



# The VOICE

Your independent news source

Greater Shasta County, CA

Volume XIII, Issue VI

www.shastavoices.com

November 2019

### Did you know...

- There were **16** single family home permits issued in the City of Redding in October 2019, for a total of **97** so far in 2019, and **9** Carr Fire single family rebuild permits issued in October 2019, for a total of **104** so far in 2019. There was **one** permit issued for new commercial buildings in October 2019, for a total of **15** so far in 2019. Also of particular interest, since June 1, 2019 there have been **930** permits issued for **residential re-roofs**. The hailstorm in May of this year damaged an estimated 8,000 roofs in Redding.
- September was the best month for United Airlines since it started Redding to Los Angeles flights in March 2019. More seats were sold during the month for the 50-passenger regional jet, and the average load factor was 89%. In the first six months of the service, United withdrew about half of the \$1 million revenue guarantee that it received from the Redding community. United offers one daily flight to Los Angeles, which leaves in the morning and returns at night.

### Inside this issue:

Giving Thanks	1
City Applies For Grant From SB2 for ADU's	2
City Negotiates Property Exchange Agreement With Cal Fire	2
Redding Utility Rate Increases Proposed	3
Updated News and Notes	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 our entire community for all their continuing efforts towards recovery and rebuilding after the disastrous Carr Fire, as well as renewed commitments and progress on planned projects that will contribute to a healthier local economic future as 2019 comes to a close:



- We are thankful that through October 2019, there have been a total of 144 Carr Fire home plans submitted for review, with 113 permit issued, and 24 homes that have completed construction in the City of Redding. In unincorporated Shasta County, there have been 142 single family home plans submitted for review, with 110 permits issued, and 31 homes completed. Also, there have been 145 temporary units permitted in unincorporated Shasta County and 29 accessory buildings permitted (9 of those completed).
  - We are thankful that construction of the **Redding to Anderson Six-Lane Project** (RASL) is well under way, putting an additional lane on both sides of Interstate-5 from Redding to Anderson. It will stretch from the Deschutes Road interchange to just south of the Bonnyview and Churn Creek interchange, making it a continuous 6-lane facility. The \$132 million project is being constructed by **local contractor J.F. Shea**.
  - We are thankful for the addition of 7 Community Service Officers (CSO's) to the Redding Police Department for a total of 11, only 4 shy of the highest total dating back to 2008, and the addition of 19 Redding Firefighters for wildfire prevention.
  - We are thankful for the addition of **64 additional jail beds** at the Shasta County jail.
  - We are thankful that ground has been broken for construction of the long-awaited 77,000 square foot Redding **VA Outpatient Clinic** on Knighton Road.
  - We are thankful for improvements to **Downtown Redding**, including the construction of Shasta County's new \$170 million Courthouse Project, the renovation of the former Dicker's store by K2 Development, and demolition of the north downtown parking garage (and future parking improvements) to make room for the future Block 7 Net Zero mixed-use project by the McConnell Foundation and K2 Land and Investment company.
  - We are thankful that the **Churn Creek Marketplace** on Churn Creek Road, Northeast of the Interstate 5 and Bonnyview interchange, is well under way, with three buildings already completed (including Redding's second In-N-Out Burger), and two more under construction.
  - We are thankful that the **former Sears** location at the Mt. Shasta Mall is in the process of being renovated into 72,000 square feet of multi-tenant space, including a Home Goods store and Sprouts Farmers Market, and a 10,900 square foot drive-through Chick-fil-A restaurant.
  - We are thankful for the **"Double Dip"** independent research project prepared by Shasta VOICES, stating the facts about the proposed Redding Rancheria Casino Project and the reasons for the overwhelming controversy surrounding the project in very simple terms.
- 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 participate in and advocate for these and many other businesses and issues.

## ***City Applies for Grant From SB2 To Increase Supply of Affordable Homes/ADU's***

On November 5th, Redding City Council authorized staff to apply for a Planning Grant from the State of California's Department of Housing and Community Development in the amount of **\$310,000** to facilitate the construction of primary and accessory dwelling units (ADU's) in the City of Redding.

The passage of the Building Homes and Jobs Act (SB2, 2017) established a **\$75 recording fee on real estate documents** across the State. The revenue generated by this new fee will go to programs that will increase the supply of affordable homes in California. In the first year of funding, 50 percent of the fee revenue will be distributed to communities in California in the form of Planning Grants. The amount of the grant is based upon population, and there is no competitive process to obtain the grants. Therefore, the City of Redding will receive \$310,000, as requested. These funds will be recurring each year, with the amount changing according to how many real estate documents are recorded and pay the \$75 fee in Redding.

The stated purpose of the grant program is to provide funding that will help cities and counties accelerate housing production, streamline the approval of housing that is affordable to owner and renter households at all income levels, facilitate housing affordability for lower and moderate income households, and ensure geographic equity in the distribution and expenditure of the funds. We are certain to hear from the cities of Anderson and Shasta Lake, and Shasta County soon on their respective plans to spend their share of the Planning Grant funds in their jurisdictions.

The City of Redding is proposing to utilize the revenue from the Planning Grant to: 1) **Streamline** the building permit approval process by implementing an electronic plan review process, and 2) **Create an accessory dwelling unit (ADU) program** to design, fund, and facilitate construction of accessory dwelling units in the City.

City staff plans to conduct a public scoping event in December 2019 to outreach to stakeholders and community partners, and gather input and advice in creating the accessory dwelling unit program. Here is the basic framework for the ADU program:

- Contract with local architects to prepare architectural plans for at least three different ADU's that will be pre-approved for construction by the City (February 2020—April 2020).
- Prepare illustrative site plans to assist property owners in preparing their permit application.
- Offer over-the-counter and online permitting.
- Create a loan program to finance construction costs and encourage the development of ADU's for income eligible households. The terms and conditions will be determined by the eligible funding source and the level and term of affordability.
- Partner with local banks to provide financing with a loan guarantee funded with State grants for non-income eligible applicants.
- Provide housing vouchers for ADU owners.
- Coordinate with the Shasta Builders Exchange to provide pre-bid contracts with local contractors for each of the approved designs (May 2020).
- Market and promote the program (June 2020).

With the creation of an ADU program, the City will be able to reduce up-front costs with designing the units, provide loans, housing vouchers and/or grants to income eligible applicants, and partner with community organizations to facilitate construction of ADU's.

Other costs of the program will be funded primarily by a California Disaster Relief Grant (CalHome) of **\$1.5 million**. The CalHome funds will be used to leverage bank financing, assist income eligible applicants with down payment assistance and provide gap funding.

## ***City Negotiates Property Exchange Agreement With Cal Fire For Stillwater Business Park Site***

On November 19th, Redding City Council approved a Property Exchange Agreement and Lease-Back Agreement with the State of California (Cal Fire) for properties located at 5855 Venture Parkway in Stillwater Business Park and Cal Fire's current location at 875 Cypress Avenue. The State plans to construct a new 35,000 square foot Cal Fire regional headquarters facility, employing several hundred people. The current State property is located adjacent to City Hall, and presents "an ideal location for future expansion of City operations."

The existing Cal Fire facility is valued at \$900,000 more than the vacant **35 acres** in Stillwater Business Park. In order to create a financially neutral situation with no impact on the City's General Fund, Cal Fire will pay the City rent payments with credits going towards the difference in values until Cal Fire occupies its new facility in Stillwater, about 62 months at \$14,605.80 per month.

## *Redding Utility Rate Increases Proposed*

An open house was held by the City of Redding Public Works Department on November 4th, which provided information on proposed solid waste, wastewater (sewer), and water rate increases for all Redding utility ratepayers, along with information on the operations, capital improvement programs and financial plans for each of the utilities. The same information was then presented to Redding City Council on November 19th, along with an updated version of a property owner/tenant notice regarding **protest procedures** for Council consideration.

Council voted to set a public hearing on February 4, 2020 to consider approval of the proposed rate increases. The proposed rate increases for the next four years are as follows:

<b>Water Rates:</b>	<b>Meter Size</b>	<b>Current</b>	<b>FY 2019-2020</b>	<b>FY 2020-2021</b>	<b>FY 2021-2022</b>	<b>FY 2022-2023</b>
			<i>4% increase</i>	<i>4% increase</i>	<i>4% increase</i>	<i>4% increase</i>
Monthly <b>Fixed:</b>	5/8 inch	\$ 21.17	\$ 22.15	\$ 23.04	\$ 23.96	\$ 24.92
	3/4 inch	\$ 28.04	\$ 29.61	\$ 30.79	\$ 32.02	\$ 33.30
	1 inch	\$ 41.77	\$ 44.52	\$ 46.30	\$ 48.15	\$ 50.08
	1.5 inch	\$ 76.09	\$ 81.79	\$ 85.06	\$ 88.47	\$ 92.01
	2 inch	\$117.27	\$126.52	\$131.59	\$136.85	\$142.32
	3 inch	\$227.10	\$245.81	\$255.64	\$265.87	\$276.50
	4 inch	\$350.66	\$380.00	\$395.20	\$411.01	\$427.45
	6 inch	\$693.88	\$752.77	\$782.88	\$814.19	\$846.70
	8 inch	\$1,105.75	\$1,200.08	\$1,248.08	\$1,298.01	\$1,349.93
Commodity rate (usage):		\$ 1.43	\$ 1.41	\$ 1.47	\$ 1.53	\$ 1.59

<b>Sewer Rates Monthly:</b>		<i>4% increase</i>	<i>4% increase</i>	<i>4% increase</i>	<i>4% increase</i>
Single Family Dwelling:	\$ 54.86	\$ 57.05	\$ 59.33	\$ 61.70	\$ 64.17
Multi-Family Dwelling:	\$ 40.59	\$ 42.21	\$ 43.90	\$ 45.66	\$ 47.49
Standard Commercial per ccf::	\$ 5.64	\$ 5.87	\$ 6.10	\$ 6.34	\$ 6.59
Std.Commercial \$/HE*:	\$ 54.86	\$ 57.05	\$ 59.33	\$ 61.70	\$ 64.17
Commercial Food Prep per ccf:	\$ 11.28	\$ 11.73	\$ 12.20	\$ 12.69	\$ 13.20
Commercial Food Prep \$/HE*:	\$109.72	\$114.11	\$118.67	\$123.42	\$128.36

\*Calculated annually

### **Solid Waste—Residential Wheeled Cart:**      *3% increase*      *3% increase*      *3% increase*      *3% increase*

45-Gal Container	\$ 22.36	\$ 23.16	\$ 23.85	\$ 24.57	\$ 25.30
64-Gal Container	\$ 23.37	\$ 24.20	\$ 24.93	\$ 25.68	\$ 26.45
96-Gal Container	\$ 25.01	\$ 25.90	\$ 26.68	\$ 27.48	\$ 28.30
Additional Green Waste Container	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00	\$ 4.00
Landfill Monitoring 2	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22

Automated Cart Special Collection Rate per cart = 50% of monthly fee for same day; 65% of monthly fee not same day.

Council also discussed and approved a less confusing **new protest ballot form**, as suggested during the September 17th Council meeting by Mary Machado from Shasta VOICES. Article 13D of the California Constitution requires that notice of the public hearing be provided to each parcel owner of record, and the City also sends the notice to tenants. The notice must include the amount of fee proposed, the basis upon which the fee or charge was calculated, the reason for the fee or charge and the date, time and location of the public hearing on the proposed fee. The new protest ballot form will include all of this information, along with a **tear-off written protest ballot form for those who object to the proposed rate increases** for their convenience. The ballot must contain the name of the person protesting the increases, the property address or assessor's parcel number, and a signature must be included on the form where indicated, and hand delivered or mailed in a stamped envelope to: City of Redding, City Clerk, 777 Cypress Avenue, Redding, CA, 96001.

The increases would become effective on or about March 1, 2020 unless the **total protest forms representing a simple majority** (50% plus one) of the properties are returned **against** the proposed rate increases. Then, City Council would not be able to enact any rate increases.

## 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.

**Shasta County Sheriff Retires; Supervisors to Appoint Replacement**—Shasta County’s elected Sheriff-Coroner, Tom Bosenko, announced his retirement from office effective December 29, 2019. He was elected for a fourth term which began January 1, 2019. His unexpired term is three years following his retirement, lasting until the first Monday after January 1, 2023. The next regularly scheduled election for the office of Sheriff-Coroner is in March, 2022. Therefore, it is the duty of the Shasta Board of Supervisors to fill this vacancy by appointment, as State law does not allow for a special election. The appointee will hold office for the unexpired term. On November 5th, the Supervisors voted to utilize a recruitment process to fill the vacancy. Minimum qualifications will be established by County staff, and applications will be reviewed for meeting those qualifications. Those applicants who meet the minimum requirements will be scheduled for interviews in open session by the Board of Supervisors. The application period will be open for a two week period beginning November 6th. The interviews will be conducted at the December 10th Board of Supervisors meeting. All of the application packets which are considered by the Board are deemed to be public records and will be made available for public review. If a successor Sheriff-Coroner is not appointed before December 29, 2019, and the office remains vacant after that date, the incumbent/Undersheriff shall temporarily assume the responsibilities of the Sheriff-Coroner until such time as a successor is appointed. Two applicants have already announced that they will be applying for the positions: John Greene, who lost to Tom Bosenko in a close election in 2018, and current Undersheriff Eric Magrini.

**Major Parking Changes in Downtown Redding**—The north portion of the California Street parking structure in downtown Redding was **closed on November 11th**, in preparation for demolition. The City of Redding, CalTrans, the McConnell Foundation and K2 Land and Investment LLC are preparing for construction of the Block 7 Net Zero mixed-use project buildings for housing and commercial space, along with the replacement of the north end California Street parking garage. The south end of the parking structure will remain open until spring of 2020. Beginning November 11th, the City of Redding will enforce **2-hour on-street parking zones** Monday-Friday from 8:00 am—5:00 pm in an effort to provide as much parking for downtown patrons as possible. The Redding Police Department (RPD) will provide written parking notification warnings to vehicles that exceed the time limit in the 2-hour on-street parking spots. For longer parking duration needs, all off-street public parking lots and unsigned on-street parking spaces are currently free of charge. The “warnings” provided by RPD will include an updated Downtown Parking map that highlights all available parking options downtown during construction. These warnings will only be issued for the next few weeks. Then, time citations will be issued for exceeding time limits in restricted zones. To view the most up-to-date Downtown Parking map, you can visit: <http://cityofredding.org/downtown>.

**Public Hearing For NEM Successor Rate Set for December 17, 2019**— On November 19th, Redding City Council set a Public Hearing for **December 17, 2019** at 6:00 pm to consider a Net Energy Metering (NEM) successor tariff (rate), after previously extending the current NEM program for existing solar customers, including those who apply by December 31, 2019. There are approximately 1,200 existing solar customers who will be included in this extension.

The Solar Committee that was formed to analyze what it would take for a solar system to “pencil out” on both new and existing remodel homes, and to make a (NEM) successor rate recommendation to Redding City Council has recommended implementing the **highest defensible/justifiable net energy metering rate possible** without violating Proposition 26 (\$0.0637 kWh currently). This recommendation was based on the fact that any adopted rate must be fair for non-solar customers as well as legally defensible. They also offered three alternatives: 1) Adopt the **average net energy metering rate of other California utilities**, using the Northern California Power Agency (NCPA) average; 2) Adopt the original REU proposal for NEM2; 3) Continue with the existing NEM contract. Whatever rates that are implemented by City Council should be reviewed annually.

***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