



The VOICE

Your independent news source

Greater Shasta County, CA

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Did you know...

- There were **7 new** single family home permits issued in the City of Redding in December 2020, for a total of **175** in 2020. There were no Carr Fire single family rebuild permits issued in December 2020, leaving a total of **31** in 2020. There were **3** permits issued for new commercial buildings in December 2020, for a total of **37** in 2020.
- On March 4, 2021, the Redding Municipal Airport expects the return of round trip, direct flight service to LAX. The flight between Los Angeles and Redding was shut down in March of 2020 as a result of industry-wide budget cuts sustained by the airline industry due to Covid-19. The City of Redding will also apply for a Small Community Air Service Development Program Grant at the end of January 2021 in hopes of securing air service to other high-priority destinations, including Denver Colorado.
- Shasta County's unemployment rate went up to 8% in December 2020 from 6.5% in November 2020, and from 4.1% in December 2019, three months before the Covid pandemic hit.

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Building Activity Continues To Boom In Shasta County Along With Real Estate Sales

Despite the many challenges associated with the Covid pandemic in 2020, building activity was booming and looks to be continuing as we enter 2021 in the Shasta County area, even as Carr Fire rebuilds are reducing. Additionally, the somewhat related real estate sales were robust as well. The numbers below speak for themselves.

Here are the 2020 year-end building statistics, along with a comparison to the building statistics for the year ending 2019:

<u>Unincorporated Shasta County:</u>	<u>2019</u>	<u>2020</u>
New Single Family Home Permits	82	81
Carr Fire Single Family Rebuild Permits	143	46
New Manufactured Housing Units	25	29
Carr Fire Manufactured Housing Units	30	35
New Commercial Building Permits	38	14
 <u>City of Redding</u>		
New Single Family Home Permits	109	175
Carr Fire Single Family Rebuild Permits	114	31
New Multi-Family Units	91	4
New Manufactured Housing Units	2	0
New Commercial Building Permits	24	37
 <u>City of Anderson</u>		
New Single Family Home Permits	66	41
New Commercial Building Permits	0	3
New Multi-Family Units	0	0
New Manufactured Housing Units	0	0

The Shasta County **residential real estate** market has been described by real estate agents as “hot” in 2020. Here are statistics for all of 2019 and 2020 for comparison:

<u>Price Range</u>	<u># All Sold 2019</u>	<u># All Sold 2020</u>
\$0—\$200,000	707	546
\$200,001—\$300,000	1,319	1,337
\$300,001—\$400,000	800	1,019
\$400,001—\$500,000	355	482
\$500,001—\$600,000	132	180
\$600,001—\$700,000	76	100
\$700,001—\$800,000	20	43
\$800,001—\$900,000	7	22
\$900,001—\$10,000,000	23	20
TOTAL	3,439	3,749

These economically important “essential services” are indeed essential services in our community, with or without a pandemic. Here’s to a continuing trend in 2021!

Riverside/Henderson Open Space Change Name Bicycles No Longer Allowed On Henderson Trails

On January 19th, Redding City Council approved the renaming of two well-known public open spaces to recognize their native roots. Riverland Drive Open Space, which is the area fronting the Sacramento River located at 7230 Riverland Drive, will now be known as “*Kum Bay Xerel (Shady Oak Village) Open Space*”, and Henderson Open Space, the area fronting the Sacramento River located at 2410 Henderson Road, will now be known as “*Nur Pon (Salmon Run) Open Space*.”

Both areas were home to and hold significance to Native American people. The City’s Community Service Director, Kim Niemer, said that “With the improvements and efforts planned to introduce these areas more broadly to the community, it seems a timely opportunity to consider renaming these areas to directly associate them with their Native American history. The names reflect both their character and purpose...and use a Wintu name and an English translation to connect each site either historical or modern uses.”

More than a decade has been spent “reclaiming and developing this riparian area in the heart of the city,” and project completion is near. A collaboration of agencies and individuals, including the Redding Police Department, community clean-up events, City Projects for the Bethel School of Supernatural Ministry, Shasta Support Services, the California Conservation Corps and Dr. Randall Smith worked over many events and years to clear out invasive species and illegal camp sites. A multitude of grants and donations fund work taking place at this open space to establish a recreational riverfront area within the City center. Without any recreational improvements to attract visitors, the former Henderson Open Space has become dotted with illegal homeless camps and dumping, resulting in fires, vandalism and other issues that left the community with “a perception of it being unsafe for public enjoyment.” All of the efforts seek to change the image of the area, and the renaming may also help shed an image problem associated with the past issues.

Additionally, the Council adopted a Resolution that *prohibits bicycle riding* within the Nur Pon Open Space (formerly Henderson Open Space), taking advantage of the need to revisit the rules and regulations for the area. For bicycles, the City has determined that there is lack of neighborhood access to the Nur Pon Open Space and no real commuter value present, and that parallel facilities are available on Hartnell and Cypress Avenues that are “much more efficient than a route through open space.” For recreational purposes, the City hosts an extensive trail system for all skill types as well as a bike park. Therefore, the bike restrictions will now become part of the standard rules and regulation signage.

Supervisors Discuss Censuring Each Other

On January 21st, the Shasta County Board of Supervisors (BOS), at the suggestion of Leonard Moty, discussed actions available to the Board when a County Supervisor is believed to have violated rules or policies established by the BOS. This item was prompted by the opening of the Supervisors Chambers to the general public on January 5th for the scheduled BOS meeting by Supervisor Les Baugh and newly seated Supervisor Patrick Jones, despite the full Board’s vote in December 2020 to keep the Chambers closed to the general public due to the increased spread of the Covid pandemic in Shasta County. County Counsel Rubin Cruse offered the following options:

- ▶ A resolution that *censures* the County Supervisor—this is an official reprimand, or condemnation, an authoritative expression of disapproval or blame. It would be an expression of an opinion of the majority of the BOS. It does not prevent the official subject to censure from performing his or her duties or restrict opportunities to speak or vote.
- ▶ A resolution that does not censure, but expresses disapproval with an individual Supervisor’s conduct.
- ▶ Removal from an officer position (Chair or Vice-Chair) and/or removal from committee assignments.
- ▶ Referral to the Grand Jury for removal from office by accusation for “willful or corrupt misconduct in office,” which is allowed by State law and may be delivered to the District Attorney for prosecution. Should there be a conviction, the elected official is then removed from office. Acts which can be punished under Government Code 3060 are broader than behavior subject to criminal charges. Misconduct in office is broad enough to include “*any* willful malfeasance, misfeasance, or non-feasance in office, even *without* criminal intention. However, it does require something more than neglect.”

There was, indeed, a long discussion totally focused on *censuring* Supervisors Baugh and Jones. In short, Baugh wanted to know exactly what accusations Supervisor Moty was making, and said he has a right as an elected official to enter the Chambers, as does Jones. He went on to say that he believes in a free and open process for the community. Moty responded that he was not objecting to the two of them being in the Chambers, but objecting to allowing the public in after the Board, by a vote of 3-2, passed a **Resolution on 12-15-2020** to close the Chambers to the general public due to increased cases of the Covid-19 virus. BOS Chair Joe Chimenti added that Covid is real, contagious and deadly—he believes in safe practices.

In the end, Moty made a motion to draw up a Resolution for consideration at the **February 2nd meeting** to censure Baugh and Jones for opening the Chambers in violation of the BOS Resolution of 12-15-20. The motion passed 3-2, with Baugh and Jones dissenting.

County To Spend \$1,177,000 To Purchase Yet Another Building for “Future Needs”

On January 12, 2021 Shasta County Supervisors approved the purchase of yet another property located at 1269 West Street and 1880 Shasta Street in Redding for \$1,177,000 million by a vote of 4-1, with Supervisor Jones dissenting, saying the funds to pay for this should be used for jail purposes. This property is currently leased to the Black Bear Diner Corporate Offices. There is a one story 11,350 square-foot office building with 30-space marked parking lot including 2 handicapped spaces with accessibility on the site. County staff has said that this acquisition “provides versatility to meet current and future County needs.”

It appears that the immediate use will be for the Health and Human Services Agency (HHSA). HHSA has a need for additional office space and the purchase of the property would allow HHSA to move from leased space to County owned space. County staff, and 4 of the 5 Supervisors, believe this will save them money in the long run. Additionally, the proximity of this location to the County Administration Center is beneficial for the coordinated efforts between HHSA and County partners. The City of Redding has confirmed that the County's intended use of the property is consistent with the Redding General Plan.

Once again, the question has become “where is the money coming from” to pay for this purchase. The County's annual budget document includes an “Accumulated Capital Outlay” program. This program is a designation of funds to be held in **reserve** for future capital projects, although there is **not a formal and legitimate Capital Improvement Plan (CIP)** to identify potential projects, a timeline for those projects, and an associated cost for such projects. Money has been transferred into the County's Capital Outlay program from the General Fund annually for many years, usually between \$3 million and \$4 million, as prior management knew there would be upcoming capital project needs, even in the absence a formal CIP.

As of this writing, there is a fund balance remaining in this Accumulated Capital Outlay program of about \$13.3 million. This is the program that will fund the new acquisition in the amount of \$1,177,000 million.

In our December issue of “*The VOICE*,” we reported that on December 15, 2020 Shasta County Supervisors approved the purchase of real property located at 6590 Lockheed Drive in Redding for **\$3,850,000**, saying it would “provide versatility to meet current and future County needs.” The immediate use of this building will be an Emergency Operations Center. A budget amendment was approved transferring appropriations in the amount of \$3,850,000 from the General Fund Balance to the General Fund Capital Asset Fund.

Within the next five years, the County will undertake a number of significant projects, including repurposing the old Courthouse and Courthouse Annex, and the Justice Center, using this program. Perhaps now is the time for County management to develop a **real** Capital Improvement Plan, and finally answer the question of “where is the money coming from” appropriately.

COR Puts Teeth Into Property Code Enforcement With Updated Ordinance

On January 19th, Redding City Council approved an Ordinance amending Redding Municipal Code (RMC) to update the City's code enforcement process, specifically chapter 1.13 and 1.14 which were adopted in 2005.

Chapter 1.13 of the RMC authorizes the issuance of administrative citations which serve to institute a **fine** for violation of the RMC. Chapter 1.14 of the RMC authorizes the use of a Compliance Order, if compliance is achieved within a reasonable time frame, which will not result in a fine.

Section 1.13.075, under the updated Ordinance, authorizes Code Enforcement personnel to **record a Notice of Noncompliance on the title** of any property in violation of the RMC, where the violations exist after an administrative citation is issued. Any property owner whose title is encumbered will generally be required to abate the violation prior to sale or refinancing of the property. The recordation of a Notice of Noncompliance will put potential purchasers of the property on notice that a violation exists on the property, offering fairness to the new owner who might otherwise be unaware of existing violations.

Sections 1.13.200 and 1.14.170 generally provide for review of a citation **or** the issuance of an abatement order by the Administrative Hearings Board in the Shasta County Superior Court. When these sections were initially adopted in 2005, the nature of the right to review was entirely dictated by the enforcement tool used. Since that time, case law as established that the appellant may use **either** process **regardless** of the enforcement tool used.

The updated Ordinance also eliminates the requirement in Section 1.14.100 that a Notice of Pendency of Action must be recorded against the property and that a release of that notice be recorded only when the violations are abated. Instead, the updated Ordinance allows the **optional use** of a Notice of Pendency of Action. Not all violations merit encumbering title to property. There is now some ability to remove the Notice of Pendency of Action if **fairness and common sense** dictates that it should be done.

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.

The New Shasta County Courthouse—At the corner of Oregon and Butte Streets in Downtown Redding, the new Shasta County Courthouse is on the rise and completion of the building is expected to occur in December, 2021. The \$173 million 88,000 square foot project has six above ground stories plus a basement and secure circulation, and 14 new courtrooms.



Redding To Update General Plan—The City of Redding is hiring a Senior Planner for the purpose of managing an update of the City's General Plan. The current General Plan was adopted in 2000, after two years of studies, analysis, drafting, and community engagement. It was intended to last through 2020. The General Plan contains the community's vision for future growth. California law also requires each plan to address mandated elements for land use, circulation, housing, conservation, open space, noise and safety. City staff feels that due to the age of the current document, if not addressed now, it will become a concern for future project approvals. Development of the updated General Plan will take about 2 1/2 years and cost about \$750,000. The new Senior Planner will cost up to \$196,000 annually. Funding from two grants have been identified to pay these costs. More information will be forthcoming to explain how and when the community engagement process for input will be conducted. Stay tuned!

City to Add and Rearrange Fire Department Positions—On January 19th, Redding City Council approved the addition of one full time Battalion Chief to oversee the Apprentice Firefighter Program at an annual cost of \$197,000. Additionally, they approved the reallocation of funding of an existing Assistant Fire Marshal to funding from Cannabis license fees in the amount of \$82,150. There is no impact to the City's General Fund because the Redding Electric Utility's (REU) Wildfire Mitigation Plan was approved by City Council in 2019, and it included funding for the Redding Fire Department's Apprentice Firefighter Program. This change is being made because it has now been determined that a certified Firefighter at the Battalion Chief rank would be a "better fit" to oversee the program. The new Battalion Chief position will allow the Assistant Fire Marshal position to be reassigned to focus on plan check review, inspection services and other activities related to cannabis businesses.

Market Center Apartments in Downtown Redding Open—Market Center is the four-story mixed-use project located at the former Dicker's department store in downtown Redding, which closed in 1992. K2 Development developed the new project over the past 5 years, with **low-income residential apartments** on the top three stories, which are not only now open, but **fully leased**. On January 8th, a new parking garage under the Market Center opened. K2 owns the garage and has reserved 32 spaces for tenants. The remaining 50 spaces are public metered spaces (\$1.00 per hour). The target date to re-open Market, Butte and Yuba streets around the new building has been pushed back to February 5th. There are no retail tenants yet for the 22,000 square feet of retail space available on the ground floor of the Market Center building.

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