



The VOICE

Your independent news source

Greater Shasta County, CA

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Did you know...

- There were **6** single family home permits issued in the City of Redding in January 2017. That is **3 more** than were issued in January 2016. There was **1** permit issued for commercial buildings in January 2017, the same as for January 2016.
- The City of Redding has extended a moratorium through December 1, 2017 on **non-medical marijuana** in response to the passage of Prop 64 in California (legalizing recreational marijuana). A Community Workshop was held on **February 13th** by Redding City Council to receive input from the public and have more in-depth discussion on the subject. City Attorney Barry DeWalt presented information on the Adult Use of Marijuana Act (AUMA). Council also considered the formation of a Citizens Committee to further study the complexities of the UAMA, but chose **not** to do that at this time. They chose instead to **hear from the community via email** with comments to the City Attorney and/or Council members. There will be additional workshops in 2017, as the subject matter is very complex with "huge" implications. The State will not be issuing licenses before January 2018—there is a little time to properly study the issue before setting policy.

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Developing Our Economy Forum II "Redding Development Impact Fees" A Community Perspective

Shasta VOICES, together with the Shasta Builders Exchange and the Redding Chamber of Commerce, sponsored the first in a **series of forums** entitled "Developing Our Economy" on January 18th with panelists from the City of Redding. We learned a great deal from this forum with government panelists (see our January 2017 newsletter), and decided to follow it with a **community led forum**.

There is a tremendous need to generate improved revenue streams and jobs in our community. Not only are the residents of our community suffering from a poor economy on a personal level, but our local government services are being negatively impacted by rising public employee pension and benefit costs, and taxpayers are in no mood to pay more in taxes to accommodate these costs. We need to talk about meaningful ways to develop our economy...NOW!

So, Forum II, co-sponsored by the Shasta Builders Exchange and Shasta VOICES, will focus specifically on the Development Impact Fees in the **City of Redding**, and will be **presented by community members**, including Mary Machado and Joe Chimenti. There are several reasons for focusing on Redding:

- **Timing:** Redding's Development Impact Fee Program will be updated in 2017. This provides an opportunity for the community to provide input to the process, and affect changes that may provide for improved economic development.
- There are rules and guidelines that are the **same** for all impact fee programs in the State of California. These will be explained in **terms that we can all understand**, and they apply to Redding, Anderson, Shasta Lake and Shasta County.
- Most people don't want to sit, listen, learn and participate for long periods of time—one city, one fairly short and productive Forum.
- People are tired of hearing from government officials—it's time for a **real** community forum! Participation by all is highly encouraged during the forum.

Forum II will cover the following topics, and is **tentatively** scheduled for:

Wednesday, March 22, 2017

Red Lion Hotel, 1830 Hilltop Drive, 5:30—7:30 p.m.

- What are impact fees and why are they implemented?
- What are the legal requirements for impact fee programs?
 - How can impact fees be used?
 - How are such fees calculated?
 - Who pays?
 - How much are the fees now?
 - How are the fees applied?
- What's the "impact" of the fees on the local economy?
 - Are there ways to lower the fees?
- What are the benefits and/or disadvantages of impact fees?

Shasta VOICES will send Alerts via email when the date, time and location have been confirmed, as well as press releases to encourage participation.

City Sets Budget Priorities for Next Two Years

A special Redding City Council was held on February 22nd as a priority-setting workshop to determine which city projects and issues should be at the top of the high-priority list for staff to consider when it comes to utilizing any *discretionary* resources for funding as the next two year budget process for fiscal years 2017-2018, and 2018-2019 begins.

There was a list of 18 potential projects, programs, initiatives, or ideas presented to Council for discussion and ranking.

Here are the results showing the Council's top priorities (in order) as the next biennial budget is being prepared:

1. Retaining 4 positions for the **Neighborhood Police Unit**—\$620,000 from general fund per year for the next two years.
2. Retain 2 part-time positions/expand an **enhanced code enforcement** program—\$100,000 from general fund per year for the next two years.
3. **Update the City's Development Impact Fee Program**—funds to come from the impact fees.
4. **Retain 3 firefighter and 6 apprentice firefighter positions** whose grant funding expired—\$838,000 from general fund per year for the next two years.
5. New initiatives to stimulate activity at **Stillwater Business Park**—would not require funding, but could have cost or cause reduction in some revenues (i.e. impact fees). Some ideas are to subdivide a larger lot into smaller lots that could be sold to smaller businesses, or provide other incentives to entice potential businesses to relocate to Stillwater.
6. **Evaluate REU rate structures and programs**—funds to come from REU. Additional developments, including new State requirements for a formal IRP affect rate design (current and one proposed in 2015 that was rejected by Council) need to be addressed.
7. 8 Additional **Community Service Officers**—\$800,000 from general fund per year for the next two years.
8. **Downtown Revitalization**—continue seeking out all available funding sources and mechanisms such as Enhanced Infrastructure Financing Districts (EIFD) to finance parking improvements, utility upgrades, lighting, and other improvements within downtown as the update to the Downtown Specific Plan is now underway (and funded with grants).

City Manager Kurt Starman *cautioned* the Council members before the session began that the California Public Employee's Retirement System, CalPERS, lowered its investment expectations in December 2016. This will have "*profound implications*" on the City's budget in the next three years. Mr. Starman explained that currently, the City pays 50 cents (or 50 percent) for every \$1.00 of a public safety employee's salary to CalPERS as the employer contribution. He expects that percentage to increase to 76 or 77 percent to be phased in over three years. This means, for example, that a police officer earning \$100,000 per year in salary would cost the City an additional \$77,000 per year as their share of the contribution to CalPERS for the existing pension plan. He also said "we need to be very, very judicious" in committing new general fund revenues going forward.

One local faith-based entity in Redding, **Bethel Church**, stepped up and offered **\$250,000** to the City each year for the next two years to be used towards retaining the Neighborhood Police Unit. They plan to ask other faith-based and community businesses to step up and participate as well to help pay for those officers.

The SBE Trade School Sponsors Benefit on March 10th

Today, skilled trades are in demand, with an estimated 3 million jobs out there that companies are having a hard time filling. The Shasta County area is no exception, and there is a Trade School in Redding trying to respond to such demand and creating well-paying jobs in the process. They are stepping up to fill a huge void in our community, and need all the support they can find to be successful for job-seekers and employers alike.

The **Trade School at Shasta Builders' Exchange** offers craft training to individuals interested in the construction trades. They offer the NCCER curriculum delivered by expert journeyman. Their focus is on electrical, plumbing and carpentry. However, they are able to help people get started in other trades such as solar, weatherization, iron worker, pipeline, or welding. They are a *nonprofit* serving the workforce needs of the construction industry in Northern California.

On March 10, 2017, the SBE Trade School is sponsoring their 2nd annual *benefit dinner/auction* to support the Trade School and its mission of creating rewarding career opportunities in the skilled trades locally. Here are the details:

Electrician's Ball 2017

Friday, March 10, 2017 6:00 pm—9:00 pm Red Lion Hotel, Hilltop Drive, Redding
Tickets (\$50 Wine, Dinner, Music) shastabe.com/events (530) 221-5556

Proceeds support scholarships, upgrading equipment and technologies, recruiting/training/retaining instructors, and marketing and awareness scholarships.

Costco Submits Application for Use Permit While Rancheria Ponders Development Nearby

Costco and Rich Development have submitted an application to the City of Redding for a use permit for a new Costco Wholesale facility to be located in the proposed River Crossings Marketplace in Redding, which is at the Northwest corner of I-5 and South Bonnyview.

A request for proposal (RFP) has been prepared by the City for preparation of an environmental impact report (EIR) and mitigation monitoring program for the River Crossings Marketplace. Proposals are due by March 8th prior to 3:00 p.m.

The environmental process in California is not fast. At the current time, City staff is not expecting the completed EIR to come before the City Council until *mid 2018*.

The City is also currently working to better understand the proposed plans by the Redding Rancheria to build a new casino that would be located south of Bonnyview Road, east of the Sacramento River and west of I-5 that would replace Win-River Casino, and its potential implications to other development being considered at the I-5/Bonnyview interchange.

The Rancheria has been interested in building on the 232-acre property in the Churn Creek Bottom south of Redding for many years. After negotiations, the Interior Department recently approved the move, letting the Rancheria go forward with an environmental review of the project. The Rancheria has plans to build a 140,000-square-foot casino, 250-room hotel, an event and convention center, a retail center and parking lots, according to a public notice from the U.S. Bureau of Indian Affairs.

River Crossings Marketplace
Redding, CA

Let's Meet in Monterey at the ICSC Conference

Anchored by Costco

COSTCO
WHOLESALE®

Email Ken Miller Request Brochure

River Crossings Marketplace

Developed by:
Rich Development

Architect & Planning:
KLEIN MG2

Leasing services provided by:
Ken Miller
Northstate Commercial Partners
P: 530.768.1650
kenmiller@shaska.com
BRE #: 00818540

NCP
Northstate Commercial Partners

We have obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation in that regard. Tenant & it's advisors should conduct independent investigations of the property and transaction.

Dignity Health Wellness Center Moves Forward

In January 2017, Dignity Health North State, the parent company of Mercy Medical Center in Redding, **submitted applications** to the City of Redding for their proposed 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. Dignity purchased the property on August 25, 2016.

The wellness "campus" project will 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.

Churn Creek Marketplace Starts Demolition Process

On January 17, 2017, California Gold received a demolition permit to demolish two vacant Kenworth buildings at 4601 Churn Creek Road in Redding. This is the start of the process to clear the way for the construction of the Churn Creek Marketplace, which was approved for a use permit on August 9, 2016. It will be located on Churn Creek Road at the Northeast corner of the Interstate 5 and Bonnyview interchange.

The use permit is for 149,410 square feet, and will be anchored by a 50,000 square foot **Save Mart** full-service grocery store. The Save Mart Companies operates several brands, including Food Maxx, which is currently operating in Redding at Churn Creek and Dana Drive. Save Mart plans to employ **80 people**. The Churn Creek Market Place would also feature eight retail pads and sit-down and drive-through restaurant pads. A fast-food restaurant and a coffee shop on the West side of Churn Creek Road will add another 6,000 square feet to the entire project.

As the entire center develops, another **200-300 jobs** will be created. The developer will utilize **local businesses** for construction, and has already used local architectural and engineering firms during the planning process.

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.

Sheraton Hotel at Turtle Bay—The wet weather has had a delaying effect of about 190 days on the construction schedule of the Sheraton Hotel at Turtle Bay. There have also been changes from the original “room” plans so that they would be the newer model of a Starwood hotel. There are 130 rooms including 6 suites. There is also a 4,000 sq. ft. ballroom that will seat 250 people for a meal, and a restaurant. The restaurant design comes from a firm in San Diego that specializes in reinventing restaurants to make them more friendly and warm. The restaurant (formerly the Turtle Bay visitor center) will have outdoor seating on both the north and south sides. The best guess for opening is **late August or early September**. The hotel operator is a company called AZUL. They have hired Lindsay Myers as the General Manager for the hotel and restaurant. She has already relocated with her family to Redding. She will be responsible for hiring **80 employees** for the hotel and restaurant.



Bethel Church Collyer Campus Project Moving Forward— Bethel Church of Redding submitted an application to construct a church/school campus consisting of two, two-story buildings totaling 171,708 square feet on 37 acres of property located at 2080 Collyer Drive on the east side of Redding in 2015. The project consists of two buildings: Building “A” totals 83,955 square feet consisting of a 2,600 seat auditorium for Sunday church services, nursery, child care, café/kitchen, bookstore and maintenance; Building “B” totals 87,712 square feet, consisting of a 1,200 assembly area, Sunday school classrooms, and Bethel School of Supernatural Ministry offices. Plans include 1,851 parking spaces, a new gravity sewer line, a new Bella Vista Water District pump station, and a new storm water detention basin. The project requires the preparation of an Environmental Impact Report (EIR). The firm of Kimberly-Horn began preparing the EIR at the end of 2015. The EIR is near completion, and may be released to the public in early March. Once the EIR is released, the public has 45 days to comment on the project, and those comments will be addressed before the EIR is considered for approval before construction can begin. On November 22, 2017, Bethel Church leaders sponsored a neighborhood meeting and invited 500 households to attend and receive an overview of their proposed project. Consultants were there to answer questions and gather input prior to the release of the EIR. This was the fourth neighborhood meeting held over the past few years.

City Manager Kurt Starman to Retire—On January 27, 2017, Redding City Manager Kurt Starman announced that he will retire. His last day of work will be May 19, 2017. Starman has been the City Manager since 2006. The City Manager serves as the Chief Executive Officer of the City of Redding. The City Manager is **appointed** by the City Council and serves at the City Council's pleasure. The City Council discussed the process that it will utilize to select the City of Redding's next City Manager at its regular meeting on February 7, 2017. They voted to utilize William Avery & Associates, Inc., to **conduct a comprehensive search** for the City of Redding's next City Manager, costing the City up to a maximum of \$24,300 (a fixed fee of \$17,400 plus reimbursable expenses up to a maximum of \$6,900). This is comparable to what most other executive search firms charge. Funding would be allocated from the Employer Services Internal Service Fund for this purpose. The City Council currently utilizes Mr. Avery as the City's chief negotiator for labor agreements. Mr. Avery and his firm also conduct executive searches for a wide variety of cities and other clients.

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