



The VOICE

Your independent news source

Greater Shasta County, CA

Volume XV, Issue IV

www.shastavoices.com

September 2021

Did you know...

- There were **10 new** single family home permits issued in the City of Redding in August 2021, for a total of **102** in 2021. There were **2** Carr Fire single family rebuild permit issued in August 2021, for a total of **21** in 2021. That is **21** fewer total single family home permits issued than the same period last year. There was **10** permits issued for new commercial buildings in August 2021, although all of them are for mini-storage buildings at a single location, for a total of **20** in 2021. That is **4** fewer than for the same period in 2020.
- As of August, 2021, there have been a total of **228** Carr Fire single family residential building permits issued in unincorporated Shasta County, and **74** mobile and manufactured home permits, for a total of **302** total Carr Fire rebuilds so far, of the 817 total dwellings lost in the fire. There have also been **6** Zogg Fire single family residence permits issued, and **15** mobile and manufactured home permits issued for a total of **21** total Zogg Fire permits out of 101 dwellings lost.

Inside this issue:

Fountain Wind Project Update (Appeal Hearing October 26th)	1
Unsolicited Land Purchase Offer Discussed in Open Session	2
California SB 9 and SB 10 Override Single Family Zoning	2
3D Printed Concrete Residential Units Approved	3
REU Will Propose Rate In- crease for 2022	3
Updated News and Notes	4
Join Shasta VOICES	4

Fountain Wind Project Update Appeal Hearing Scheduled For October 26th

A Shasta County Planning Commission meeting specifically for the Fountain Wind Project Public Hearing was held on Tuesday, June 22, 2021. The Shasta County Planning staff recommended **approval** of the use permit for the Project. After 10 hours of testimony and a very unusual hearing procedure, the Planning Commissioners voted unanimously to deny the use permit for the project.

ConnectGen, the project applicant, has **filed an appeal** of the decision to deny them a use permit to the County Board of Supervisors. During the September 14th Supervisors Meeting, the date for the appeal hearing was set for **October 26th at 1:00 p.m. in the Supervisors Chambers**, which pushed back the previously set date from September 27th due to an uptick in Covid cases and current associated restrictions for those attending Supervisors meetings in the Chambers.

The Fountain Wind Project is a renewable wind energy generation development proposed on **100% private, previously disturbed timberland property** within about 4,464 acres in unincorporated Northeastern Shasta County, near the existing Hatchet Ridge wind farm near Burney. As a potential investor in Shasta County, ConnectGen has followed every rule and regulation through a rigorous 2 1/2 year process, including the preparation of an Environmental Impact Report (EIR). This process has worked. ConnectGen has listened and responded by **reducing the footprint of the project**, and **enhancing** the economic benefits to the community as follows:

- Reduced total wind turbines from 72 to 48.
- Reduced maximum turbine height by 10%.
- Eliminated most turbines visible from Montgomery Creek, Round Mountain, Moose Camp, Fountain Fire Lookout and Hwy. 299.
- Reduced disturbance to the natural environment by: **1)** Reducing the permanent project footprint by 33% (from 713 to 475 acres); **2)** Reducing the construction footprint by 37% (from 1,384 to 868 acres); **3)** Reducing the number of new roads, electric cables, and turbine pads required; **4)** Removing turbines that are higher risk to avian and bat species; **5)** Reduced the number of stream crossings; **6)** Reduced impacts to California Oak Woodland Habitat and Rocky Mountain Maple Shrub Habitat.
- Increased fire safety and prevention with 1,600 acres of new shaded fuel breaks, 100 acres of new cleared areas, 38 miles of improved emergency access roads, and installation of several new 5,000 gallon fire suppression storage tanks.

The Project would provide **many benefits** to Shasta County:

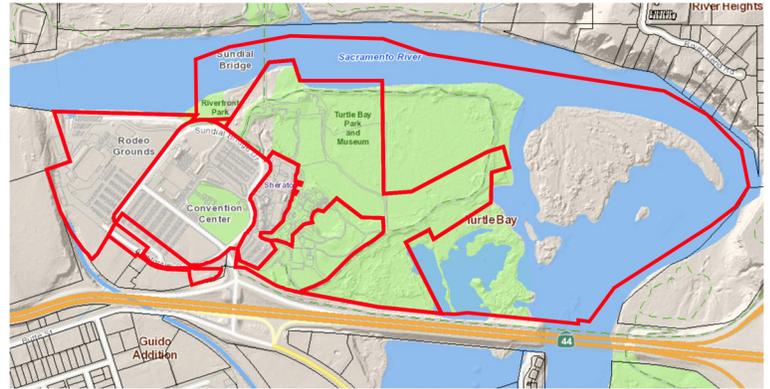
- 200 Construction jobs and 12 permanent jobs;
- New sales tax revenue for the County totaling **\$3.5 million** in the first two years;
- Contributions of **\$2.8 million** for the Sheriff's Department, Montgomery Creek and Round Mountain Advisory Committee, Pit River Tribe TERO, Shasta County Fire Safe Council and the Fall River and Western Shasta Resource Conservation Districts;
- \$200,000 donation to Shasta Beam to provide **high-speed internet service** to the Inter-mountain Region;
- Over the long term, Fountain Wind will generate over **\$50 million** in new property tax revenue.

For all of the reasons stated above, Shasta VOICES is continuing to support the Fountain Wind Project.

Unsolicited Land Purchase Offer Discussed in Open Session for Redding Rodeo Grounds, Turtle Bay, Civic Auditorium

An unsolicited offer by D&D Group consisting of the McConnell Foundation, K-2 Development Company, Turtle Bay Exploration Park, and Populous (an American architecture and design firm with developments around the globe), to purchase part of the 212.75 acres of perhaps the highest profile land in the City of Redding was **not considered** during a City of Redding closed session meeting on September 7th, after the Redding City Council unanimously agreed to pull this item from the closed session meeting agenda.

The eight listed high-profile pieces of property in the unsolicited proposal include the Redding Rodeo arena, the Redding Civic Auditorium, Turtle Bay Park and Museum, the Sheraton Redding Hotel at the Sundial Bridge and its Mosaic Restaurant. Six of the eight properties in question are city owned. The remaining two parcels (4.99 acres site where the Sheraton Hotel and Mosaic Restaurant are located, and 9.17 acres located in front of the hotel on Sundial Bridge Drive) are owned by the private McConnell Foundation.



The item was moved to a **regular open session item** for the purpose of receiving information regarding the offer, and having public discussion during the **September 21st** City Council meeting. The 74-page proposal, entitled “Activating Redding’s Northern Riverfront; A New Vision for the Redding Civic Center Site” is available for public access on the City’s website under the Redding City Council agenda item 9.1 (e) of the September 21st Council meeting. The non-binding letter of intent in the proposal focuses on the 45-acre riverfront area west of Turtle Bay and the Sheraton Hotel, and asks for an “exclusive negotiating agreement,” to explore the design, feasibility, master planning, and eventual development of that area.

Council had directed staff to bring a report on the proposal for the September 21st meeting and provide **options for Council consideration** that include:

1) Take no action; **2)** Direct staff to develop a request for proposals to develop a master plan for the area; **3)** Direct staff to surplus any or all listed parcels pursuant to the Surplus Property Act; **4)** Direct staff to develop a request for proposals to sell the properties for development; **5)** Accept and/or provide direction relative to the unsolicited proposal. City Manager Barry Tippin also reminded Council that it is important to note that some of the subject properties are encumbered with covenants due to various grants acquired over the years or due to the method it was acquired.

After lengthy public comments (majority saying either “no” or I don’t know enough about it) and Council member discussion on the subject, Council **voted unanimously to take no action on the agenda item**. Instead, they directed staff to bring back a report for the **October 5th** Council meeting with a suggested schedule for several **public workshops** over 3 or 4 months to provide information and complete transparency, including land use and planning processes, public-private partnerships, the Surplus Land Act and other State laws governing park land, and an invitation for the D&D group to do presentations on their vision. In addition, these workshops will provide ample opportunities for the general public to tell the City what they would like to see happen with the area in the future, and opportunities for everyone who has questions about this area to have their questions answered.

Clearly, any suggestions or proposals for the subject properties will not be rushed, and will include public input every step of the way. *Stay tuned!*

California SB 9 and SB 10 Override Single Family Zoning

On September 16th, Governor Newsom approved two senate bills, SB 9 (HOME Act) and SB 10, which take effect in January 2022. SB 9 allows up to 4 units of housing on a single family lot anywhere in California by right, with owner occupancy requirements and some exceptions, i.e. existing rentals cannot be altered, thus protecting existing tenants from eviction. A property owner could create a duplex, or the owner could subdivide the property into 2 lots and build up to 2 units on each lot for a maximum of 4 units. The properties would generally need to comply with existing design standards.

SB 10, while not a mandate, allows local governments to **choose** (or not) to “upzone” any properties on urban infill sites near public transit for up to 10 residential units, without going through a lengthy Environmental Quality Act review. Local governments are allowed to require affordable housing in these “upzones.”

3D Printed Concrete Residential Units Approved for Income-Qualifying Housing Units in Redding

On September 7, 2021, Redding City Council unanimously approved the development of **3D printed construction** of income-qualifying housing units at Enterprise Community Park, the John Reginato River Access Park, and 745 and 785 St. Marks Street.



The City will execute development agreements with Resources for Rural Community Development, Inc., dba AccessHome, who will provide City loans for all 4 projects totaling **\$2,474,392**. These funds come from the Home Investment Partnerships (HOME) Program, HOME American Rescue Plan (HOME-ARP) funding, Affordable Housing Loan Fund (AHLF), Community Development Block Grant (CDBG) Program, Permanent Local Housing Allocation (PLHA), and \$200,000 of Park In-Lieu development fees.

In March 2021, the City was contacted by Don Ajamian and Emergent 3D, LLC, to introduce an innovative proposal utilizing 3D printer technology to build income-qualifying housing units. Together with the City's building department, they completed the housing unit design, financing, and feasibility for the development of residential units.

3D printed concrete residential units are a sustainable, innovative construction option that uses less labor and construction waste during the construction process. The 3D printer builds the walls of a residential unit layer-by-layer, using continuous ribbons of fresh concrete made from commercially available, standard industry materials. About 70% of the unit will be 3D printed and the remaining 30% will be traditional construction methods (i.e. foundation, trusses, roofing, electrical, mechanical and plumbing). A master plan design set has been created for a 1,200 square foot, three-bedroom, two-bath, single family unit complete with landscape and walkways that blend into the park areas.

The total cost of construction for the designed unit is \$337,196, which will be secured by a ground lease for a 20-year period of time. The City financing will be in the form of a residual receipts loan at zero percent interest for a 20-year term. Repayment of the loan is contingent upon the ability of the unit to generate residual receipts; that is, revenue in excess of approved operating expenses. As part of the agreement, AccessHome will be required to set aside funds each month as replacement and maintenance reserves to ensure the unit is well-maintained. At the end of the 20-year period, any principal and interest balance will be forgiven. The City's loan includes an affordability covenant that will restrict the rent to income-qualifying tenants at less than 80% of area median income.

To provide a permanent park host, a portion of Enterprise Community Park will be placed under a leasehold to serve as the project site that will include one of the 1,200 square foot residential units. The same scenario will be repeated at John Reginato River Access Park along the Sacramento River on South Bonnyview Road. The park hosts at each of these parks perform such tasks as routine patrols, opening and closing park gates, and observing and reporting unusual activities.

Also, there are up to 6 affordable housing units approved at 745 and 785 St. Marks Street, at a cost of \$1.8 million, with the same type of financing and income-qualification restrictions.

It will take about six months for the actual COBOD 3D printer to arrive in Redding. Once it is received, the Enterprise Park host unit will be the first constructed, followed by the Reginato River Access park unit.

REU Will Propose Rate Increases for 2022

At the September 7th Redding City Council meeting, representatives from the Redding Electric Utility (REU) presented a current financial report and update on the industry. It was mostly good news—revenues for the current fiscal year were up, expenses were down, and the “unrestricted cash balance account” at the end of the year was \$50.8 million. There is, however, great concern regarding the drought and associated costs—if the local hydroelectric facilities (using water) continue to remain low due to the drought, REU will have to replace that source by purchasing electricity elsewhere.

REU's electric rates have remained the same since 2014. That has been good news for both residential and commercial electricity users in Redding. Despite the good current financial report however, there are planned rate increase proposals that will be brought forward for City Council consideration that, if approved, will become effective in January, 2022.

Proposed rate adjustments are for a 2% increase for all customers beginning in January, 2022 with additional 2% increases each year through 2026. There is also an added wildfire surcharge to be proposed. **Stay tuned** for more information as it is released for review by the general public!

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.

Redding Police Department CIRT Team Introduced—The Crisis Intervention Response Team (CIRT) is a new unit within the Redding Police Department, created in partnership with Shasta County Health and Human Services. The team is composed of two police officers with advanced crisis intervention and mental health training. They are partnered with a mental clinician from Shasta County Health and Human Services. CIRT works to de-escalate situations involving someone experiencing mental health crises and when appropriate, divert them from the criminal justice system. In addition, CIRT has the ability to immediately connect individuals with resources to help address their physical and mental health needs. This includes ongoing follow-up after the incident is over to address continuing needs of the individual.

Members of CIRT include seven-year veteran Officer Devin Ketel, nineteen-year veteran Officer Teddy Snyder, and Nikki Brandon, a Health and Human Services mental health clinician for nearly 10 years. The CIRT officers work in plain clothes, with body armor and weapons concealed utilizing an unmarked police SUV. The team will be the primary responding unit for all emergency crisis intervention calls for service in the City of Redding. Long term goals include assigning a deputy from the Shasta County Sheriff's office to join the team and increasing the response to additional areas in Shasta County.



Another Lot Sells in Stillwater Business Park—Ally Power, Inc. has entered into a purchase and sale agreement with the City of Redding for property located at 5750 Venture Parkway, also known as Stillwater Business Park Parcel 9. Ally Power is a company that specializes in the production of green hydrogen fuel and develops hydrogen fuel stations, and is headquartered in Hyattsville, Maryland. The intended use for Parcel 9 is to build a hydrogen fueling station, the first of its kind in northern California, and a “DC fast charging electric vehicle station.” The parcel is 10 acres in size, and was last appraised in 2018 at \$630,000. An updated appraisal will be done, and there will be a 180-day due diligence process before the sale is completed.

City Outlines Plan for Use of ARPA Covid Relief Funds—The City of Redding received **\$9.3 million** in American Rescue Plan Act (ARPA) funding in May of this year. Decisions on how to spend the money are dependent on the Federal Treasury Department's final guidance, which is still pending. However, the City developed a plan for guidelines for distribution at the September 21st Council meeting, based on what they know so far. The “Public Health and Economic Impact” portion of the funds will be used for eligible pandemic related **utility payment arrearages of \$1.1 million**. Eligible pandemic related **financial needs for small business of \$1.5 million**, and **\$1.5 million for eligible non-profit organizations who are event and entertainment centered** will likely be implemented, but the City will wait for final guidance before approving the final allocation. The remainder of the funds will be used for the City's impacts on premium pay, revenue loss, and infrastructure investment.

D.R. Horton Purchasing Palomar Builders—D.R. Horton, a large Texas based national homebuilder is in escrow to acquire the remaining lots in Palomar Builders Shastina Ranch and Salt Creek Heights subdivisions. The deal is expected to close on September 28, 2021. Palomar co-owners Jeb Allen and his wife Sue Tsai have built about 2,500 homes in the Redding area since 1991, with much of that construction the result of a partnership with Sierra Pacific Industries. Palomar will continue to build through the end of the year before D.R. Horton takes over, and will keep their office open for three years to address warranty work. D.R. Horton also recently purchased property off Wyndham Lane in Redding from Albert Shufelberger, President of Wyndham Partners LLC, where work had already started on a subdivision. This is the second time D.R. Horton has chosen to build homes in Redding. They arrived here in 2006 and built out the 94 home Rivercrest subdivision off Bechelli Lane near Riverview Country Club, and started Oak Crest subdivision off Airport Road, but ended up selling that unfinished area to Palomar Homes as they exited Redding in 2010.

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