



The VOICE

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Did you know...

- There were **9** single family home permits issued in the City of Redding in August 2017, for a total of 81 so far in 2017. That is **5 more** than were issued in the first 8 months of 2016. There were 5 permits issued for commercial buildings in August 2017, for a total of 18 so far in 2017. That is **3 more** than those issued for the first eight months of 2016.
- Dan Beans has been appointed Director of the Redding Electric Utility (REU) effective September 24, 2017, at an annual salary of \$189,792. He had previously served as the Assistant Director of REU, and has been with REU for 12 years. He replaces the current Redding City Manager Barry Tippin, who had served in that capacity before his appointment to City Manager.
- Redding Planning Commission will hold a public hearing on Tuesday, **9-26-17** in the City Council Chambers that will include "Certification of Final Environmental Impact Report and approval of Planned Development" for the 39.3 acre **Bethel Church project** proposed along the north side of Collyer Drive. More on this in our next issue!

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New City Management Embracing Change Status Quo Ineffective

City of Redding Manager Barry Tippin and Assistant City Manager Brian Crane (also Director of Public Works) gained Council **approval** on August 2nd to formalize a concept that would transfer the overall responsibility for trash related clean up of public property, and shopping cart collection and impoundment to the Solid Waste Division of the Public Works Department to provide a more effective and efficient process.

At the City Council meeting September 5th, **Policy 1409** (litter abatement) and **Policy 1415** (Public Works Operations and Facility Protection) for this out-of-the box concept were brought back and approved by City Council.

Policy 1409 is related to litter abatement in the City. In light of the increased illegal disposal and related illegal camping in public rights of way and open spaces, increased efforts on existing community cleanup activities will become policy as follows:

- **Community Cleanup and Vegetation Management**—Additional cleanup support along with more proactive vegetation management support will be done by the Solid Waste Utility to better open up sight lines into right of way and open space areas, improving enforcement and deterring those involved in illegal activities. This will include an additional Community Work Program Officer, a support truck and trailer, an increase in transfer station costs and the related voucher program, creating signage and barriers denying access to sensitive areas.
- **Public Trash Receptacles and Portable Restroom Program**—Develop, implement, and provide on a pilot basis durable trash receptacles in strategic locations, along with portable public restrooms (with private company management).
- **Shopping Cart Management**—Develop and implement a Solid Waste Utility-driven shopping cart retrieval and related management program. This includes the addition of a temporary employee to proactively work with shopping cart owners.

Policy 1415 will address Public Works Utilities facility protection, which in recent years has seen an increase in illegal activities that are having safety and cost impacts on the utility infrastructure.

- **Public Works Operational Support**— There is currently a part-time retired annuitant police officer to support the community clean-up and related code enforcement efforts. This policy will increase this to a full-time police officer position that will maintain community cleanup and code enforcement support, but would also be readily available to meet public works utility staff safety and security needs.
- **Enhanced Infrastructure Open Space Security**—Many public facilities are located in isolated areas and are subject to vandalism and theft. This policy will enhance private security services in the City with periodic patrols of areas where public works infrastructure and the related threat exists.

The costs associated with the adoption of these two policies are just over \$500,000 for each of the next two fiscal years. These costs will be shared by all Public Works Utilities, Streets and Redding Electric Utility. Funding does exist in current reserves to meet the additional costs.

This is a very positive and welcome departure from the status quo policies in the past.

REU Suspends Work on Large-Scale Rate Restructuring

At its meeting on September 5th, Redding City Council unanimously voted to have Redding Electric Utility (REU) suspend further work on large-scale electric rate restructuring. Readers may recall that in August, 2015, REU proposed a change in the rate structure that would have greatly increased the base rate (over 30%) paid by REU customers. At that time, Council declined to set a public hearing on the subject, and requested all work on that project be put on hold until a cost-of-service study was completed. So, a report on that cost-of-service study was presented at this meeting.

The electric cost-of service report that was presented at the meeting indicated that there is no immediate need and no financial need to correct the overall rate structure, but that there is a large mismatch between the way REU collects revenue and the way costs are structured. However, REU staff believes the ***large commercial class*** is the one area of the rate structure that ***does warrant attention at this time***.

There are about 37,000 residential REU customers, 6,000 small commercial customers, and 500 large commercial customers. The large commercial rate structure currently in place is “convoluted, hard to explain, harder to understand, gives the wrong incentives to customers, and is not industry standard” according to the report. The study goes on to say “we feel there is a pressing need to simplify this to an industry-standard structure including a fixed charge, a demand charge, and an energy charge.” REU staff believes this type of rate would be easy to understand and give the appropriate incentives for energy efficiency investments that save the business money and make the system more efficient, thereby saving money for all customers without shifting costs among customer classes.

The REU department is currently working with a consultant to develop specialized energy efficiency programs, incentives, and rebates for commercial businesses to assist them in transitioning to a more efficient use of energy. Despite the relatively small number affected by this proposed change, some customers will be negatively affected. REU plans to work with those negatively affected businesses to transition them to the new rate over a reasonable time frame. They will also be transitioning the last few customers on the industrial time-of-use rate, which was closed to new customers since 1997, and terminate the rate class.

REU staff will bring back a simplification of the large commercial rate structure for City Council consideration at a future City Council meeting (no date yet).

First Responder Fee Proposed By Anderson Fire Protection District Moves Forward

At a Public Hearing conducted on September 12, 2017, the Anderson Fire Protection District (AFD) Board unveiled an Ordinance for what is referred to as a “First Responder Fee” of **\$160.25** to be charged to patients to defray costs associated with the delivery of emergency medical services. The fee is in response to the “recession” which resulted in significant expenditure reductions, causing negative impacts in their ability to provide adequate emergency service in the area.

For each emergency incident, the Fire District may charge a first responder fee of \$160.25 to each person to whom the Fire District provides medical emergency first responder services. The amount of the fee is broken down using personnel salaries, benefits, cost to operate fire apparatus, fuel, maintenance, worker compensation, medical supplies, administrative fees, reporting costs, safety equipment used for providing care and communications while on medical responses, which are all associated with providing this level of service to the individuals the Fire District serves. This fee will not be charged to the individual that is calling 911 for assistance and will not interfere with providing basic life support.

The fee is also dependent on the number of first responder units at the scene of an emergency participating in patient care. As an example, if a single patient vehicle accident requires an engine and a truck to assist in providing patient care, then the patient will incur a first responder fee for both units. In addition, the fee is to be applied evenly (pro-rated) across all patients at the scene of an emergency. For instance, if an engine ran a standard vehicle accident involving two occupants in the vehicle and both are considered patients, the first responder fee will be applied and divided between the two patients. Each will pay half the fee.

The Fire District will accept payment, if any, from an insurer as full payment of the recipient’s fee obligation, and they will not require the recipient to pay for any portion of the fee not paid by the insurer. If a patient does not have health care, the Fire District will simply not recover the cost. This fee will only be billed to private insurance companies, Medi-Cal, and Medicare. The Fire District will not bill a recipient who does not have a medical insurance provider.

The fee is different than a tax. This “user fee” is only applied when an individual uses the system. If an individual is never a patient that is treated by an Anderson Fire Department engine or truck, they will never pay a fee. This fee will be evaluated on a yearly basis to ensure the Fire District is recouping the actual costs for providing basic life support.

At the AFD Board meeting next month, the Ordinance will come back on the agenda for a second reading. At the second reading, a motion can be made to approve the Ordinance. If passed, it will take effect 30 days after its adoption.

Accessory Dwelling Units Ordinance and Zone Amendment Approved by Shasta County Supervisors

New legislation became effective January 1, 2017 called the “*New State Housing Law*” which requires cities and counties to approve a type of second residence called an “accessory dwelling unit” (ADU) in single-family and multiple-family residential zones. As a way to address the statewide housing crisis, the new law addresses barriers to ***make it easier for owners to construct smaller accessory dwellings on existing residential properties***, taking advantage of existing infrastructure and services, reducing the cost associated with new land purchase and development, and accommodating the needs and desires of extended families and seniors who want to age in place.

On September 19th, the Shasta County Supervisors ***unanimously approved*** the Ordinance recommended by the Planning Commission, specifically related to ADU’s. The adopted Zone Amendment provides additional housing options without substantially changing the use, appearance, or character of the neighborhood and complies with the California Government Code, as well as the provisions of Shasta County General Plan Land Use. It also complies with the County’s Housing Elements that encourage a variety of housing opportunities for all income levels.

The adopted Ordinance is a total of 6 pages long, but ***some*** of the general provisions that will apply to ADU’s include:

- No more than one ADU per legal lot. An existing guest house, senior citizen residence, servant’s quarters, family care residence, or an existing one-family residence may be converted to or replaced by an ADU.
- An ADU cannot be sold separately from the one family residence on the same lot but ***may be rented***, provided the rental term is ***longer than 30 consecutive days***.
- Public facility impact fees for an ADU will be calculated at the same rate as one unit in a multi-family residential development.
- The living space shall not exceed 1,200 square feet or 50 percent of the one-family residence (whichever is less) - where 50 percent of the living space of the one-family residence is less than 640 square feet, the living space of the ADU may be up to 640 square feet.
- An ADU shall be a permitted use on any lot that is served by public water and sewer system, or on a lot that is one (1) gross acre or more when it is demonstrated that development standards can be met. On lots of one-acre or less that are served by a private onsite wastewater treatment system, an ADU may be permitted if the property is served by a public water system, is within the one-family residence, or is converted from an existing legally established accessory structure.
- An attached garage of up to 600 square feet is allowed with an ADU.
- Off-street parking must be one additional parking space for a studio or one-bedroom unit, and two additional spaces for a unit with two or more bedrooms.

An ADU must meet requirements of the County Fire Safety and Protection Standards, building code compliance, and be architecturally compatible with the existing one-family residence on the same lot. A Deed Restriction must also be recorded to ensure that the ADU will comply with all of the stated provisions of the Ordinance, now and in the future.

Impact Fee Update AG Proposing Reductions

It has been four years since the City of Redding last updated development impact fees. An update of the existing Development Impact Fee Program got underway with the first meeting of the 8 person citizens Advisory Group (AG) on June 28, 2017. The discussion included developing recommendations for updates to the fire, water, wastewater, and traffic impact fees. Park fees are being studied separately by the Community Services Advisory Commission, who is scheduled to hold ***one*** public meeting for input on ***October 11, 2017***. No information about park fees has been brought forward as of this writing.

On July 18, 2017, City staff presented a “Consent” calendar item for the Council meeting that requested and received ***approval for a suspension*** of the Dana Drive Impact Fee (\$571 per multi-family dwelling, \$1,453 per 1,000 square feet commercial). Also ***suspended*** was the Storm Drain Fee (\$937 per single family dwelling), as both of these fees are no longer needed.

On July 20, 2017, the AG received input on the ***fire*** impact fee. After much study and discussion, the preliminary recommendation will ***reduce*** the current fee (\$1,106 per single family dwelling) by ***5% to 10%***.

During the month of August, 2017, meetings were held to receive input on the ***water*** and ***wastewater*** impact fees. The preliminary recommendations for the water impact fee will ***reduce*** the current fees (\$5,893 per single family dwelling) by about ***27%***, and for the wastewater fee (currently \$7,368 per single family dwelling) by about ***30%***. Additionally, the AG is proposing ***new categories for “plexes,”*** which will result in a ***30% reduction*** in wastewater fees and a ***45% reduction*** in water fees for duplexes, and a ***17% reduction*** in wastewater fees for four-plexes and a ***45% reduction*** in water fees for four-plexes.

So far, if the proposed fee changes and reductions are eventually approved, storm drain, fire, water and wastewater impact fees for a single family dwelling will be going down by about \$5,000, and much more for “plexes.” Traffic fees are still being studied.

September, 2017, and early October, 2017, meetings will center around ***traffic***, followed by input on the impact fee administrative mechanics. The AG input will be used to ***generate rate and administrative guideline recommendations*** that will be brought to City Council in November or early December for consideration, along with proposed impact fee updates.

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.

Stillwater Business Park Negotiating Purchase Agreement—A company called H2 Renewables is moving forward with a purchase agreement for Lot 10 in Stillwater Business Park, which is 7-acres. H2 Renewables is based in Plymouth, Massachusetts. If the purchase agreement is approved by Redding City Council, the company would build a \$22 million steam-methane reformation plant to make renewable hydrogen in California. Then hydrogen fuel cells for electric vehicles would be manufactured in Redding and supply hydrogen fueling stations in California, which are now being built with grants from the California Energy Commission. The plant would employ about seven people, and would also hire truck drivers to deliver hydrogen to the San Francisco Bay area and Southern California.

New Police Chief in Redding—After a nationwide search, local Redding Police Captain **Roger Moore** has been hired to replace former Chief Paoletti as Redding's new Police Chief at a salary of \$173,800 annually (including a 2.5% bilingual incentive). Moore, 47, has been with the Redding Police Department since 1995. He grew up in Redding and started working for the Shasta County Sheriff's Office when he was only 19 years old. He then worked for the Watsonville Police Department for several years before returning to Redding. He begins his new position on September 24th. Chief Moore said one of his top priorities will be to address the types of crime that affects residents' quality of life.

Concession Agreement for Food Truck Court In Downtown Redding Changed—At its September 5th meeting, the Redding City Council approved an amendment to the Concession Agreement with TF Investment Group LLC at Carnegie Park in downtown Redding to modify the start date. The agreement included a monthly payment of \$850 to begin June 1, 2017, which was based on an optimistic timeline. Given that it is unclear when the food truck will be able to move forward, Council modified the agreement to require monthly payments to begin 90 days after issuance of an Alcoholic Beverage Control (ABC) permit, or at the time the City issues an encroachment permit to Todd Franklin (the principal of TF Investments Group), whichever comes first. Mr. Franklin continues to provide regular clean-up at the park. He has also been actively engaged in the process of securing an ABC permit making modifications to the original conditions. Despite his best efforts, the ABC permit process requires an administrative hearing which has not yet been scheduled, but is anticipated for December or January. In the meantime, Mr. Franklin was able to open a Food Truck Court in Anderson River Park that began on September 1st, with 5 local food trucks (so far) participating. There is less work needed in this park, as the Anderson River Park Food Truck Court is considered an "event" and not a permanent food truck facility.

Shasta Lake City Voters Overwhelmingly Approve Marijuana Tax Measure A—Measure A, a marijuana tax measure, was on a special election ballot for Shasta Lake voters on August 29th. The ballot question was as follows: "Shall an ordinance be adopted imposing a cannabis business tax on cultivation up to \$26 per square foot, on manufacturing up to \$25 per square foot, and on other cannabis businesses up to 12% gross receipts to provide funding for local law enforcement/code enforcement within the City of Shasta Lake?" The election results were: **Yes, 1,240 votes (79.23%)**; No, 325 votes (20.77%). As a special tax, the Measure needed a 2/3 majority vote—it surpassed that by a long shot. This cannabis business tax repeals and replaces the general tax that is presently collected from medical marijuana dispensaries operating in the City. The prior existing tax was imposed by Measure C and passed by the City of Shasta Lake voters in 2014 with 73.18% in support. This new tax that voters approved to repeal and replace it became **effective as of August 29, 2017**. Effective January 1, 2018, the following cannabis businesses will be allowed in the City of Shasta Lake: indoor cultivation, mixed-light cultivation, non-volatile manufacturing, retail, distribution, testing, and nurseries.

REU Increases CARES Program Assistance to \$300 Per Year—At the Redding City Council meeting on September 19th, Redding Electric Utility (REU) requested and received approval from Council to increase the maximum Community Assistance for Redding Electric Service (CARES) from \$250 once per 12-month period to a maximum of \$300 once per 12-month period. Criteria for CARES assistance include income guidelines based on the number of individuals in the household and the impact of a temporary, unplanned financial hardship. In fiscal year 2017, there were 370 program recipients. Of those, 37% received the maximum benefit of \$250. The newly approved increase will cost REU about \$7,000 annually. Sufficient funds are available for this program through REU's public benefit program budget.

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