



The VOICE

Your independent news source

Greater Shasta County, CA

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Did you know...

- A Citizens Committee formed to explore ways to pay for a new police station in Redding meets every Tuesday morning at 8:00 a.m. through June at the current police headquarters, 1313 California Street. These are public meetings for anyone who is interested in attending.
- 2008 is on track to becoming historically the worst year for building activity and valuation in Redding since 1983.
- Shasta County's jobless rate was 10.1 percent in March.
- On 4-21-08, Redding's Redevelopment Agency approved a loan in the amount of \$1.6 million from the Canby-Hilltop-Cypress Project area to the Market Street Project Area for the Downtown Redding Mall Roof Removal Project.
- The City of Redding hired the north state's top CalTrans official to head up its transportation and engineering department. He will earn \$126,000 per year, **\$3,500 more** than he earned at CalTrans.

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Supervisors Approve Certain Impact Fees for Unincorporated Shasta County Uncertainty Still Exists For Other Fees

At the Shasta County Board of Supervisors meeting on April 22nd, Shasta Voices gave testimony in the form of a Resolution that was read by one of our Board members at the podium. In that Resolution, we affirmed our support of normal, standard, legitimate impact fees in the **unincorporated** areas of Shasta County for traffic, sheriff patrol and investigation, and fire protection. These fees totaled \$3,297 for a single family dwelling, and more for commercial structures.

We did not support the unusual fees for public protection, public health, library, general government, animal control, or City of Redding parks. We did not support any of the fees proposed in the City of Redding to pay for County services, which would add another \$4171 per single family dwelling to the already existing City fees. We do not support the formation of a Joint Powers Authority (JPA), which would take away the decision-making process of both the Shasta County Supervisors and the Redding City Council, and place it in the hands of someone else.

We came to these conclusions after careful study and expert legal assistance. The **undisputed** purpose of impact fees is to defray the costs of public facilities needed to accommodate the burdens of **new** development. There is no authority in the Mitigation Fee Act, which governs impact fees, to charge impact fees for general government, maintenance and operational expenses of public facilities. The County's own Resource Manager, Russ Mull, stated such at the meeting. The general population pays for these services with taxes. There is no authority to charge an impact fee to reimburse a local agency for costs incurred in previous years for existing public facilities, or likewise pay off debts on existing facilities. We raised questions about the legality of a joint endeavor with the City of Redding and the lack of any draft agreement with them, and the absence of the cities of Anderson and Shasta Lake in this program. The County **agreed** that they have no jurisdiction over the City of Redding, who would need to exercise its own fee setting authority and collect the fees for County facilities, and therefore, did not include those fees in their vote. It remains to be seen if the City of Redding will participate.

An independent third party hired by the County to look at the issues we initially brought up last November did her best to cast a cloud of doubt on what is considered an existing facility, and that caused differing expert opinions. That same "independent" party concurred with many of our findings, including the lack of a park study plan which is necessary before any fees calculated to pay for it are justified. Those fees were pulled from consideration, reducing the total amount of fees from \$9,188 to \$7,770 for a single family dwelling in **unincorporated** Shasta County. They agreed that an Ordinance was required rather than a Resolution for the adoption of the new fees. They agreed with our assessment that the cities of Anderson and Shasta Lake should also be included with the City of Redding in this process.

The Supervisors went forward anyway, implementing \$7,770 in fees for a single family dwelling (and more for commercial structures). They want these fees on the books, and feel they can worry about the details later. It was clear that they were confused, but they made a decision anyway. Not exactly a sound way to conduct business.

Shasta County Regional Transportation Planning Agency Board

Fails to Approve Revised "Fix 5" Work Plan

Staff recommended that the Board receive an update regarding the "Fix 5" partnership and approve a revised work plan regarding the adoption process by the cities and the County at the April 22nd Shasta County Regional Transportation Planning Agency meeting.

In particular, staff proposed changing the existing two phase plan to a single complete plan in light of the development "slow-down." They also proposed a more structured and formal Joint Powers Authority (JPA) be formed to replace the previously suggested Memorandum of Understanding (MOU), after multiple meetings with city managers, the County CAO, and their legal counsels.

But the Board voted 5-2 **not** to accept this recommendation, citing a number of concerns. Les Baugh was concerned that this meeting was not a public hearing, and that the report didn't explain the JPA. Dick Dickerson (though he voted in favor of the recommendation along with Gracious Palmer) said he didn't have enough information on the JPA, and wants to see the actual proposed documents for both a JPA and an MOU. He stated that some JPA's don't work well, citing RABA as an example. Glenn Hawes made a motion to table the entire program for 6 months, but the motion died for lack of a second. Les Baugh made a motion to table this item for the next meeting on June 24th when more clarification could be offered, but the motion failed. At one point, the Board was wondering out loud if they should reverse the decision they made back in October of 2007 to go forward with this program, but no motion came to the floor. All seemed to concur that in light of the development and economic slow-down, a delay of the city and county hearings is recommended.

Apparently, the "Fix 5" grant will expire in February 2009. Staff expressed a desire for a more immediate vote without getting into the details of a JPA or MOU. The Board, having none of that, made a wise decision to obtain more clarification and documentation before moving forward on an issue of such importance to the Shasta County community.

The next Board meeting is scheduled on Tuesday, June 24th at the City of Redding Council Chambers, 777 Cypress Avenue in Redding. It was unclear if this issue, with additional clarification and documentation, would be on the agenda.

Redding's City Manager Moves to Facilitate Economic Activity

Council Asked to Re-examine Development Impact Fees

At the regular Redding City Council meeting on April 15th, City Manager Kurt Starman recommended a resolution to modify the "Administrative Guidelines for the Calculation and Determination of Development Impact Fees."

The proposed modification would provide additional flexibility in the administration of the impact fee program in specified areas of the city. Under Starman's proposed program, the permittee for a new or remodeled building must pay 25% of the required fee at the time the fee is normally paid. The remaining 75% may be paid via selection of one of two options:

1. Payment of remaining water and sewer fees may be paid over a maximum of three years through equal payments on the monthly utility bill (with an interest charge).
2. Allow the payment of water,

sewer, and traffic impact fees to be deferred until the time occupancy approval by the Building Official is granted. Typically, the fees are paid at the issuance of a building permit.

The change will provide increased flexibility for new businesses to encourage business expansion, or new business start-up. It will provide an additional tool to assist small business owners to address cash flow issues which might otherwise delay or preclude business expansion or housing construction.

Starman's proposal included development in the Downtown Specific Plan Area and the Parkview and Martin Luther King neighborhoods. The City Council approved this plan and adopted Resolution No. 2008-37 to amend the guidelines, and asked him to bring back a proposal to extend this program, or some program, to

all areas of the City. That proposal will more than likely appear on the agenda of the next scheduled Redding City Council meeting on May 6th.

Mr. Starman recognizes that this is a difficult time for the building industry. The economic slowdown has also affected local government budgets. With

the decline in development activity, and a reduction in sales tax revenues, even the City of Redding is feeling the painful "trickle-down" effect on our community.

This modification to allow flexibility in the administration of impact fees is a very positive move in the right direction to help this community through today's less than ideal economic conditions. We applaud the efforts of Kurt Starman, and the cooperation and support of the City Council on this issue.

The change will provide increased flexibility...and assist small business owners to address cash flow issues....

2008 City and Municipal Elections Deadlines Fast Approaching

The **voter registration deadline** to vote in the 2008 Direct Primary Election is **May 19, 2008**. The actual primary election will be held on **June 3, 2008**. This primary election includes voting for US Congress, State Assembly, Ballot Questions, Superior Court Judge, and County Board of Supervisors.

Candidates for United States Representative District 2 include John Jacobson, Jeff Morris, A.J. Sekhon, and incumbent Wall Herger.

Candidates for State Assembly Member District 2 include Paul R. Singh, John Martinez, Jim Nielsen, Charles Schaupp, and Pete Stiglich.

Locally, candidates for Superior Court Judge include Brad Boeckman (Office No. 1), Monica Marlow (Office No. 6), William D. Gallagher (Office No. 7), Dan Flynn and James E. Reed (Office No. 9).

Candidates for Shasta County Board of Supervisors, District 2, include Paul Heckman, Leonard Moty, and John P. Wilson. Candidates for District 3 include Glenn Hawes and Bruce P. Waggoner. In District 4, incumbent Linda Hartman is running unopposed.

State ballot questions include State Measure 98, Eminent Domain Limits on Government Authority, and State Measure 99, Eminent Domain Limits on Government Acquisition of Owner-occupied Residence.

For more information regarding the primary election, you can go to www.elections.co.shasta.ca.us, and www.sos.ca.gov/elections.

For those who choose to run for **Redding City Council**, the filing period for nomination papers and candidate's statements is from **July 14—August 8, 2008**. For more information, contact the City Clerk's Office at (530) 225-4055. The last day to register to vote in the regular November 4, 2008 election is October 20, 2008.

Airport Road Project Study Report Proposes Widening Alternatives

The future need to widen Airport Road is identified in the City's General Plan and a segment of the widening is factored into the City Traffic Impact Fee structure.

A "Project Study Report" for the anticipated widening of Airport Road was presented to the City of Redding Planning Commission on March 11, 2008 for consideration, but had to be continued until their April 8th meeting to allow more time for their review. The document is about two inches thick, and was prepared in August, 2006 by an outside consultant hired by the City of Redding.

The City wants to use this study as a planning document to assist in decision making during development along Airport Road. The other purpose of the document is to determine consistency with the General Plan, which is required by State Planning Law, according to City Planning Manager, Doug DeMallie.

The study will be utilized to "define

right-of-way needs, to establish the basis for programming future improvements, and for planning the management of access to achieve the expressway designation of the General Plan."

The study also evaluated three alternatives—a "no build" alternative and two "build" alternatives, one as a six lane expressway, and the other as a four lane expressway between State Route 44 and Dersch Road.

The preferred alternative, as far as the City is concerned, is the four lane expressway which would be constructed in phases as development occurs, and as traffic volumes warrant improvements.

Airport Road is one the major transportation links between the cities of Redding and Anderson, as well as unincorporated portions of Shasta County. The City wants to be pre-

pared for future growth and additional traffic volume on this roadway. They also feel the need to put together this plan in order to be able to compete for available state grant funding in the future.

The City Planning Commission voted to move the study forward, agreeing that it was consistent with the General Plan.

Because not all parts of Airport Road are City property, there will need to be a cooperative effort between the City of Redding and Shasta County, who own parts of the roadway, in order for this

plan to work. It's certainly not the first time we've experienced this scenario in the Shasta County area. Let's hope this project doesn't end up costing us all millions of dollars as the jurisdictions try to come to agreement on who pays for what, and how.

The preferred alternative is a four lane expressway, which would be constructed in phases as development occurs.

Shasta VOICES Celebrates 1st Anniversary

Annual Event Planned for July 17th

Shasta VOICES will be one year old on May 15, 2008. Thank you to all of our supporters for making it a successful first year! We have grown into an organization 547 people strong. Together we have been able to assist those who needed help and did not know where else to go for answers. Many have benefited from the availability of timely, useful information that saved them time, money, frustration and heartache. And most importantly, we were able to provide representation and have some impact on issues that affect economic opportunity for all who live and work here. This past year we have:

- Been pro-active and persistent in our approach to gaining public information, questioning when appropriate.
- Attended public meetings, often giving testimony to voice your concerns on such issues as the funding of a new Police Facility, using redevelopment dollars to purchase the private “Lithia” property in Redding, and proposed increases in fees and taxes.
- Created and maintained an informational website, www.shastavoices.com.
- Produced our monthly newsletter, “The Voice”, to keep you informed.
- Assisted in having unreasonable building “conditions” removed or reduced on projects both large and small, including the taking of private property, excess fees, improving property owned by another, and making improvements that had nothing to do with particular projects.
- Resolved unfair treatment issues at City Hall.
- Created and published a “Matrix” of traffic impact and other building fees, existing and proposed, to demonstrate and heighten awareness of the cumulative effect such additional fees have on our community.
- Delayed the vote on the proposed “Fix 5” fees and joint Shasta County/City of Redding Facilities Impact Fees, and challenged the methodology used as well as procedures of implementation for such fees.

But, we have so much more to do. **Somebody** has to keep trying to speak up on behalf of those who struggle to live and work in Shasta County. That “somebody” is us. If we don’t stand up for ourselves, who will?

Our first year accomplishments will be celebrated, and we will look towards our future at our first annual meeting, which is scheduled for Thursday, July 17th. This will be “**an event**” that you will not want to miss! We have secured **Dan Walters**, the syndicated columnist for the Sacramento Bee, to be our keynote speaker. He will tailor his speech for our community, discussing California politics and its effect on our economy, among other things. If you are one of Shasta VOICES supporters, look for your invitation in the mail sometime at the end of June, or early July. Tickets will be required to attend. Mark the date and time on your calendar: **July 17, 2008, 3:30 p.m.—5:00 p.m.** Refreshments will be served. We will look forward to seeing you there!

Join Shasta VOICES today. We depend on membership and other contributions.

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www.shastavoices.com

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