



The VOICE

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Greater Shasta County, CA

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Did you know...

- California's minimum wage would rise to \$10 an hour by 2016 under a State Senate approved bill, AB10. It would be the first increase in the state's minimum wage in six years. Federal law sets a minimum wage of \$7.25 per hour currently. San Francisco currently has the nation's highest minimum wage at \$10.50 an hour.
- September 14th—21st, the Bureau of Reclamation hosted a series of events to commemorate the 75th anniversary of beginning Shasta Dam construction. Seventy-five years after work began on the dam in 1938, it has again become an important topic of discussion in the North State. The bureau held two public meetings this summer about a proposal to raise the height of the dam an additional 18 1/2 feet.

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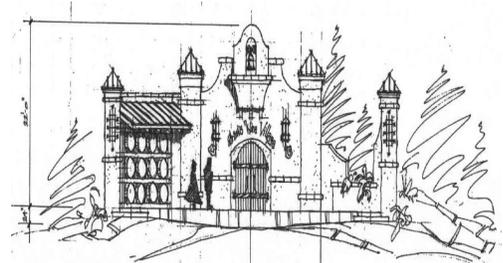
2014 Local Projects Provide Much Needed Boost

There are multiple large projects currently approved and in the works in the Shasta County area that will begin construction in 2014, or soon after. Not only will they provide much needed construction and related jobs, but when completed, a good number of permanent jobs as well. Here are the details of some of those projects:

- **Redding Police Station**—The site development and permit application for the construction of a 16,477 square foot building to house the Redding Police Department Patrol Division and property evidence storage in conjunction with the relocation of the Police Department to the City Hall campus were approved by the Planning Department on September 10th. The property is the vacant land and parking area located on the west side of City hall, addressed at 855 Cypress Avenue. Construction is set to begin in early 2014.



- **Shasta Wine Village**—The project is located in the Mountain Gate area on 10-acres at the southeast corner of Old Oregon Trail and Holiday Road, a frontage road along the east side of I-5. Redding Reserve One LLC is building the project. Shasta Wine Village will showcase 15-17 local wineries, two restaurants and includes retail space selling locally sourced products. The objective of the developers is to have the project constructed all at once, and open before the 2014 holiday season.



- **Little Country Church**—A 59,430 square foot expansion to the existing church facility at 873 Canby Road was approved by the Planning Commission on September 10th. It will include a new worship center, a future multipurpose/gymnasium building, and traffic and circulation improvements.
- **Lithia Toyota**—A request to remodel and expand the existing Lithia Toyota facility located at 250 E. Cypress Avenue was approved on September 10th by the Planning Commission. The existing showroom will more than double from 13,000 square feet to 31,000 square feet. Lithia purchased the road in front of the dealership from the city to make room for the expansion and provide more room to display cars and trucks for both their Chevrolet and Toyota facilities. Construction work should be completed by next summer. Lithia recently remodeled their Chevrolet facility right next to this one.

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2014 Local Projects (continued from page 1)

PROPOSED DEVELOPMENT



- Mountain Gate at Shasta**—Although not expected to begin construction in the immediate future, this master planned development project would cover 590 acres of undeveloped land that sits along the west side of I-5 between Shasta Dam Blvd. and Wonderland Blvd., widely recognized as the “Peri” property. It will eventually become the largest mixed-use development in Shasta Lake. The environmental impact report is about 30 days from completion and public review. This project will be built in phases. When completed, it will include 1,600 housing units and 200,000 square feet of service/retail space to serve the additional residents. Premier Homes of Roseville, operating as Mountain Gate Meadows LLC, bought the land in 2006 for \$6.5 million. They are in the process of securing entitlements for the large-scale project so that when market conditions are favorable, they can be ready to build. This could happen in a couple of years or up to ten years. In the meantime, the Shasta Lake City Planning Commission and City Council would have to approve a zoning change, general plan amendment, tentative map and area plan for the project.

- Costco at Oasis Road**—Costco is in the process of completing agreements with the City of Redding for the construction to widen Oasis Road and realign Twin View Boulevard, both conditions for Costco to construct a new 148,000 square foot facility at the northeast corner of I-5 and Oasis Road. They expect to begin construction of their new larger facility in early 2014, and are the acting developer for the project.

Report Supports Need for New Source of Park Funds

A review of the City of Redding’s Park Development Fund Balances that was presented by staff to the Community Services Advisory Commission (CSAC) on September 11th shows annual revenues declining to where they are no longer sufficient to cover debt service costs.

In the past, the City has relied entirely on development park-in-lieu fees and impact fees on residential building permits to improve existing parklands. The most significant financial obligations for the Park Funds is the remaining debt service on Enterprise Park of **\$509,014**, with annual payments of \$50,900 per year through fiscal year 2022-2023, and the 2004 City Park Bond of **\$1,877,000**, with annual payments of \$937,250 for 2013-2014, and \$939,750 in 2014-2015.

And, the Park Development Fund will need to repay the Park-in-lieu Fund approximately **\$2.5 million** in inter-fund transfers made to cover the debt service costs.

Many discussions took place during the recent update of the City’s Development Impact Fee Program regarding parks. The Community Services Director, Kim Niemer, made a controversial recommendation for a substantial increase in the future Parks Impact Fees—\$2,776 per single family unit. Neither the Advisory Group who worked with staff and a consultant during the update process nor City Council agreed to such an increase and the existing park impact fees remained the same with **no increase**.

During the many discussions mentioned above, suggestions were made to revisit the existing 2004 Parks, Trails and Open Space Master Plan, which is now outdated and does not reflect current market trends, growth projections, and realities. Certain standards adopted then clearly need to be analyzed now to see how they fit into the new economy (or

not). It’s perfectly possible that a fresh look at the Plan in today’s environment will find a new way of “doing things” instead of relying on “things” that worked in the distant past. The existing Plan relies almost entirely on a booming residential real estate market to fund a highly ambitious Plan to not only build new parks and trails, but to upgrade and improve existing facilities. Who wouldn’t want the highest and best standards and amenities available if they could afford them, or in this case, if someone else is paying for them?

In Redding however, during the past few years new growth did not occur, and it seems to be a widely held assumption that new growth is the reason funds are needed to build and improve parks and trails in this area. Since that assumption has proved **not** to be accurate, it seems reasonable that other funds need to be identified if we are to continue adding and improving our parks and trail facilities in the future, whether growth occurs or not.

The slowing pace of residential construction over the past few years, and the reliance of fees from this source, demonstrate the need to develop multiple additional sources of funding for desired amenities. This is particularly important because the community at large benefits from such improvements, as do the many visitors to the area, and should be willing to contribute their fair share somehow.

The Community Services Department maintains and regularly updates a 5-Year Plan to track and forecast the “near-term health of our Park Development Funds” according to the report. The assumptions of this plan are “revised in response to changing market conditions and emerging trends” according to this report. Perhaps it is time to do the same type of revisions to the 2004 Parks, Trails and Open Space Master Plan.

Affordable Care Act Requirements for Employers

The Affordable Care Act (the Act) requires employers to provide employees written notice of the availability of an online health insurance marketplace and their option to obtain coverage through it **before October 1, 2013**. The notice must be provided to all employees, regardless of whether they work full-time or part-time or are eligible for employer-sponsored health benefits.

The regulation stipulates the notification must include the following information about the exchange:

- Contact information for the exchange and a description of services offered.
- The employee's potential eligibility for income tax credits for purchasing insurance through the exchange.
- The possibility of losing employer-sponsored coverage if insurance is purchased through an exchange.
- The possibility that buying coverage through a state exchange may change an employee's tax obligations. Employees using an exchange to purchase coverage may lose their employer's tax-free contribution (if any) to their health coverage.

The Act does not require employers to offer insurance coverage to their part-time employees; however, it does impose a penalty on businesses that fail to offer insurance to their full-time employees in certain circumstances. The penalties are not deductible. Small employers (those with fewer than 50 employees) are exempt from penalties.

Beginning in 2015, large employers (those with 50 or more full-time employees) that do not offer any type of minimum essential health care coverage must pay a penalty if any full-time employee receives premium assistance through an exchange. The penalty is calculated as \$2,000 multiplied by the total number of full-time employees minus 30, as the first 30 employees are exempt.

A large employer may still be penalized if the health care coverage they do provide isn't considered affordable. A large employer that has employees who receive premium assistance through an exchange would incur penalties calculated at the lesser of: \$3,000 for each full-time employee who receives assistance through an exchange or \$2,000 per full-time employee (minus 30).

In addition, an employer with more than 200 employees who offers at least one health plan must automatically enroll employees into one of the plans offered. The automatic enrollment must include adequate notice to the employee of the right to opt out of the coverage.

To encourage employers to participate in providing health care coverage to their employees, the Act offers business income tax credits.

Beginning January 1, 2014, an enhanced version of income tax credits will go into effect. For-profit can receive a tax credit of up to 50% of the employer's contribution to premiums; non-profit employers may receive up to 35%.

Provided by D.H. Scott & Company

Hacienda Heights Park Site to be Sold

At its meeting on June 19th, 2012, the Redding City Council approved a one-year deferral of the proposed sale of a park dedicated piece of property located at 2139 Hemingway Street in Hacienda Heights subdivision, to allow a community-led park building effort at the site. There were no funds available in the Park Development Fund to construct a park at this location, even though that was the requirement when the subdivision was built many years ago.

Residents of the neighborhood had prepared a park design concept, and had begun to solicit donations in-kind services. They sought to construct the park improvements and secure a method to fund maintenance expenses. Unfortunately, they were unable to secure a fiscal agent and sponsor for the project during the one-year time frame. Therefore, the City is proceeding with the surplus and sale of the property.

There were park impact fees paid by the subdivision when it was constructed, though this was not discussed in the public forum. It seems that whatever fees were paid for the park, which was never developed and now will not be developed, should be refunded to the current owners of the properties who paid such fees. So far, none of the current owners have asked for such a refund, however large or small it may be. Perhaps they should...but that would be up to them.

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.

IBEW Maintenance Employees MOU—The City of Redding and International Brotherhood of Electrical Workers (IBEW) Maintenance employees began contract negotiations in October 2012 for a new Memorandum of Understanding (MOU) that expired December 26, 2012. There are 145 full-time employees in this bargaining unit. In August 2013, the City proposed a ***one year contract extension*** to August 31, 2014. Provisions include: ***no wage increases***, implementation of a two-tier group health plan system effective January 2015, modification of retiree health benefits to reflect the litigation settlement agreement reached regarding Measure B—the retiree health benefit language change reinstated the 50 percent proportionate share of cost of the insurance premium that was in place for employees hired prior to January 5, 2011, with Measure B applied to those hired after January 5, 2011, and a commitment to work cooperatively to study changes to the Public Agency Retirement System (PARS) plan to address the continued rising costs of the plan. Also, retirement program language was modified to reflect the changes mandated by the State’s Public Employees’ Pension Reform Act of 2013 (PEPRA), which became effective January 1, 2013. This changes the retirement benefit formula for new California Public Employees Retirement System (CalPERS) non-safety members and requires an employee contribution rate of at least 50 percent of normal cost for these members. The retirement formula for new non-safety members is ***2 percent at 62, with an average of the highest paid consecutive 36 months of employment when determining the final compensation.***

Shasta-Trinity Fly Fishers Clubhouse—On September 17th, Redding City Council approved a lease agreement with the Shasta-Trinity Fly Fishers, who will construct at their own expense and subsequently lease a building at Clover Creek Preserve which will serve as the Shasta-Trinity Fly Fishers (STFF) Clubhouse. It will include classroom facilities, meeting rooms and public restrooms. STFF provides the opportunity to learn and improve fly fishing skills to both the community and membership by providing educational opportunities, regular fly fishing outings, promoting conservation of public recreational resources and encouraging high standards of sportsmanship associated with fly fishing.

STFF will work with a local contractor to build and manage the construction project through completion and is aware the project is subject to prevailing wages. The Clubhouse and restrooms will become property of the City of Redding and leased to STFF for a period of 25 years. STFF will pay all utility costs as well as \$310 per month toward maintenance and replacement funds for roofing, HVAC, parking lot paving/striping, pest control, and other miscellaneous building repair and maintenance costs. STFF will provide janitorial services. Hours of operation will be from 6:00 a.m. to 11:00 p.m. The City will make no financial contribution to the construction of the Clubhouse and restroom facility. Expenses to maintain the public restrooms will be provided within the parks maintenance budget of the City.

“With limited resources available in this economic climate, park development requires partnerships” (as written by Kim Niemer, Director of Community Services). This partnership will provide needed public restrooms, and leverages both community resources and good will.

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Mary B. Machado, Executive Director