



The VOICE

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Did you know...

- There were 14 single family dwelling permits issued in September, 2013 in the City of Redding, bringing the total number for 2013 to 86. This is 3 more than the same period last year, and 70 more than in 2011. The City's impact fee waiver program expired at the end of June, 2013. All 200 available fee waiver permits were used.
- Governor Brown signed a bill, SB743 which will accelerate the review process for lawsuits under the California Environmental Quality Act. The bill also includes several protections for urban projects statewide. It will prevent legal challenges based on a project's aesthetics or parking requirements, and includes a provision requiring state officials to revise how traffic effects are assessed.

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2013 California Building Code Clarifies ADA Standards

Businesses in California have for years struggled to comply with both California's Title 24 accessibility standards for buildings, and federal standards under the Americans with Disabilities Act (ADA) because those standards differed in many respects. Inconsistencies in rules for spaces such as fitting rooms, accessible hotel rooms, and bathroom elements created many compliance challenges. Now, there is some clarity in those and other standards.

The 2013 California Building Code (CBC) revises and brings in line with the ADA 2010 Standards elements ranging from parking spaces to handrails, and resolves conflicts between the ADA 2010 Standards and California requirements including such things as toilet placement, toilet paper roll placement, tactile sign placement, and accessible drinking fountains (among others).

The new 2013 CBC was **published July 1, 2013**. It becomes **effective January 1, 2014**.

Senate Bill 1186, aimed at helping California businesses comply with Americans with Disabilities Act requirements without facing the ever-growing threat of frivolous lawsuits was signed into law on September 19, 2012. This law specifically authorized compliance with the 2013 CBC's standards for disabled accessibility for purposes of alleged violation of a construction related accessibility standard immediately upon publication.

The SB 1186 measure bans "demand for money" letters. In these letters, lawyers often order businesses to pay a set amount, plus their exorbitant legal fees, in exchange for dropping the case. It requires attorneys to send a notice letter, listing any alleged construction-related violations at least 30 days before filing a lawsuit, and prevents "stacking" of multiple claims to increase monetary damages, requiring a plaintiff to explain the need for multiple visits to the same business with a known uncorrected barrier to access. The hope was that this would significantly reduce damages against business owners who correct alleged violations within 30 to 60 days of receiving a complaint.

SB 1186 also requires landlords to disclose whether their buildings or properties are state certified and in compliance with ADA laws. In any rental agreement executed after July 1, 2013, commercial property owners are now required to include a statement as to whether the subject property has undergone inspection by a certified access specialist.

Congressional bill HR 3356 had been introduced in 2011 to help facilitate ADA compliance by requiring plaintiffs who intend to sue businesses for ADA violations to provide notice of ADA violations to the business they are targeting. Hearings were held in June 2012, but unfortunately, the bill was not enacted.

City of Redding Building Official Bill Nagel is our only local certified access specialist. He is available to provide as much information as possible about disability access and how to comply with the laws. He can be reached by phone at (530) 225-4127. Architects are also an available resource for answering many compliance questions.

There is also financial relief available for small businesses at the Federal level. Tax credits and tax deductions can be obtained. More information is available online at www.ada.gov.

Businesses shouldn't panic if they are told they are in violation of ADA standards. They may or not be in violation, but have rights and can utilize proper resources to assist them.

County Supervisors Approve Medium-Security Adult Rehab Center

On October 15, 2013, Shasta County Supervisors unanimously approved Sheriff Tom Bosenko's recommendation to adopt four resolutions for a funding proposal that requests State lease-revenue bond financing to build a 64-bed minimum-security Adult Rehabilitation Center in the County's Breslauer Campus area in Redding.

Senate Bill (SB) 1022 has made \$500 million available statewide for the construction of new rehabilitation programming space. Sheriff Bosenko was given approval on February 5, 2013 to submit a financing application to the State.

The proposal requests \$20 million from the State; \$15.4 million for construction and \$4.6 million for state-eligible architectural services, construction management services, furniture, fixtures, equipment, and construction contingency costs. The project is a 64-bed Type III, 35,580 square foot medium-security adult rehabilitation facility, with a design that will promote a safe and secure environment to advance the rehabilitation of the County's adult low-level offenders. In addition, it will include space for the Sheriff's Day Reporting Center and Work Release Programs. The entire kitchen and laundry facilities currently located at the Jail will both be moved into the new facility. This will provide new vocational programming in culinary arts, food service, industrial laundry, and embroidery programs. Aging kitchen and laundry facilities will be replaced with new state-of-the-art facilities. More cost effective cook-and-serve food programs will be implemented. The space vacated at the Jail because of this can be remodeled in the future to add additional, badly needed jail beds.

Sheriff Bosenko reiterated that this facility is not a re-entry facility—it will serve only County inmates. He also clarified that this is a State of California Bond, not a County Bond, and therefore, not a County liability.

The four resolutions provide the following:

- 1) Authorizes the application for the construction of an adult criminal justice facility pursuant to SB 1022; appoints the County Executive Officer, or his designee, as the person authorized to sign the state construction financing application, state agreements and other required documents; appoints the Public Works Director as County Project Construction Administrator; Principal Administrative Analyst as the Project Financial Officer; Associate Engineer as Project Contact Person; provides funding preference criterion assurance; and other assurances required by the State.
- 2) Certifies the County's match funds and funds for ineligible costs in the amount of \$2.5 million from the General Fund.
- 3) Represents and warrants that the County has full legal right, power, and authority to enter into the Ground Lease Agreement with the State.
- 4) Approves the 30-year Proposed Staffing Plan and Estimated Operating Costs for the new Facility.

Supervisor Moty supported the project, but with the understanding that the staffing and operations costs must be found within the General Fund. He expressed frustration that citizens keep asking for more services, and when given an opportunity to generate more than \$2 million annually in general fund dollars to the County with the Knighton Road/I-5 Retail Project, the citizenry voted it down. He said the citizens can't have it both ways.

Supervisor Baugh said that an overwhelming majority of the community wants the County to do something about all the challenges we are faced with and feels they highly supports this effort.

Redding City Council Candidates Step Forward Early

It seems early to talk about the 2014 City Council Elections, but potential candidates are already beginning their campaigns.

Current Mayor and 2 term Councilor Rick Bosetti has announced that he will not seek re-election in 2014. His seat will be open for re-election.

Vice-Mayor Patrick Jones and Councilwoman Francie Sullivan, whose seats are also up for re-election, have both said they will run for re-election.

Two people so far have filed candidate intention statements with the City Clerk's office, which is a requirement for fundraising above \$1,000.

One newcomer is Kristen Schreder. She is currently in her

16th year as a Shasta Union High School District trustee.

The other is Brent Weaver, a local developer and business owner of multiple businesses including Weaver Lumber in Redding, and is also father of four children.

At least one of these candidates, Brent Weaver, plans to kick off his campaign soon. On November 1st, he will share his priorities and vision for the future of Redding at South City Park at 11:00 a.m.

Residents of the City of Redding interested in running for Council in November, 2014 can contact the City Clerk's office at 225-4044 for information about the advance filing requirements.

City of Redding Merges Turtle Bay Parcels

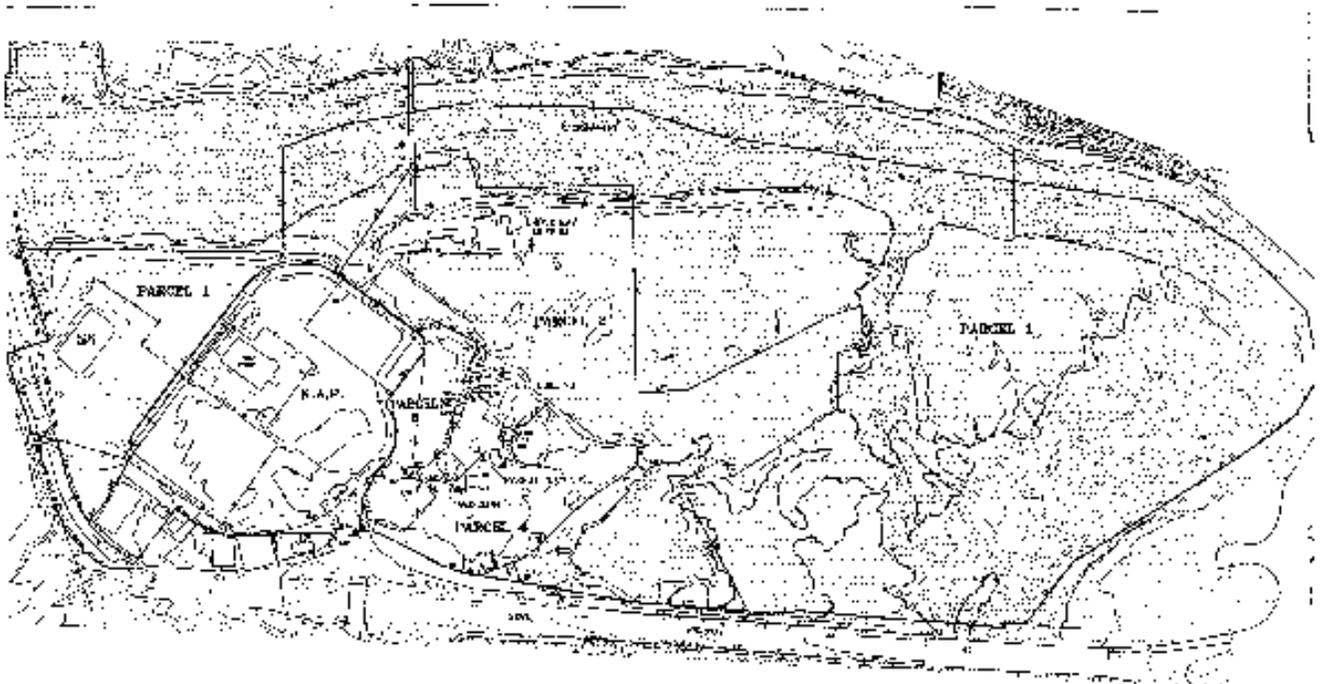
On Wednesday, October 23, 2013 at the Board of Administrative Review Public Hearing, the City of Redding requested and received approval to merge a number of existing parcels and re-subdividing the 187-acre property into four parcels on property located at 820/860 Sundial Bridge Drive and 715 Auditorium Drive.

The project includes “contemplation” of the sale of Parcel 3 and Parcel 4. The existing parcels are identified as:

- **Parcel 1:** The parcel contains approximately 130 acres and is developed with the City of Redding Rodeo Grounds and associated parking and related facilities. It also includes a portion of the Sacramento River that borders the site and other undeveloped riverfront lands that contain public trails. No change of use or additional uses are contemplated to result from recordation of the parcel map.
- **Parcel 2:** This parcel contains approximately 43 acres and is developed with the Turtle Bay Exploration Park museum, Paul Bunyan Forest Camp, and public trails. It also contains the “Monolith” structure, which is associated with gravel extraction and transport necessary for the construction of Shasta Dam in the 1930s and ‘40s. No change of use or additional uses are contemplated to result from recordation of the parcel map.
- **Parcel 3:** This proposed parcel currently holds entitlements for the construction of a 130-room hotel and associated restaurant and parking facilities (UP-20-94, Amendment 3). The parcel consists of approximately **five acres**. The building permit for the development has been issued by the City, however, construction has not started.
- **Parcel 4:** This parcel contains approximately **nine acres**. A portion of the site contains a parking lot, public trail-head, and maintenance and related facilities for the Turtle Bay Exploration Park. Future uses of this parcel have not been identified, and any subsequent development would require compliance with the California Environmental Quality Act (CEQA) and local permitting requirements. Recordation of the parcel will not affect the type or intensity of development otherwise permitted under the City’s current development regulations.

At its meeting on August 20, 2013, Redding City Council (in closed session) initiated the possible sale of property by authorizing a letter of agreement to obtain appraisals in preparation of selling proposed Parcel 3 and Parcel 4 above to the McConnell Foundation. As proposed, the parcels would eventually be developed with commercial uses to provide a source of revenue to support the Turtle Bay facility. Staff subsequently initiated the parcel map application to ensure that the subject properties were adequately defined and that necessary public utility and access easements would be obtained at the appropriate time.

As of this writing, the appraisals mentioned above were obtained, one by the City of Redding and one by the McConnell Foundation. As per their agreement and because the two appraisals were more than 15% apart, a third appraisal will need to be completed before any sales transaction can occur. It could be 2014 before any final agreement will come before Redding City Council and the general public for discussion.



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.

Tax-Sharing Agreement Discussions—Local government agencies in Shasta County have been meeting for more than a year to discuss tax-sharing proposals, specifically for the purpose of moving the reconstruction of the Oasis Road– I-5 overpass to allow for future development in and around North Redding. Redding City Councilman Patrick Jones had suggested that Shasta County and all its incorporated cities could contribute to the construction of the infrastructure, and when the commercial projects were eventually built, all contributors would receive a portion of the sales tax based on the percentage of their contribution. Redding would be responsible for maintenance and pay for that out of the sales tax, then distribute the remainder to the other agencies. However, the talks have ended with no agreement. Officials point to the poor local economy as the primary obstacle to moving forward, noting that sales and property tax revenues are still well below pre-recession levels. There are just too many other budget challenges for them to deal with at this time. There are also differences in opinion on how to address tax-sharing issues, and what benefit would be received by some of the agencies. For the immediate future, there will be no more discussions on the subject.

Shasta Regional Transportation Agency (SRTA) Addresses Retiree Health Benefit—The SRTA, formerly housed and supported in part by Shasta County, became an independent agency July 1, 2012. Now, a little over one year later, they are positioned to do something no other local government agency has been able to do—they are establishing a trust account for retiree health insurance, and accelerating payments to increase interest earnings.

SRTA offers partially paid health insurance to retirees. In order to determine the cost, SRTA hired an actuary to study future costs. They have two choices to pay retiree health benefits, just like every other government agency: 1) set aside payments now in a trust account; or 2) pay when the employee retires due to lack of available funds during his/her employment. SRTA is on sound financial footing and can invest the anticipated premiums now, as opposed to later. By investing now, SRTA will avoid having large unfunded liabilities in the future.

The trust account is established through the California Employees Retirement System (CalPERS) and generates interest of about 7.6%. The actuarial study indicates that the agency should pay \$1,208 monthly (\$14,496 annually) for future retiree health benefits. Once contributed to the trust, the funds are available only to SRTA for retiree medical premiums. Every two years a new study is performed to adjust for over or under payments. The agency can reduce future medical insurance costs further with an additional \$125 monthly payment. These accelerated payments over the next twenty years (totaling \$30,000) will earn an additional \$22,000 in interest. The increase in the costs of medical insurance is rising faster than the standard 0.4% interest earned on the agency's traditional deposits.

The SRTA Board voted to approve this staff recommendation at its meeting on October 22, 2013.

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We depend on membership and other contributions.

If you are viewing this issue of “***THE VOICE***” on our website, click on the ***membership tab*** for information and to download a membership application or contributor form. Or, you can obtain more information by going to our website, **www.shastavoices.com**, or calling **(530) 222-5251**.

Mary B. Machado, Executive Director