



# The VOICE

Your independent news source

Greater Shasta County, CA

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### Did you know...

- There were **16 new** single family home permits issued in the City of Redding in June 2020, for a total of **104** so far in 2020, and **5 Carr Fire** single family rebuild permits issued in June 2020, for a total of **21** so far in 2020. There were **7** permits issued for new commercial buildings in June 2020, for a total of **19** so far in 2020.
- The unemployment rate in Shasta County was **11.5 percent in June 2020**, down from 13.1 percent in May 2020 and above the year-ago estimate of 4.6 percent. This compares with an unadjusted unemployment rate of 15.1 percent for California and 11.2 percent for the nation during the same period. The total number of people in the labor force in Shasta County is 72,800, with 8,400 of those currently unemployed. The industry with the highest number of lost jobs in Shasta County is the leisure and hospitality industry—Shasta County has lost 2,000 of those particular jobs compared to the same period in 2019.

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## County Short-term Rental Ordinance Approved More Than 3 Years After Process Began

On April 18, 2017, the Shasta County Planning Division drafted the first ordinance for discussion purposes to regulate short-term rentals in the unincorporated areas of Shasta County, with a goal of quickly and efficiently bringing short-term rentals into compliance, using a single permitting process with low fees.

Well-attended public workshops were held in Lakehead (October 3, 2017), and Shingletown (October 4, 2017), an online survey made available Countywide, and a Planning Commission workshop was conducted on November 9, 2017. The first draft ordinance was considered on June 14, 2018; a revised final draft ordinance was considered by the Planning Commission on December 12, 2019, which was also revised; on January 9, 2020, the Commission recommended the final revised draft for consideration by the Board of Supervisors.

At the Board of Supervisors meeting on February 25, 2020, by a vote of 4-1 (Morgan dissenting), the Board voted “no” on the proposed ordinance. They took exception to the parts of the ordinance addressing density that would allow only two adults per bedroom plus any children under three years old, and limit the number of bedrooms to be rented to five per home. Short-term rental owners who spoke at the public hearing say their average bookings exceeded these specifications.

The Board directed staff to change this part of the ordinance and increase the density for use from two adults per bedroom to **three adults per bedroom, and raise the age for any children to fifteen and under, with no limit to the numbers of bedrooms in the house.** With these revisions, the proposed ordinance was scheduled to be back on the Board of Supervisors meeting agenda on March 24, 2020 for another public hearing and consideration of approval. But, due to the COVID-19 pandemic, and considering the intense interest by the general public, the Board continued this item to the July 21, 2020 meeting agenda.

Finally, on **July 21st**, the Supervisors unanimously **approved** the ordinance, Zone Amendment 17-004, to regulate short-term rentals. The majority of public comments were **in support** of the ordinance. Highlights of the ordinance include:

- ▶ Establishment of a vacation rental permit requiring annual renewals; hosted homestay affidavits require annual renewals; both require payment of fees (not yet established).
- ▶ Between the hours of 10:00 pm and 6:00 am, the occupancy limit would be three guests, excluding children under sixteen years of age, per bedroom offered for rent.
- ▶ Between the hours of 6:00 am and 10:00 pm, daily occupancy would be limited to five guests, excluding children under sixteen years of age, per bedroom offered for rent.
- ▶ Guests vehicles and trailers are required to be parked on the rental property or off-site at a legally permitted commercial parking facility; parking by the property owners and other long-term occupants will not be regulated.

Due to the required payment of permit and regulatory fees, County staff will be presenting a proposed **short-term rental fee schedule** to the Board of Supervisors that is intended to ensure that the adopted regulations will be enforceable. In addition, staff will present a personal services agreement to the Board for short-term rental address identification, permitting and registration, compliance monitoring, 24/7 citizen complaint hotline, and tax collection services to be funded by short-term rental fees. No date has been set yet for these items to come before the Board. Stay tuned!

## ***PACE Engineering Breaks Ground At Stillwater Business Park***

On July 15th, PACE Engineering broke ground on its new headquarters in the City of Redding's Stillwater Business Park. They are the first of three entities who have purchased land at Stillwater to break ground. They purchased Parcel 3, located at 5155 Venture Parkway, in March of 2020.

The local employee-owned corporation, currently located in Redding on South Street near downtown, has been in business for over 44 years. They have outgrown their current facility, and plan to build a 20,000+ square foot, single-story facility to become their new company headquarters, with room for expansion. The move will help retain the company's 50 employees in Redding and add an additional 20 over the next couple of years.

The park, originally designed to attract national and international businesses from outside the area, has become a growth opportunity for smaller local and regional businesses. The Redding Director of Development Services, Larry Vaupel, says the vision for the park is to attract one or two larger facilities and 10-12 small-to-medium-sized businesses.

Businesses expanding into the facility can do so at a tenth of the cost it would take to build in other California markets. The City of Redding has made the properties shovel-ready. The environmental process is complete and the infrastructure is in place. This makes it a cost-effective option for businesses and a unique opportunity to expand their current market of explore a brand new one.

## ***Wireless Internet Facilities Coming To Unincorporated Shasta County***

On June 30th, the Shasta County Board of Supervisors unanimously approved a *new* zoning amendment to allow and regulate *wireless internet facilities*. This amendment will increase the availability of reliable and affordable internet service in rural areas of Shasta County by facilitating the construction of new, affordable wireless internet infrastructure.

The severely limited availability of reliable and affordable internet service in many rural areas of Shasta County has been a significant issue for many years. Before this new amendment was approved, all facilities that were not architecturally compatible with current development, were not camouflaged to appear as a natural feature, or were greater than 1.5 times the height limit of the zone district required the approval of a use permit. Use permits are subject to environmental review, must be reviewed by the Planning Commission, are appealable to the Board of Supervisors, and require an application fee of \$4,314. Although it is common for use permit applications to be processed for *cellular* wireless facilities, it is rare for use permit applications to be processed for *wireless internet* facilities.

Wireless internet facilities serve a limited number of customers and, therefore, are more sensitive to permitting and construction costs than cellular wireless service providers. In addition, most homeowners are very sensitive to permitting and construction costs.

The COVID-19 pandemic has exacerbated this issue as internet service has become even more critical to rural residents, particularly to students and employees limited to studying and working remotely from home. The need for amending the zoning regulations has never been more clearly apparent. Regional wireless internet service providers, led by Andy Main from Shasta Beam, were heavily involved in crafting the new regulations.

The new amendment (#20-0005) distinguishes between wireless internet facilities which are accessory to residential uses and those which are utilized by commercial entities to provide service to their customers. The new amendment includes regulations specific to fixed wireless internet facilities, which are defined as "any structure, tower, pole, antenna, equipment or combination thereof utilized for the purpose of providing wireless internet services to more than one residential and/or commercial customer at fixed locations."

Fixed wireless internet facilities up to 65 feet in height on parcels between one and five acres with a minimum setback equal to the facility height, and up to 100 feet in height on parcels of 5 acres or greater with a minimum setback of two times the facility height are now allowed with the ***approval of a building permit only*** and would not be required to be camouflaged. All wireless internet facilities greater than 100 feet in height would require the approval of a use permit.

## ***State Requires Additional Compliance Changes to Redding ADU Ordinance***

On March 10th, the Redding Planning Commission conducted a public hearing for the purpose of making a recommendation to Redding City Council regarding zoning amendments that would make modifications to existing Municipal Code requirements for ***Accessory Dwelling Units*** (ADUs). Subsequently, City staff members forwarded the proposed code amendments to the State Department of Housing and Community Development (HCD) to review for compliance with State law. As a result of their review, further changes became necessary to bring the proposed amendments into compliance with State law.

On July 14th, the Commissioners once again conducted a public hearing to consider an Ordinance amending ***Title 18, Zoning***, of the Redding Municipal Code, pertaining to modification of the residential districts requirements as to lot coverage and other modifications to ADU requirements to comply with State law.

Amendments to California law regarding the creation of accessory dwelling units (ADU) and junior accessory dwelling units (JADU) went into effect January 1, 2020. In response to the State's housing crisis, the State Legislature passed a package of laws to clarify and improve various provisions in order to promote the development of ADUs and JADUs. These include allowing ADUs and JADUs to be built concurrently with a single-family dwelling, opening areas where ADUs can be created to include all zoning districts that allow single-family and multi-family uses, reduced parking requirements, and provisions limiting the ability to require discretionary permits.

The City had not included JADUs in their proposed amendments prior to now, but HCD clarified that this is ***not an option*** as previously understood by City staff.

Here is a summary of changes recommended by the Planning Commission for City Council adoption:

- CC&Rs cannot restrict ADUs;
- Zoning— Allow ADUs and JADUs in any zoning district that allows for a single-family dwelling and multifamily uses. This would include Office and Commercial Districts which allow for residential uses;
- Lot Size—No minimum lot size is required;
- Lot Coverage – Is not applicable;
- Minimum Unit Size –250 square feet, although smaller ADUs meeting the building code for efficiency units are allowed;
- Maximum Units Size – ADUs: 1,000 square feet, JADUs: 500 square feet;
- Off-street parking— 1 space for the ADU. Replacement of covered parking spaces is not required if an existing garage is converted to accommodate an ADU;
- Owner occupied – not required/implemented until January 1, 2025;
- Multi-family dwelling— Allow at least one ADU within the existing multi-family dwelling and the number of units shall not exceed more than 25 percent of the existing number of dwelling units. A maximum of two detached ADUs will be allowed with a maximum height of 16 feet and minimum side and rear yard setbacks of 4 feet;
- Use of ADU—Shall not be rented for a term less than 30 days and not shall not be operated as a short-term rental.
- Junior ADUs—Shall be located within the space of: 1) A proposed single family dwelling; 2) An existing single family dwelling; or 3) An existing accessory structure; 4) Shall be limited to a maximum of 500 square feet; 5) Shall have a separate entrance from the main entrance of the single family dwelling; 6) Shall, at a minimum, include an efficiency kitchen.

The recommended changes will now be incorporated into the appropriate zoning sections as approved by the Planning Commission, and go to City Council as a public hearing for consideration, which will be noticed in advance.

## ***Redding Solar Applications Soared Before New Rates Began***

On December 17, 2019, after 4 months of public hearings and creation of a solar committee, Redding City Council approved a new Net Energy Metering (NEM) successor tariff (rate), ***\$0.0608*** per kilowatt hour effective as of January 1, 2020, through which the utility purchases excess customer solar generation at retail rates (as opposed to wholesale). The retail rate paid to solar customers for excess generation through 2019 was a more attractive ***\$0.15*** per kilowatt hour, causing a large number of solar permit applications to be submitted before the end of 2019. Here are the statistics:

Solar Applications 8-19-19 through 12-31-19: **300** (of which 121 have actually been installed). Solar Applications 1-1-20 through 7-15-20: **29** applications (of which 5 have been installed).

Beginning January 1, 2020, all new residential construction is mandated by the State to include rooftop solar systems. Those new home permits that were drawn prior to January 1, 2020 are not required to include rooftop solar systems.

## *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.

***Costco Project Opposition Group Turns in 5,600 Petition Signatures for Referendum***—On May 19, 2020, after several years, much discussion and careful consideration, Redding City Council unanimously approved the River Crossing Marketplace Specific Plan, General Plan amendment, and rezoning by Costco Wholesale, in association with Rich Development, to develop 25 acres of undeveloped land, at the northeast corner of South Bonnyview Road and Bechelli Lane, with a 152,000 square foot discount warehouse, including a fuel station with up to 30 fueling stations, and about 62,000 square feet of complimentary retail, service and restaurant uses.

Opponents of this project, the Bonnyview Bechelli Coalition, have been fighting the project for about two years, saying that it would cause unwanted traffic and pollution. They now want to attempt to overturn the project's approval via a local ballot referendum on the General Election ballot in November. They had until ***July 20th*** to collect the needed ***5,242 signatures*** of registered voters who are ***City of Redding residents*** to get the measure on the ballot.

On July 20th, the Coalition turned in the petition signatures to the City Clerk for the purpose of a "raw count." The "raw count" by the City Clerk was 5,613, which is 371 over the minimum number needed. The City Clerk then delivered the petitions to the County Clerk and Registrar of Voters to determine how many of those signatures were valid registered voters in the City of Redding. The County has up to 30 days to complete that process.

***General Election Nomination Period Begins***—At the general election to be held on November 3, 2020, the following elected positions will appear on the ballot:

- **City of Redding:** Three positions—two 4-year term City Council seats and the City Treasurer
- **City of Anderson:** Three 4-year term City Council seats, plus one City Council vacated seat ending December 2, 2022
- **City of Shasta Lake:** Three 4-year term City Council seats
- **Shasta County:** Board of Supervisors, District 4 (runoff)
- **School District Board Members:** 38 Districts—see "County Clerk's Candidates Guide to Running for Public Office" (page 8) for full list
- **Special District Board Members:** 20 Special Districts—see "County Clerk's Candidates Guide to Running For Public Office" (page 9) for full list

The nomination period ***begins on July 13, 2020*** and ***closes at 5:00 p.m. Friday, August 7, 2020***. If an incumbent does not file nomination papers by the close of the nomination period, the nomination period will be extended to 5:00 p.m. on Wednesday, August 12, 2020, only for non-incumbents for that office.

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**We depend on membership and other contributions.**

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