures in **all** areas of the City, the removal of existing substandard or nonconforming structures may be credited toward the fees due for construction of new structures at other locations within the City.
- **Fee Credits**—for demolished buildings in **all** areas of the City, there is an exemption from payment of impact fees that shall exist on parcels on which buildings were demolished or destroyed, with proof of the size and type of use that previously existed.
- **Deferred Fees**—In **all** areas of the City, any commercial, industrial and 5 unit or above residential developments are eligible for a 3 year deferral of water, sewer, and traffic impact fees (25% of fee to be paid with remaining 75% over three years and secured).

Clearly, City staff and the AG were focused on updating over-projected growth figures used to generate impact fees, and **reducing** the fees accordingly, as well as providing more attractive incentives for economic vitality and the resulting increase in revenues for the City. If Council approves and adopts these recommendations, they will become effective January 20, 2018.

The City staff and AG 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 the December 5th Council meeting, along with their recommended update of the Parks Master Plan. However, both the updated Plan and impact fee proposals have been **postponed**. City management wants to take a “fresh re-look” at the fee proposal 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. And Planning Commissioners postponed the request for approval of the proposed Park Master Plan update at their November 21, 2017 meeting (see page 4 for more details).

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:

Planning Commission Approves Use Permit Redevelopment Project for Downtown Parking Structure—On June 27, 2017, Redding's K2 Development and the McConnell Foundation were awarded the Shasta Regional Transportation Agency's (SRTA) Cycle II grant for technical assistance under the SRTA's Infill & Redevelopment Incentive Program. Their proposal is to **redevelop the downtown Redding City owned Yuba-Butte Street parking structure** site into a mixed-use site, with residential, commercial, community space and parking. Although they have since declined the grant money due to some of the government conditions associated with accepting the technical assistance grant, the McConnell Foundation and K2 Development are moving forward with their efforts to participate in the process of obtaining a full grant under the incentive program. This project **received approval of a use permit** at the Redding Planning Commission meeting on November 10th, and is scheduled to go before City Council on December 5th. Final approval of entitlements is needed prior to submittal of the preliminary application for construction funding up to \$20 million to complement other project funding. The application deadline is January 16, 2018.

Bethel Church Expansion Project Approval Appealed—A public hearing date has been set for the regular Redding City Council meeting on **December 5, 2017**. Council will consider **appeals** of the Planning Commission's certification of the Environmental Impact Report Application and approval of the Planned Development Plan Application initiated by the Bethel Church of Redding to develop a church and school campus on 39.3 acres generally located at the northeast corner of Collyer Drive and Twin View Drive just north of Highway 299. The project was certified and approved by the Redding Planning Commission on September 26, 2017.

2018 Regional Transportation Improvement Program—Shasta Regional Transportation Agency (SRTA) is required to prepare and adopt a 2018 Regional Transportation Improvement Program (RTIP) outlining priorities for using State Transportation Improvement Program (STIP) funds over the next five years. Projects considered include: Phase I of the I-5 Redding to Anderson Six-Lane Project (\$13,322,000); the Sacramento River Trail (Dieselhorst) to Downtown Non-Motorized improvements (\$400,000); the Downtown to Turtle Bay Non-Motorized improvements (\$1,400,000); the North Redding Six-Lane Project (\$1,200,000); and Planning, Programming and Monitoring funding for SRTA (\$628,000). The draft RTIP is available for review on SRTA's website, www.srta.ca.gov. A hard copy is also available for review at SRTA's office location, 1255 East Street, Ste. 202 in Redding. The RTIP will be considered by the SRTA Board of Directors for adoption on Tuesday, December 12, 2017 at 3:00 p.m., at which time a public hearing will be held. The meeting will be held at the City of Anderson Council Chambers, 1887 Howard Street, Anderson. Verbal comments may be provided at the hearing, and written comments will be accepted through November 29, 2017 (to be sent to SRTA).

Parks, Trails and Open Space Master Plan Update Not Approved—The final update of Redding's Parks, Trails and Open Space Master Plan was brought forward at a special Redding Planning Commission meeting on November 21, 2017. Kim Niemer, Redding's community Services Director, was seeking approval of the updated Plan. The Commissioners voted **unanimously to postpone** their decision for at least 6 weeks to give the community, as well as themselves, more time to digest the 188 page document, provide more input, solicit and provide alternative funding sources for consideration, address public safety 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. Shasta VOICES (along with other community groups) will be approaching the Community Services Advisory Commission offering to coordinate such forums to generate a proper turnout for these discussions. Stay tuned!

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**.

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