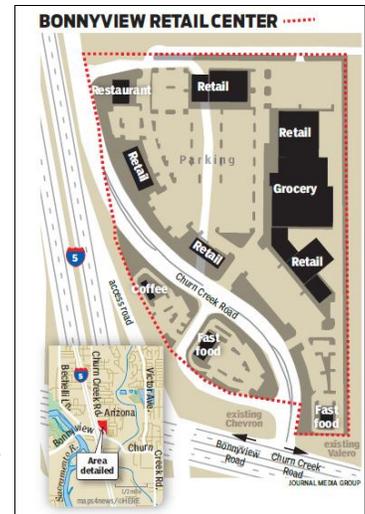


**Did you know...**

- There were **9** single family home permits issued in the City of Redding in July, 2016. There is a decrease of 56 permits, or 47% less than were issued in the first seven months of 2015. There were **no** permits issued for commercial buildings in July, 2016.
- **Costco** is moving forward with plans to build a 152,000 square foot store with gas pumps at South Bonnyview Road and Bechelli Lane in Redding. They will anchor a proposed shopping center with a total of 225,000 square feet of commercial space. Rich Development is in escrow to purchase the two parcels needed to build the shopping center, but will not close on the properties unless it receives the permits necessary to build the shopping center. Costco had previously tried to build their new store at the Northeast corner of I-5 and Oasis Road, but was unable to consummate an agreement with the developer of that property.

**Use Permit for Churn Creek Marketplace Approved**

California Gold Corporation, based in Sonora, applied for a use permit in March 2016 for a commercial retail center named the **Churn Creek Marketplace** to be built at the former Kenworth Truck facility area on Churn Creek Road, Northeast of the Interstate 5 and Bonnyview interchange. The Redding Planning Commission **unanimously approved** that use permit at its August 9, 2016 meeting.



The use permit is for 149,410 square feet, and will be anchored by a 50,000 square foot **Save Mart** full-service grocery store. The Save Mart Companies operates several brands, including Food Maxx, which is currently operating in Redding at Churn Creek and Dana Drive. Save Mart plans to employ **80 people**. The Churn Creek Market Place would also feature eight retail pads and sit-down and drive-through restaurant pads. A fast-food restaurant and a coffee shop on the West side of Churn Creek Road will add another 6,000 square feet to the entire project.

As the entire center develops, another **200-300 jobs** will be created. The developer will utilize **local businesses** for construction, and has already used local architectural and engineering firms during the planning process.

The project includes sound walls and 20-foot-wide landscaped buffer yards along the northern and eastern project boundaries adjacent to residential uses, a “Welcome to Redding” monument sign, bus turn-outs, and 10 plazas throughout the center. There are 61 “conditions” placed on the project, all agreed upon by the developer. These conditions include modification of traffic signals, I-5 Northbound and Southbound ramp improvements and acceleration lanes to accommodate the increased flow of traffic.

The project’s cumulative traffic circulation impacts require a fair share contribution towards improvements that will be needed at a point in the future. To address this, the developer will pay into the City’s Traffic Impact Fee (TIF) Program. The main intersections which are covered under the TIF program are the combined intersections of Churn Creek Road, Rancho Road, and Victor Lane. A roundabout is planned at this location to address future traffic demand. A separate fair share contribution for traffic impacts to Churn Creek Road/Alrose Lane and Churn Creek Road/Hartmeyer Lane will also be paid by the developer, as these improvements are not in the TIF program.

The developer anticipates construction starting in the Spring of 2017.

**Inside this issue:**

Use Permit for Churn Creek Marketplace Approved	1
Candidates Named for Redding City Council Seats—Chamber to Sponsor Forum	2
Dignity Health Wellness Center Moves Forward With Approval of Land Sale	2
Councilman Cadd Completes Ballot Arguments in opposition of Measures D and E	3
Updated News and Notes	4
Join Shasta VOICES	4

## *Candidates Named for Redding City Council Race*

### *Chamber to Host Candidates Forum*

There will officially be a total of **four** candidates running for two available seats on the Redding City Council on the November 8th election ballot. Those candidates are:

**Julie Winter**—Nurse Practitioner; **Lea Tate**—VA Clinical Psychologist; **Adam McElvain**—Technology Business Owner; **Gary Cadd**—Incumbent

The Redding Chamber of Commerce, partnering with the Shasta Builders Exchange, Shasta Association of Realtors, and Shasta VOICES, will host a ***City Council Candidates Forum*** to gain a better understanding of the candidates' perspectives on business and community-related issues facing our city at this time as follows:

When: **Thursday, September 15, 2016**

Where: **Red Lion Hotel on Hilltop Drive**

Time: **5:30—6:00 pm Candidates Reception**

**6:00—6:15 pm Welcome and Introductions**

**6:15—7:30 pm Candidates Forum**

## *Dignity Health Wellness Center Project Moves Forward*

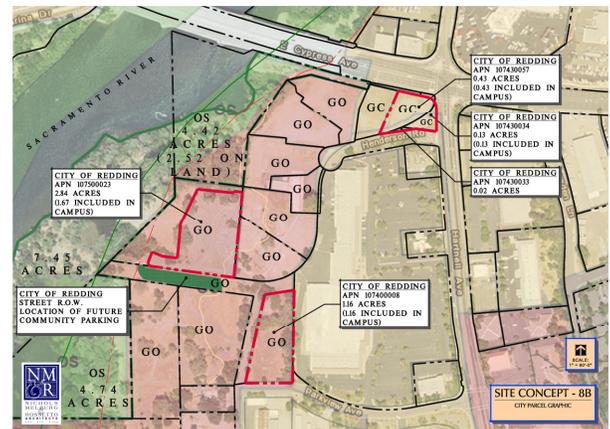
### *With Approval of Land Purchase Agreement*

Dignity Health North State, the parent company of Mercy Medical Center in Redding, wants to build a **\$50 million wellness center** on about 12.5 acres near the former Raley's on the corner of Hartnell Avenue and Hemsted Drive, which is north of the Henderson Open Space area. The City of Redding's Successor Agency to the Redding Redevelopment Agency owns three of the properties that would be part of their proposed project.

Campbell Properties, a private company, currently owns seven parcels that would be part of Dignity Health's proposed project. This map shows, **in the red outlines**, which properties are owned by the City and were the subjects of the negotiations which culminated at the August 16th Redding City Council meeting.

The three public properties total about 3.5 acres. Development on the land is consistent with the existing zoning, which is for general office and commercial use.

At the January 19th Redding City Council meeting, council voted unanimously to approve a non-binding letter of intent with Dignity Health for the potential sale of property owned by the City of Redding, and directed staff to negotiate a **binding** Purchase and Sale Agreement with Dignity Health for consideration at a future meeting.



After several months of negotiations, the Council **unanimously approved** the Purchase and Sale Agreement on August 16th. Dignity Health will purchase 3 parcels from Redding's Successor Agency to the Redding Redevelopment Agency for **\$530,000**, and another 1.82 acres of a City parcel for **\$111,162.**, paying the highest appraised fair market value. The net proceeds from the sale of these parcels will be distributed according to State law; the State of California and other taxing agencies would be the primary beneficiaries. When the Governor dissolved the Redevelopment Agency, the City was required to sell these parcels, and the proceeds go to the State minus about 13 percent. The 13 percent proceeds will become General Fund revenues.

This project will allow the City of Redding and Dignity Health to partner cleaning up the area and providing public access to the open space, along with shared parking for visitors and a proposed kayak launch area on the River near the Cypress Avenue Bridge. The City doesn't have the funds to clean up the open space area and improve access roads to it. This project will do both. Dignity Health has also indicated that they will adjust the project as needed to make it work for all.

When built, the wellness "campus" project would create **120 to 180 local high-paying jobs** with \$9 million to \$14 million in annual salaries. The City would receive over \$3 million in building and impact fees. Construction and related jobs would also be created. This is exactly the kind of economic growth our community is looking for.

## ***Councilman Cadd Completes Ballot Arguments in Opposition of Measures D and E***

*Note: Shasta VOICES does not support or endorse candidates or ballot measures, but only informs.* The Redding City Council adopted a resolution on May 3, 2016 to place Measure D and Measure E on the November 8, 2016 ballot. As a reminder, here are the two Measures:

**BALLOT MEASURE D:** Shall an ordinance be adopted authorizing the City of Redding to collect a one-half of one percent sales tax (Transactions and Use Tax) for general municipal purposes for a period of ten years?

**ADVISORY VOTE ONLY—BALLOT MEASURE E:** If the voters of the City of Redding approve a one-half of one percent limited term general sales tax (Transactions and Use Tax) increase, should the additional revenue be used to augment police protection, jail space, mental health services, fire protection, and related public safety services?

The Council also appointed a Council subcommittee consisting of Mayor McArthur and Vice Mayor Brent Weaver to draft the argument in **support** of the Measures. Those Arguments appeared in their entirety in the July 2016 issue of “*The VOICE*.”

Councilman Gary Cadd was designated to draft the arguments in **opposition** to both measures. Here are those arguments:

### **The Argument in opposition to Measure D reads:**

The real purpose for the 1/2 cent sales tax increase will be to cover the increasing costs of unfunded and under-funded pensions. It is estimated roughly \$110 million will be generated by this tax! There is no guarantee this tax will be used for the Redding Police Department. What would prevent future councils from redirecting these funds elsewhere? It only takes three members of the Redding City Council to make that change. Taxing the public more does not solve the crime problem in Redding. The City’s top priority should be public safety. This council had the opportunity to fund the Redding Police Department but chose to spend general fund money in other areas. In the last four years, Council could have hired back most, if not all, of the police officers and CSOs that we lost in the great recession.

The general fund budget in 2007-2008 was 72.8 million with 172 police personnel. The general fund budget in 2016-2017 is 73.5 million with 131 police personnel.

This would indicate there are adequate reserves in the budget to fund the Police Department without a new tax. Council is also contributing more money each year to the CalPERS and PARS Retirement programs. As of June 30, 2014, unfunded pension liability surpassed \$213 million, yet Council continues to give employee raises. It is time for the Redding City Council to move forward and staff the Redding Police Department today. This can be done, to a great extent, with the current budget we have. The lack of direction from this council is unacceptable. Let’s not increase the size of government, but rather hold it accountable. This council has asked the citizens of Redding for our trust but can we trust them into the future? Vote no on Measure D.

### **The Argument in opposition of Measure E reads:**

The provisions of Measure E, if passed are a hodgepodge of services that are not well defined. Since when did issues relating to jail space and mental health services change from county responsibilities to City of Redding responsibilities? What is meant by “related public safety services?” This open-ended description is not specific and invites a wild range of spending opportunities at the whim of current and future councils over the course of the next 10 years. In addition, there is no provision in this measure to retain an oversight committee to ensure compliance and transparency on how this \$110 million is spent.

Is this tax an avenue of income to be used to pay down the unfunded and under-funded pension programs (\$213 million as of June 30, 2014)? In the 2014-2015 budget, the City Council already approved funding to add 10 apprentice fire fighters for the Fire Department. Was this so inadequate that we now need to include more money for fire protection if this new tax is approved? In addition, the general fund for 2016-2017 has the money in it to increase staffing of the Redding Police Department today without a new tax if public safety is made the priority.

These and other issues have not been adequately addressed so the public can make an informed decision before they approve this measure. Vote NO on Measure E.

**Rebuttal arguments** : One argument in favor of the tax measure, and one argument of rebuttal will appear in the ballot materials prior to the election.

An **impartial analysis** will also appear in the ballot materials prior to the election.

## *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.

***Mobile Medical Services Ordinance Passed***—In late 2015, the Redding Planning Commission recommended approval of an amendment to the Zoning Ordinance pertaining to Mobile Medical operations that would require a *Temporary Use Permit* for such operation. When the issue was brought before City Council at that time, there was significant public opposition to the amendment. The item was referred back to staff to find an alternate method of regulating Mobile Medical operations.

The Planning Commission held public hearings on June 14, 2016 and July 12, 2016 to consider the newly proposed amendments, and recommended adoption of the Addendum. On August 16th, Redding City Council voted 4-1 (Weaver dissenting) to ***adopt*** the Addendum.

Over the years, staff has received complaints about the operations of the Mobile Medical providers. Issues have included vehicles being parked in the public right-of-way, blocking access to parking areas and sidewalks, loitering, trash, and other nuisance-type activities. The operators met with staff on numerous occasions and made changes to their operations in an attempt to address these issues.

The approved Amendment adds “Mobile Medical” as a temporary use that does ***not*** require a Temporary Use Permit, defines Mobile Medical, and requires the approval of an ***Operation Plan*** by the Development Services Director. The Plan must address the issues of safety, loitering, litter, hours of operation, and communication and outreach among others. The Plan is subject to review and approval of the Development Services Director at any time. Additionally, the Development Services Director can host a neighborhood meeting in order to gather input and hear concerns from nearby property owners.

The new Ordinance effectively balances the need for addressing neighborhood concerns with providing needed medical care in the Redding area.

***Citizens Committee Appointed in Advance of Sales Tax Vote***—On June 21, 2016, Redding City Council created a Measure D and Measure E Citizens Committee for the purpose of ensuring transparency for voters if the measures pass during the November 8, 2016 election.

Measure D asks the voters if they are willing to pay an increase of 1/2 of one percent in sales tax for the benefit of the City’s General Fund, and Measure E is an advisory measure that suggests where that revenue would be spent (see page 3 of this issue to read the Measures in their entirety).

On August 3rd, Council approved the following appointments to the Committee:

**Shawn Bernardi** (Collision Center); **Ryan Denham** (SJ Denham Motors); **Steven Jahr** (retired Shasta County Judge); **Tracie Neal** (Shasta County Probation Chief); **Larry Schaller** (retired Shasta County Under-Sheriff); and **Jake Mangas** (Redding Chamber of Commerce Executive) as an alternate.

Bernardi and Schaller were appointed to serve terms of two years. The others were appointed to serve terms of four years.

***Join Shasta VOICES today.***

**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](http://www.shastavoices.com)**, or calling **(530) 222-5251**.

Mary B. Machado, Executive Director