



The VOICE

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Did you know...

- There were **11** single family home permits issued in the City of Redding in June 2018 for a total of 50 so far in 2018. That is **10 less** than were issued in the first 6 months of 2017, a 17% reduction. There was **one** permit issued for commercial buildings in June 2018, for a total of 7 so far in 2018. That is **one more** issued than for the first six months of 2017.
- The former Redding Police Station at 1313 California Street is scheduled to be **demolished on August 2, 2018 from 9:00—10:00 am** to make room for the Green Door Project, which will create pop-up retail, local foods, arts, and entertainment.
- Southern California homes sales fell to the lowest reading for the month of June in four years. Sales of both new and existing houses **dropped by 11.8 percent** year over year.
- U.S. purchases of new homes fell in June to the slowest pace in eight months. Single-family home sales **dropped by 5.3%**, while the median sales price decreased by 4.2% to \$302,100. That suggests demand remains steady at lower price points among a strong job market, with buyers reluctant to commit to more expensive properties.

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County Sups Admit They “Mucked This Thing Up” Special Tax Ballot Measure Not Moving Forward

On July 17th, the Shasta County Supervisors provided a unified consensus (with Supervisor Moty absent) for putting a 1/2 cent Countywide special “public safety” sales tax measure on the November general election ballot.

As a special tax, **two-thirds of voters** must approve the tax for it to become effective. As a Countywide tax, all unincorporated areas of Shasta County and the incorporated cities of Redding, Anderson and Shasta Lake would have to pay the additional sales tax if voters approve it. The Supervisors had agreed to ask for **input from the three cities related to their public safety needs first**, before moving forward on any sales tax measure. The cities had all scheduled agenda items for their respective July 17th **evening** Council meetings (beginning at 6:00 p.m.) to gather that input.

But, at the Supervisors meeting on the **morning** of July 17th, because the deadline for putting such a ballot measure on the General Election ballot is August 10, 2018, the County had already drafted and posted the required notice of public hearing to be held on July 31st (special meeting), and the direction given by the Supervisors was to **move forward** with the proposed special measure that stated it was...

“for the purpose of submitting to the voters a measure to adopt a special transactions and use (sales) tax in the amount not to exceed one-half percent (.5%) to be used for funding county jail facilities and law enforcement services in the unincorporated area of the County of Shasta.”

At their evening scheduled City Council meetings, **Redding and Anderson** management and Council did not feel it necessary to even have a discussion, because the County had originally requested that each of the cities provide information related to **their** public safety needs, but chose to approve a measure which did not provide any revenues for such needs. Both chose not to take any action, and did not endorse the proposed measure. **Shasta Lake** Councilors expressed concern that there was no “sunset date” written into the measure and that the County would just be handing a blank check, without any accountability, to the Sheriff’s Department, and also did not endorse the proposed measure.

Then, at the Supervisors July 24th meeting, Leonard Moty said, and the others agreed, that they had really **“mucked this thing up.”** They had agreed as a Board to gain input from the cities, then changed direction and cut them out of the process. All expressed regret, felt that the already existing lack of trust in government is now even worse, and agreed that they had rushed the process without properly considering all of the pieces and parts to the provision of public safety in all of Shasta County.

A motion was unanimously approved to **STOP the ballot measure process** for the November 2018 General Election, **cancel** the July 31st special County Supervisors meeting, and **establish an Ad-Hoc committee** including representation of all of three cities, County Supervisors Les Baugh and David Kehoe, and perhaps representatives from the DA and Public Defender’s offices, to determine if all could agree to create a better path forward. It may or may not result in yet another attempt at some sort of a sales tax measure, which at this point, would likely require a special election.

Park Master Plan Update Receives Positive Recommendation

On November 21, 2017, staff members from the Redding Community Services Department presented a draft of an updated ***Parks, Trails and Open Space Master Plan (Plan)*** to the Planning Commission for recommendation of approval to City Council. The Planning Commission reviews the Plan for compliance with the General Plan. The City Council reviews for both policy and General Plan compliance.

At that time, the Commission voted to postpone their findings of the Plan update in order to return the document to the Community Services Advisory Commission to ***gather more community input***, suggesting that a volunteer community group could spend more time studying the Plan, and report back to the Planning Commission at a future date in 2018.

That community volunteer study group, consisting of 10 members, convened, studied the entire 188 page draft document page by page, and brought some suggestions back to the Community Services Department during the past several months. There were **52** documented suggested modifications. The Community Services staff received that and other public input and made many modifications in the last few months. Of the 52 suggested modifications from the volunteer study group, **44** were implemented and/or addressed in the final draft update of the Plan.

On July 23rd, CSAC recommended the final draft update of the Parks, Trails and Open Space Master Plan for approval. Travis Menne, Community Projects Manager, did an outstanding job of updating and improving the document. Some ***key modifications*** to the final draft Plan include:

- Proper re-calculations for parklands inventory (covers multiple sections of the Plan).
- Removal of “private parks” from all City park inventory and from definition pages.
- Level of service mileage/acreage figures have now been reduced throughout the document.
- The entire section relating to park impact fees has now been removed from the document.
- This sentence was added as an implementation strategy: “Lastly, we will ***explore funding options and alternatives*** employed by other public agencies, as well as those that could be revised and enhanced.”
- Inclusion in the policies and standards of the Plan to address ***public safety***: “New Park Design should incorporate crime prevention through environmental design (CPTED) principles.”
- References were added to review/update parts of the Plan on a regular 3-5 year basis (much shorter than 10-20 years).

Now, with this final draft Plan, the updates are more reflective of a local agency that is doing their part to keep the cost of developing and maintaining parks at an affordable and manageable level rather than the opposite, and perhaps striving for ***quality over quantity*** going forward, a major suggestion from the study group.

Based on the updates to the first draft of the Plan, the community volunteer study group reported back to the Planning Commissioners that they were ***pleased to offer support*** for the majority of the Plan. Those items of concern that still remain actually need to be addressed in a different venue, as they are currently codified in the General Plan as well.

On July 24th, the Redding Planning Commission recommended approval of the final update of the Plan to the Redding City Council, finding that it is consistent with the General Plan. City Council is scheduled to consider approval of the updated Plan at their August 21, 2018 meeting.

City of Anderson Extends Development Fee Reduction Program

On July 17th, Anderson City Council approved an extension for fiscal year 2018-2019 of a successful policy first implemented in April of 2016 to enhance new commercial and industrial development projects within the City of Anderson.

From the staff report on the subject, “The City of Anderson has a large amount of developable land within the City limits. Much of that land is zoned for commercial or industrial development. If developed, this can create new permanent jobs, increase property taxes, increase sales tax revenue, and help promote additional business attraction, retention and expansion. The compilation of these things are the foundation of the financial well-being of the City.”

There are six key factors in qualifying for Anderson’s ***development fee reduction*** program:

- Type of Development: The development is for new or the expansion of commercial/industrial business opportunities.
- Permanency of the Business: The project is owner-occupied or subject to a long term lease.
- Job Creation or Sales Tax Revenue: The project will create or retain jobs that are a good match for the available workforce in the City of Anderson and/or will increase City sales tax revenues by \$20,000 or greater annually.
- Location: The project site is located in a area of the City where public infrastructure to support the proposed development exists or exists in close proximity.
- Zoning: The site is currently zoned for the development sought.
- Overall Revenue Generation for the City: The development will create an increase in assessed valuation, and therefore property tax receipts for the City.

Request for the fee reduction program applications should be made through the City Manager’s office and will be brought before the City Council for analysis and approval.

Analysis of Proposed Increases to Park Impact Fees

On June 13th, the Redding Community Services Advisory Commission (CSCA) voted to recommend to the City Council *increases* to the Park Development Impact and Park In-lieu Fees. The increased fee schedule, which includes a newly added fee category for *non-residential fees*, is the result of work done over the past few months with a community Consultative Group:

<u>Fee Schedule Options</u>	<u>Development Type</u>	<u>Occupancy</u>	<u>Proposed Fee</u>	<u>Current Fee</u>
Residential	Single-Family	2.50	\$ 5,200.00	\$ 4,205.00
	Multi-Family	1.89	\$ 3,935.00	\$ 3,278.00
Non-Residential	Commercial	2.5 emp/ksf	\$ 494.19 per 1,000 SF	none
	Office	3.7 emp/ksf	\$ 731.39 per 1,000 SF	none
	Industrial	2 emp/ksf	\$ 395.35 per 1,000 SF	none

Beginning with the proposed *residential* fee increases, it may be helpful to understand how the study group arrived at these figures. An *existing level of service* (LOS) for Redding parklands is calculated by dividing the current population by the existing acres of improved parklands to arrive at a figure of **6.51** LOS acres per 1,000 residents. The City also has a residential in-lieu fee program requiring developers to set aside 5 acres per 1,000 residents. A figure of \$137,339 per acre is used in the calculations for that program. The City’s current policy is to charge impact fees *only to new residential development* for the various categories of “parks,” employing a strategy that new development drives the need for all new parks and improvements.

Then, the *cost* of parks, trails, recreation facilities, and park acreage are calculated separately and divided by the population to arrive at a “cost per capita” as shown here:

<u>Cost Category</u>	<u>Calculated Value</u>	<u>Population</u>	<u>Cost Per Capita</u>
Parks	\$ 134,270,451	91,808	\$ 1,462.51
Trails	\$ 19,276,340	91,808	\$ 209.96
Recreation Facilities	\$ 76,107,384	91,808	\$ 828.98
Park Acreage	\$ 19,084,627	91,808	\$ 207.88
Total Cost Per Capita			\$ 2,709.34

Next, a *density factor* (persons per household) is applied: Single Family Density Factor = **2.5**; Multi-Family Density Factor = **1.89**. So, to arrive at the *maximum possible* allowable fee, multiply the total cost per capita of \$2,709.34 x 2.5 (single family) and the fee is **\$6,773.34**. Multiply the total cost per capita of \$2,709.34 x 1.89 (multi-family), and the fee is **\$5,120.65**.

But, is it fair to charge new development with 100% of the costs for all parks, trails and recreation facilities, particularly because *existing* facilities needing improvements are included in these costs? The consultative study group decided it was *not so fair*, and chose to recommend that 100% of the cost of *new parks* should be charged to new development, 2/3 of the cost of new trails should be attributed to new development, and 1/3 the cost of recreation facilities should be attributed to new development. That reduced the recommended park impact fee to **\$5,200**, which is still a **24 percent increase** over the current fee of \$4,205.

Last year, during the other development impact fee reviews, the fees recommended and adopted by City Council were all *decreased*, hoping to create more incentives for reasonably priced housing, as well as business and commercial investment in Redding. With that decrease, many of the smaller residential builders on the sidelines finally again began drawing permits, which now total **78%** of all single family permits drawn so far in 2018. The largest single family developer in Redding has drawn **22%** of permits so far in 2018, down from over 70% in prior years. And business and commercial investments are once again in the planning stages and moving forward with development. More reasonable fees are often cited as a driving factor.

This is the first time *non-residential fees* are being proposed in Redding, and they are significant. These fees were calculated using the same “calculated values” listed above, but with an *increased population figure of 100,622*, which is a figure designed to *capture a percentage of the workforce* coming to Redding who live *outside* of the city limits (calculated at **41%** by City staff), but who can utilize all of the various park facilities. The maximum possible allowable fees are much higher than those that are being recommended. But even those being recommended are significant for any commercial development:

For a 160,000 square foot retail building (Costco), the fee is **\$79,070**; for a 10,000 square foot office building, the fee is **\$7,313**; for a 50,000 square foot office building, the fee is **\$36,570**; for a 50,000 square foot industrial facility, the fee is **\$19,767**.

In 2013, non-residential fees were studied and it was determined then that such fees were not only too high, but also didn’t meet the intent of the impact fee program, used questionable methodology, and ultimately were *not recommended*. And now, such significant fees could certainly derail plans for non-residential construction, and undermine all the efforts that have occurred recently to *reduce impact fees* to revitalize investment in not only Downtown Redding, but the entire city.

All of these proposed fees, as well as the final update of the Parks, Trails and Open Space Master Plan, are scheduled to be brought to City Council for consideration at the **August 21, 2018** Council meeting as an agenda item that will be a *public hearing*.

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.

City of Redding Approves Six Retail Cannabis Businesses—City Manager Barry Tippin announced approvals for six businesses to proceed to the next step of the process toward opening cannabis retail businesses. The businesses listed are encouraged to begin the next stage of the process handled by the Development Services Department:

- Bryant Wellness Partners, Inc.—1872 Buenaventura Blvd.
- Hype Cannabis Company—3270 S. Market Street
- The Green Door—1700 E. Cypress Avenue
- Sundial Collective, LLC—827 Twin View Blvd.
- Bulldog Holdings, LLC—6714 Lockheed Drive
- Synergy—345 Hemsted Drive

City Ordinance 2584 allows for a maximum of ten cannabis retail businesses in the City of Redding. Additional approvals are not expected at this time.

Shasta County “Trakit” System Up and Running—On August 9, 2017, Shasta VOICES co-sponsored Forum III, “Making the Process Easier in Shasta County,” with the Shasta Builders Exchange, and received an update of what the County planned to do to ***make the development and permit process easier***.

At this Forum, participating County staff members unveiled the “Trakit” Electronic Permitting system upgrade that was in process. This online web-based system, referred to as “**BUILD SHASTA**” replaces an antiquated system from the 1980’s and 90’s. The target date for completion was fall 2017, but it actually didn’t come online until July 2018. Staff will now be able to handle applications over the counter, have enhanced permit capability, and can retrieve information from most County databases (among many other improvements). Contractors or individuals can establish accounts, check permit status, track workflow, see notes posted by reviewers, and submit corrections or attachments. Electronic inspections can be delivered by email, and texts or email alerts can be sent for status of permits. Access to customer information is now available at counter workstations. At the next County Supervisors meeting on **August 14, 2018**, the Resource Management Division will do a presentation that includes ***live examples*** and usage of the new system. There are some volunteer testing participants from the general public (engineers, contractors) out there now to help work out the “bugs.” The goal is to make the permit process easier for customers, eliminate delays, and allow for improved communication between customers and County staff members.

County Jail Recreation Yard and Shower Improvement Project (adding more jail beds) Underway—On July 24th, Shasta County Supervisors awarded the Jail Recreation Yard and Shower Improvement Project to Walker Construction Company as the low bidder at \$1,055,000 for the addition of 64 jail beds, with a bid addendum approved to permit the addition of 38 more beds, bringing the total cost to about \$1.6 million. ***The jail currently has 381 beds.*** The project modifications will permit more double-bunking within existing cells. Inmate recreation yards will be reconfigured into four separate spaces with additional bathrooms. Eleven showers will be added in the inmate housing area. These improvements will ***raise the jail capacity to 483 beds.*** The original project was proposed to add 64 beds. Appropriations of \$1,300,000 were included in the fiscal year 2018/2019 budget. Another \$600,000 will come from the “Land, Buildings and Improvement” and “Jail” budgets for adding those 38 more beds.

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