



The VOICE

Your independent news source

Greater Shasta County, CA

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Did you know...

- There were **10 new** single family home permits issued in the City of Redding in August 2020, for a total of **119** so far in 2020, and **2 Carr Fire** single family rebuild permits issued in August 2020, for a total of **24** so far in 2020. There was **1** permit issued for new commercial buildings in August 2020, for a total of **24** so far in 2020.
- All City of Redding facilities have been **reopened** to the public as of September 1, 2020, after being closed for the past six months due to the COVID pandemic. There are requirements to wear a mask, maintain at least 6 feet of social distance, and refrain from coming into any building if you are not well. Those who are unable to wear a mask will not be served in person, but can conduct business online, use the drop boxes located outside the facilities, or contact City of Redding departments by phone.
- Shasta County's unemployment rate for August, 2020 dropped to **8.3%** from a revised 10.4% in July, 2020. The County added an estimated 1,500 jobs from July, however, the 65,300 jobs were down from the nearly 68,000 in February, 2020 before the pandemic.

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CARES Act Grants Providing Lifeline For Businesses In All of Shasta County

On August 18th, the **Redding** City Council approved a plan to support local businesses with **\$750,000** in Coronavirus Aid Relief and Economic Security Act (CARES) funding, with business relief grants up to \$10,000, to help local Redding businesses struggling as a result of the COVID-19 pandemic and subsequent requirements to implement social distancing measures. As a first come, first served program, the City was able to fund a total of **121 individual businesses**, with 245 applicants. Most of those checks have already been issued.

On September 15th, **Shasta County** Supervisors approved a **\$22.7 million** CARES Act spending plan for the period of March 1, 2020 through December 30, 2020. The majority of this money will be used to pay necessary expenditures incurred due to the COVID emergency which were not accounted for in the County's budget approved as of March 27, 2020, and which were incurred during the period of March 1, 2020 and ending on December 30, 2020.

As part of this spending plan, the Supervisors had initially budgeted \$1.5 million in the form of relief grants of up to \$10,000 for Shasta County businesses. Jake Mangas, President and CEO of the Redding Chamber of Commerce, told the Supervisors that a Chamber survey of 171 businesses in both the incorporated cities and unincorporated areas of Shasta County indicated that they would need about a combined \$4,015,250, averaging \$23,500 per business, in order to keep their doors open through December 2020. He pleaded for additional funding for the small businesses in all of Shasta County, and the Supervisors agreed to an **allocation of \$3 million** in CARES Act grant funding to support struggling businesses. The remaining 124 businesses that applied too late to obtain any money from the Redding program can apply again through the County's program, although preference will be given to those businesses located in the unincorporated areas of Shasta County.

On August 18th, the **Anderson** City Council approved a plan to provide **\$86,899** in CARES Act funds through the Community Development Block Grant program. The program is designed to provide \$5,000 in grant funding to the smallest businesses in the community—those that were likely hit the hardest during the pandemic. To qualify for the grant program, a business must have five or fewer employees and be a for-profit business that operates within the City of Anderson.

On September 1, 2020, the **City of Shasta Lake** Council approved a grant program that allocates up to **\$100,000** for COVID impacted small businesses within the City of Shasta Lake. The COVID-19 Microenterprise Relief Grant Program (Program) is a special program designed to help eligible for-profit retail, food, personal services, and creative microenterprise businesses with a loan forgiveness grant up to \$5,000 per brick and mortar business.

All small businesses impacted by COVID that are located in Redding, Anderson, Shasta Lake and the unincorporated areas of Shasta County, who have not yet received COVID grant funds, can apply for the \$3 million in CARES Act grants now available through the County. The Redding Chamber of Commerce is receiving and processing the applications, and preparing and sending out the checks to successful applicants.

Homekey Program and Micro-Shelter Proposals Moving Forward to Provide Housing For the Homeless

On August 11, 2020, the Shasta County Supervisors authorized the Health and Human Services Agency (HHSA) to submit an application to the California Department of Housing and Community Development (HCD) with co-applicants ADK Properties, LLC and Hill Country Community Clinic for competitive grant funds in a total amount not to exceed **\$2,250,000** from the HCD **Homekey Program**, to house vulnerable adults who are homeless, chronically homeless, or at risk of chronic homelessness impacted by COVID-19 in qualifying single family residences that will be acquired by ADK Properties under Homekey.

ADK Properties is working on acquiring 5 existing single family home sites and completing ADA modifications as well as minor rehabilitation, to place a maximum of 13 tenants. They plan to maintain ownership of the homes to assist in the placement of tenants from Hill Country Community Center. ADK Properties will master lease the properties to Hill Country Community Center, who will be the operator of the project and manage the qualified tenants for shared housing solutions for a period up to 20 years from the date the Certificate of Occupancy is issued. Although other communities are targeting hotel projects for the Homekey Program, and while the initial execution of hotels is easier and the unit counts can be impactful, the local co-applicants concluded that hotel projects were too big a risk long term for our community, in large part due to the fact that once you record an affordability covenant on those properties, they cannot convert back for a period of 20 years. Under the single family home structure, the operator will have flexibility to keep the traditional single family home use once the initial period for supportive housing has expired.

Then, on August 25th, the City of Redding's Planning Commissioners recommended approval of an amendment to Title 18, Zoning, of the Redding Municipal Code (RMC) to create a new land use category called **Micro-shelter Supportive Communities (MSCs)** and regulate the use in various zoning districts throughout the City.

Currently, the Municipal Code treats the use of micro-shelters as camping, which is prohibited throughout the City, except in RV Parks. The amendment to the Zoning Ordinance would create a **new land use category** and subsection that will define and regulate MSCs. Two levels of MSCs are proposed, based upon the projected neighborhood impacts and the range of intensity of use that could exist with MSCs. This approach is similar to how the Municipal Code regulates short-term rentals by offering two permit types based upon the estimated impact to surrounding properties and neighborhood compatibility.

The amendment defines MSCs as, "A residential facility operated by a provider which provides temporary accommodations in micro-shelters (non-buildings), not to exceed three hundred (300) days in any twelve-month period, for homeless individuals and families. For purpose of this definition, a "provider" shall mean an organization which provides or contracts with recognized community organizations to provide emergency or temporary shelter and which may also provide meals, counseling, and other services, as well as common areas for residents of the facility. A "micro-shelter" shall mean a shelter that is not constructed as a residential living unit per the California Residential Building Code." Examples include recreational vehicles, tiny homes, Calistoga huts, travel trailers, yurts, etc.

The amendment considers a community of fewer than three (3) shelters and six (6) residents a **Minor MSC** that is established as an accessory use to a legal primary use on a property. A **Major MSC** can be either accessory or primary uses, depending upon the zoning of the property. The maximum number of shelters is twenty (20) and the maximum number of residents is thirty (30). An Operations Plan is required to outline how the petitioner will address numerous issues identified in the ordinance.

The key to any change in zoning regulations is to balance the needs of the community with the potential negative impacts to surrounding neighborhoods and property owners.

The Planning Commissioners felt that the proposed amendment meets the desire of the City Council to create a low cost option to address the issue of homelessness while protecting neighboring property owners from potential negative impacts. If approved by Council at a future City Council meeting (for which a date has not yet been established), the use of MSCs will add to the long list of resources our community provides to residents experiencing homelessness. MSCs have been shown to be effective in other communities in reducing long-term homelessness for many people. If operated successfully, many residents could benefit from MSCs by receiving the services they need to transition out of homelessness.

Cannabis Cultivation Projects Moving Forward

On September 22, 2020, the ***City of Redding*** Planning Commission approved a use permit by Ryan Muse to construct two commercial cannabis buildings totaling 140,000 square feet on property located at 3610 through 3680 Technology Way. The project consists of development of a commercial cannabis project consisting of a 43,132-square-foot manufacturing and distribution facility and a 100,000-square-foot cultivation warehouse. The project site will require merging 12 parcels, consisting of 11.2 acres at the Southern end of Technology Way with a General Industry zoning designation.

The 43,132-square-foot manufacturing and distribution building proposes uses that will include processing, packaging and extraction activities, and the 100,000-square-foot cannabis cultivation warehouse may also include a retail use in the future. Under the City of Redding's Zoning Ordinance, commercial cannabis cultivation and manufacturing operations in Industrial zones are allowed by right, provided they meet the distance requirements for establishment, however, any development of more than 20,000-square-foot requires a site development permit. Additionally, the City of Redding allows a total of 10 retail dispensaries within its limits, and there are currently 6.

This project will be the third commercial cannabis operation approved in the City of Redding.

On September 24, 2020, the ***City of Shasta Lake*** Planning Commission approved a use permit for the Ashby Road Cannabis Campus. Manzanita Ranch Estates, LLC (MRE), plans to develop a commercial cannabis cultivation, distribution, and manufacturing operation to be located on two undeveloped parcels totaling 12.86 acres of land southwest of the intersection of Ashby Road and Woodley Avenue in the City of Shasta Lake.

The site is zoned light industrial. The project will consist of two cultivation areas, a up to 10,080 square foot distribution facility, and an up to 20,000 square foot non-volatile cannabis manufacturing facility. Each cultivation area will be consist of six 5,040 square foot cultivation facilities, with one cultivation area located on each parcel. The distribution facility will include two 5,040 square foot buildings, one for processing raw cannabis material (drying, curing, trimming, grading, and packaging cannabis into large batches for testing), and the other for cannabis distribution activities (storing, packaging, labeling, transferring and transporting). The 20,000 square foot manufacturing facility will be used for non-volatile cannabis manufacturing activities (extraction, infusion, packaging and labeling).

MRE has indicated that they will either construct the facilities in two phases, or complete all clearing, grading and installation of required improvements for the purpose of marketability and resale.

The City of Shasta Lake currently allows a total of 3 retail dispensaries in the City, and there are currently 3. For other commercial cannabis business relating to cultivation, distribution, manufacturing and transporting, a Land Use Table determines whether or not they can be allowed and permitted. At this time, there are four other planned or operational commercial cannabis cultivation/manufacturing businesses in the City.

Local Residential Projects Respond to Market Changes

On September 1, 2020, the ***Browning Crossing Subdivision*** and Planned Development project, located on 6.7 acres at 1010 Browning Street in Redding, was approved by the Redding Planning Commission. This is a ***55 and older*** planned unit development, offering a product that will meet the local real estate market needs. The units will include 1,407 square foot single level duplexes, and attached 2 level units with either 1,600 square feet or 1,800 square feet. The entire site will be secluded with walls and iron fencing with gated entrances and other security amenities. The project will feature a clubhouse for group activities, a pond for viewing birds and wildlife, and a walking path around the pond.

On September 22, 2020, Sierra Pacific Industries received approval from the Redding Planning Commission to amend the ***Stonecreek Subdivision*** and Planned Development project, located at 5155 and 5152 Shasta View Drive in Redding (at Shastina Ranch), to ***reduce*** the total number of previously approved units ***from 223 to 188***. They will be replacing previously planned attached units with single-family detached homes, and are now allowed a reduction of standard lot sizes, which the City refers to as "small lots." The reason for this change is that the developer needs a different product type economically to meet the market needs than what had been originally planned. The new product will consist of ***single story detached*** single family homes (rather than the previously planned attached units) with 2-car garages of between 1,300 and 1,500 square feet. The developer believes that these homes will be more attractive and more affordable to the entry level buyers, as well as address the local overall housing shortage with many people now moving to Redding from urban areas.

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 Moves Forward With Lawsuit—The Bonnyview Bechelli Coalition, opponents of the River Crossing Marketplace/Costco Project to be located at the northeast corner of South Bonnyview Road and Bechelli Lane, after failing to obtain enough petition signatures to overturn the project's approval via a local ballot referendum, notified the City of Redding that they are moving forward with a lawsuit to challenge the project's approval under the California Environmental Quality Act (CEQA). The notice of such action was filed in Shasta Superior Court on September 1, 2020.

Downtown Area Shuttle Launched—The City of Redding launched the Downtown Area Shuttle, or **DASH**, which uses electric mini-buses, on **September 8th**. This is a free community shuttle for the public to help transport people from outlying parking lots into the center of downtown. The Redding Police Department completed cadet hiring and training, and made sure the DASH vehicles are safe, clean and in compliance with COVID-19 requirements before the launch. There will be "DASH Stop Signage" throughout the Downtown core area. Visit the DASH website at www.cityofredding.org/dash to explore the new interactive Google route and parking map to find your way around Downtown Redding.



Downtown Parking Update—When demolition began on Redding's California Street Parking Structure in October of 2019, 645 parking spaces were lost. Since the demolition, 354 parking spaces were added with outside parking lots acquired through partnerships, and 92 on-street parking spaces were added. Now, by the end of November, many additional parking spaces will be available. This includes a new surface lot on the south end of the former California Street parking garage, which brought back 75 spaces to help ease what has been a parking crunch, as well as 95 subterranean parking spaces in coordination with the Market Center Project, and 50 new on-street parking spaces that will come with the completion of the Downtown Street Circulation Project. And, construction will begin in the fall on a parking facility at the North Block of the California Street Mixed use Development. When it's finished, 398 additional spaces will be added. This is very good news for the downtown businesses and their customers.



Redding's Development Services Director Leaves—Larry Vaupel, the City of Redding Development Services Director, announced at the September 8th Planning Commission Meeting that he will be leaving his position on September 19th and moving to the City of Big Bear Lake to become their new Tourism Director. Kim Niemer, Redding's current Director of Community Services, has been appointed Interim Director of Development Services.

Fountain Wind Project DEIR Comment Period Extended—The Draft Environmental Impact Report (DEIR) for the proposed Fountain Wind Project has been completed by Shasta County, the lead agency under the California Environmental Quality Act (CEQA), and was released for a 45-day public review period from August 3, 2020 through September 18, 2020. That review period has been extended to **October 21, 2020**. The proposed Project site would have a maximum footprint of up to 713 acres located within approximately 29,500 acres of actively managed timber property owned by Shasta Cascade Timberlands, and is located about one mile west of the existing Hatchet Ridge Wind Project, 6 miles west of Burney. The proposed project has the potential to provide electricity for more than 100,000 homes, up to \$50 million in tax benefits to Shasta County over 30 years, up to 200 construction jobs and 12 permanent jobs, \$1 million in community giving, funding to improve local roads and infrastructure in the project area, and enhancing fire safety and prevention measures utilized by the sites landowner.

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