



The VOICE

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Did you know...

- There were **8 new** single family home permits issued in the City of Redding in September 2021, for a total of **110** in 2021. There were **2** Carr Fire single family rebuild permit issued in September 2021, for a total of **23** in 2021. That is **32** fewer total single family home permits issued than the same period last year. There were **2** permits issued for new commercial buildings in September 2021, for a total of **22** in 2021. That is **3** fewer than for the same period in 2020.
- On October 20th, Avelo Airlines announced it will begin **non-stop flights between Redding and Las Vegas in early January, 2022**, starting at \$29 each way. The service will run twice a week, between Redding Municipal Airport and McCarran International Airport in Las Vegas. The flight will operate Thursdays and Sundays. Flight 185 departs Redding at 9:30 a.m., arriving at Las Vegas at 11:05 a.m. Flight 186 departs Las Vegas at 11:54 a.m., arriving at Redding at 1:25 p.m.

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Supervisors Say No To Fountain Wind Project

The hour of the evening was 11:30 p.m. After more than 10 hours of public comment, the Shasta County Supervisors voted 4-1 to **deny the appeal** by ConnectGen (the applicant), and uphold the decision by the Planning Commission on June 22nd to deny them a use permit for the Fountain Wind Project.

The Fountain Wind Project, a renewable wind energy generation development proposed on 100% private, previously disturbed timberland property in unincorporated Northeastern Shasta County, would have provided significant economic development and job creation: 200 construction jobs, 12 permanent jobs (paying \$125,000 a year each), \$3.5 million in sales tax revenues during construction, \$3 million in community benefits including funds for the Sheriff's Department, high-speed internet service for the intermountain area, and over \$50 million in property revenues for the County, \$6 million of which would go the County's general fund, \$23 million for Shasta County schools, and \$3 million for the cities of Redding, Anderson and Shasta Lake. This project would have been beneficial to all of Shasta County.

During the hearing, there were an equal number of people who spoke in support of the project and those who spoke in opposition. Although this was a very long hearing and the Supervisors Chambers were packed for over 10 hours, everyone in attendance was respectful, patient, and civil to each other. All five of the Supervisors were very involved in the discussions, asking good questions of staff, the applicant, and the general public. It was clear that they had been paying close attention to this project over the long haul.

Supervisor Patrick Jones said he tried to keep an open mind, and the opportunity for power generation and jobs "got his attention." But he didn't feel it was the right fit for the location, and that if it was to move forward, more will come. He "doesn't want to look at these turbines each day" and expressed concerns with fire suppression.

Supervisor Mary Rickert felt that this was just not the right fit for the area, and was highly concerned about the ability to fight any future fires.

Supervisor Les Baugh said it was "impossible to mitigate 600 feet towers" saying "how is it not visible from everywhere?"

Supervisor Joe Chimenti said he believes in green energy and reducing our carbon footprint, and loves jobs, economic development and construction trades training, but also feels the greatest environmental danger to our community right now is wildfire. He said, "This is a high to severe fire danger area. Would it be easier to fight fire, which is inevitable, if these turbines are not there? The answer is yes."

Only Supervisor Leonard Moty voted in favor of moving the proposed project forward. He expressed his disappointment in the vote, citing concerns about private property rights, and felt that it is a "travesty" to turn the jobs away. He also said the County was losing their ability to be part of an opportunity to do its part to combat climate change.

As a potential investor in Shasta County, ConnectGen followed every rule and regulation through a rigorous 2 1/2 year process, resulting in ConnectGen reducing the footprint of the project, and enhancing the economic benefits to the community.

The **\$350 million** proposed wind project would have been the largest private project in Shasta County since the Shasta Dam was constructed.

Public Workshops Scheduled for Properties in and Around Redding Civic Auditorium

At its September 21, 2021 meeting, Redding City Council received a presentation regarding an unsolicited proposal from a group of investors consisting of the McConnell Foundation, K-2 Development Company, Turtle Bay Exploration Park, and Populous (an American architecture and design firm with developments around the globe), desiring to develop the land in and around the Civic Auditorium. After the presentation and hearing public comments, the Council directed City Manager Barry Tippin to develop a **series of workshops** to better inform the Council and the public regarding the subject properties and the requirements to pursue any options associated with disposition or master planning the land. The workshop schedule below was approved:

Workshop #1—October 13, 2021 starting at 5:15 pm in the Redding Council Chambers:

- Presentation of the State of California’s Surplus Property Act and Council Policy 1901
- Presentation of the unsolicited proposal received to develop land around the Civic Auditorium.

Workshop #2—October 27, 2021 starting at 5:15 pm in the Redding Council Chambers:

- Presentation - master planning process and how it inter-relates with the General Plan and the Riverfront Specific Plan
- Presentation of the unsolicited proposal received to develop land around the Civic Auditorium.

Workshop #3—November 10, 2021 starting at 5:15 pm in the Redding Council Chambers:

- Presentation on the status the subject properties inclusive of covenants, city cost burdens, grant restrictions, acquisition dates and other items needing special consideration.
- Presentation of unsolicited proposal received to develop land around the Civic Auditorium.

Workshop #4—November 18, 2021 starting at 5:15 pm in the Redding Council Chambers:

- Presentation on the various options for the subject properties and the steps required for each.
- Presentation of unsolicited proposal received to develop land around the Civic Auditorium.

As of this writing, the **first workshop** was presented, and this is what we learned about any possible disposition of City of Redding-owned real property: City Council Policy 1901 requires the disposition of surplus or excess property for the purpose of maximizing the benefit to the taxpayers. To declare a property as “surplus,” the City first must make findings to describe why the property is **no longer necessary for agency (public) use**. Policy 1901 requires that the value of the property first be established, along with **compliance** of the Surplus Land Act, prior to the sale of the property. Starting in 2019, changes to the Surplus Land Act now “encourage” the construction of affordable housing state-wide.

Declaring a property surplus does not mean the property must be sold, but rather that it **may** be sold. Once the real property is determined to be surplus, a notice of availability must be sent by the City to all housing sponsors who have registered with the California Department of Housing and Community Development. The City must first make a declaration of surplus, and then provide notices of affordability. If no affordable housing provider responds within sixty days, then the property may be sold or leased to any other persons/entity without restriction.

City Council members Mike Dacquisto and Mark Mezzano questioned how the City could make the finding that the subject properties have no public use, and that the property is no longer necessary. One suggested option brought up by Mike Dacquisto is to “do nothing” after all these workshops are completed. But those questions and comments were deemed premature until the other workshops have been conducted, which will include these discussions.

After hearing from a handful of public commenters, a presentation was conducted by the developers who brought the unsolicited offer to the City. It includes a whole array of ideas to develop the Riverfront property into Redding’s gathering place, continue what’s there and make it better. Their vision is to “explore the design, feasibility, master planning, and eventual development of the approximate 45-acre riverfront area west of Turtle Bay Exploration Park and the Sheraton Redding at the Sundial Bridge.” They want to “guide, engage, and lead the transformation of the City of Redding’s waterfront revitalization efforts.” This presentation will be repeated at each of the remaining workshops for those who would like to see it.

Stay tuned for updates on the next three workshops!

BIA To Continue Application Process for Redding Rancheria Casino Project

The Redding Rancheria requested a “pause” on their application to the Bureau of Indian Affairs (BIA) in 2020 for a proposed Fee-to-Trust and Casino Project to be located on 232 acres of undeveloped land in Shasta County known as the strawberry fields, near the southwest corner of the I-5 and Bonnyview interchange, after receiving letters of **opposition** from both the City of Redding and County of Shasta in August of 2019.

On September 23, 2021, (BIA) announced that they are **resuming** the preparation of an environmental impact statement (EIS) for the proposed Redding Rancheria Fee-to-Trust and Casino Project in Shasta County, following a **request** from the Redding Rancheria (Tribe) that the BIA **continue processing their application**.

This request from the Tribe follows the delivery of a 15-page document to the City of Redding called a “**Draft Intergovernmental Agreement**” for discussion and consideration on August 2, 2021. In this document, the Tribe asked for an opportunity to sit down with the City in an attempt to resolve the concerns raised in the City’s letter of opposition to the Project as well as any other concerns the City may have.

During the City Council meeting on August 3, 2021, Councilman Mike Dacquisto said the letter was the first thing he had seen in writing, that it was an appropriate item for discussion at a future meeting, and felt it shows some good faith on the part of the Tribe. Council member Julie Winter had not read the letter and wasn't ready to make a decision yet. Council member Kristin Schreder was absent. Councilman Mark Mezzano agreed to recuse himself from any discussions relating to Tribe because he accepted a large political financial donation from them. Therefore, there was **not a majority consensus** to bring the item forward, yet, as three votes are needed. It was determined that his item would be coming back to a future agenda item 12 for consideration, hopefully with all five Council members in attendance. As of this writing, that has not occurred.

Redding Rancheria CEO Tracy Edwards, in an interview with local media outlets, said that the tribal officials are now optimistic that the proposal will be given a higher priority on the Federal level, following the appointment of two Native Americans in top roles with the U.S. Department of the Interior. The department has final say on the Tribe’s plan for the new Casino Project.

Current Sales Trends for Shasta County Real Estate

Residential real estate sales prices over the past five years are continuing to trend upward in Shasta County. Statistics tell the story effectively:

<u>Price</u>	<u># Sold Year To Date 2021</u>	<u>Active Listings</u>	<u>Avg. Days on Market</u>
\$0—\$200,000	206	36	86
\$200,001—\$300,000	735	82	70
\$300,001—\$400,000	832	117	75
\$400,001—\$500,000	460	98	95
\$500,001—\$600,000	202	62	87
\$600,001—\$700,000	136	25	111
\$700,001—\$800,000	45	11	95
\$800,001—\$900,000	26	10	60
\$900,001—\$10,000,000	49	52	181
Total Year-to-Date	2,691		

The **2021 year-to-date** average sales price in Shasta County is **\$396,266**, with the third quarter of 2021 average sales price at **\$419,181**.

For comparison purposes, in 2020, the average sales price in Shasta County was **\$334,142**; in 2019, the average sales price was **\$314,549**; in 2018, the average sales price was **\$300,504**; in 2017, the average sales price was **\$284,877**; in 2016, the average sales price was **\$271,023**.

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.

Four More Lots Sell in Stillwater Business Park—On October 5th, the Redding City Council approved two more purchase and sale agreements in Stillwater Business Park, one with CAD Redding LLC, which is CaptiveAire, and the other with Shastaforce Holdings LLC, which is Beneficial Insectary.

CaptiveAire, a commercial and industrial kitchen-ventilation manufacturer based in North Carolina, is purchasing parcels 14, 15, and 16 (6555, 6655, and 6755 Venture Parkway) for a future expansion with a 250,000 square-foot plant for manufacturing, production and office space. The company opened its West Coast manufacturing and production plant in Redding in 2006. Currently, it is headquartered on Lockheed Drive near Redding Municipal Airport.

Beneficial Insectary, a local company known for the production and application of biological pest control, is purchasing Parcel 4 (5255 Venture Parkway). Plans for the property include the construction of two 250,000 buildings, one for office space and one for warehouse-type space.

Shasta Association of Realtors Asks for City Funds For Workforce Housing—At the September 21st Redding City Council meeting, we learned that the City received **\$9.3 million** in excess American Rescue Act (ARPA) funding. A plan was laid out providing guidelines for distribution of the funds, which included eligible pandemic related financial needs for small business of \$1.5 million, and \$1.5 million for eligible non-profit organizations, and part of the remainder of the funds to be used for infrastructure investment and other City impacts.

Kent Dagg, the Shasta Association of Realtors Government Affairs Director, asked the City of Redding for funding to help build **affordable “workforce” housing** during this discussion of available excess funding. He asked the City to set aside \$350,000 that would be put into a revolving fund for one year, which contractors would draw from to help build affordable workforce housing. Their target is single-family homes that could be purchased for around \$300,000. If the City agrees, they would administer the fund. After the house sells and escrow closes, the contractor would pay back the money used from the fund so that the next house could be built. Such a fund could be established for one year, and at the end of the year, between two and four houses could be built and the program evaluated. If this program works, it could be continued, and if it doesn't work, the \$350,000 goes back to the City. The City is helping to build much-needed income-eligible housing, but Mr. Dagg said that nobody, public or private, is addressing affordable workforce housing.

Moty Recall Election Will Move Forward—On October 21st, Shasta County Clerk Cathy Darling Allen confirmed that Recall Shasta has collected enough signatures to trigger a recall election against District 2 Supervisor Leonard Moty. In total, 6,030 signatures were collected and 4,476 were confirmed to be valid. That's 168 more than the 4,308 valid signatures required. The announcement came about three weeks after Recall Shasta turned in petitions ahead of the September 29th deadline. The Certificate of Sufficiency will be presented to the Shasta County Board of Supervisors meeting on November 2nd. During that meeting, the Shasta County Clerk will recommend an election date of February 8, 2022. The Clerk's office will also recommend a candidacy filing period starting November 3rd and lasting through November 17th. However, the Board of Supervisors has the final say on whether to uphold the February election date, and also on when the potential candidates filing period will occur. To qualify for the ballot, candidates must be a registered voter in District 2. Current redistricting efforts will have no affect on the local recall election, according to the Clerk's Office.

Questions?

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