



The VOICE

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Did you know...

- There were **4** single family home permits issued in the City of Redding in March, 2018, for a total of **25** permits year to date. That is a decrease of 10 permits, or 29% less than were issued in the first three months of 2017. There were 2 permits issued for commercial buildings in March, 2018, 2 fewer than for the first three months of 2017.
- There were **63** single family residential dwelling permits issued in 2017 for the City of Anderson, and **38** multiple family housing units were permitted.
- Shasta County will be **increasing development impact fees by 3.3% on July 1, 2018**. The current main fee + fire + base traffic fee will go from \$9,058.33 to **\$9,357.25**. The Table 28 **additional** traffic impact fee will be **\$6,981.02**.

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Local Candidate Forums Scheduled for June 5th Primary Election

The California Statewide Direct Primary Election will be held this year on **June 5, 2018**. Locally, there are **two open seats** for the office of Shasta County Supervisor on the ballot, and the following other elected positions: Shasta County Sheriff-Coroner, Superior Court Judges (4), County Superintendent of Schools, Assessor-Recorder, Auditor, County Clerk, District Attorney, and Treasurer-Tax Collector.

March 9th was the deadline for local candidates to file for qualification for this election. Incumbents are running unopposed for every open position other than the County Supervisors open seats and the Sheriff-Coroner position.

The qualified candidates for Shasta County Supervisor **District 1** are: **David Kehoe** (Redding), incumbent, and his challengers **Joe Chimenti** (Redding) and **Missy McArthur** (Redding).

The qualified candidates for Shasta County Supervisor **District 5** are: **Les Baugh** (Anderson), incumbent, and his challengers **Melissa Hunt** (Anderson), and **Alex Madrigal** (Shingletown).

The qualified candidates for Shasta County Sheriff Coroner are: **Tom Bosenko** (Redding), incumbent, and his challenger **John Greene** (Anderson).

The Redding Chamber of Commerce will sponsor a Candidates Forum for only the three candidates running for Shasta County Supervisor District 1 on **April 24th** from 5:00-7:00 pm at the Sheraton Hotel at the Sundial Bridge.

The League of Women Voters will hold a Candidates Forum for the six candidates running for Shasta County Supervisors, and the two candidates running for Sheriff-Coroner (as far as we know at this time) on **May 16th** from 5:30 –7:30 pm at the Library Community room.

As of April 19, 2018, there are **98,485 total registered voters** in Shasta County: 47% Republican; 24% Democrat; 22% No Party Preference; and 6% Other. In the last Primary Election (2016), 52% of registered voters actually voted.

The ballots for vote-by-mail will go out on May 7th, and must be received by the May 29, 2018 deadline, seven days before the Primary Election on June 5th.

For those open Shasta County Supervisor seats with more than one candidate running, if any one of the candidates in their district receives at least 50 percent plus one vote, there will not be a “run-off” election in November during the General Election process, and the winner of that district will become the Supervisor, beginning their term in 2019. If **none** of the candidates receives at least 50 percent plus one vote in their district, then the top two vote getters in the district will face a run-off during the November 6, 2018 General Election process. The winner of the General Election will become the Supervisor, beginning their term in 2019.

Redding Commercial Cannabis Application and License Fees Set and Approved by Council

On March 20, 2018, Redding City Council adopted an Ordinance and zoning regulations that would allow recreational marijuana in the City limits. Those regulations include: a ban on all outdoor grows; indoor grows in industrial zones and in heavy commercial spaces outside of industrial zones; a maximum of 10 dispensaries in most of the city's commercial districts (which could be as few as 1, and will ultimately be determined by the City Manager); a ban of dispensaries within 1,000 feet of a school, public park, library, and youth-oriented facilities, and a 600 foot buffer for all cannabis activities other than retail sales; only general and heavy industrial districts can host cannabis uses of distribution, processing, testing and storage. The Ordinance becomes effective April 19, 2018.

A schedule of *both* license and application fees was approved by Council on April 17, 2018. The application fees are based on the anticipated expenditure of staff resources. For residential cultivation and the anticipated 15 cannabis related businesses, license and regulation enforcement is anticipated to require three full-time personnel, consisting of a Building Inspector (Code Enforcement position), Fire Prevention Inspector, and Community Services Officer. Salary, benefits, operations, and maintenance costs associated with these three positions, plus fixed costs associated with auditing, cash counting, bank fees, computer software, and public service announcements were used in the calculation of the fees. Applications for residential cannabis and cannabis related businesses will be subject to the following fees:

Type of Fee or Service Charge	Fee	Additional Information	Inflation Indicator
Application Fees			
Residential Cannabis Cultivation (Recreational)	\$100.00		CPI
Residential Cannabis Cultivation (Medical)	—	Medical Marijuana State ID Card Required	—
Cannabis Retail	\$6,000.00		CPI
Commercial Cannabis Cultivation	\$5,000.00		CPI
Cannabis Manufacturing	\$5,000.00		CPI
Cannabis Distribution	\$5,000.00		CPI
Cannabis Processing	\$5,000.00		CPI
Cannabis Testing	\$5,000.00		CPI
Cannabis Storage	\$5,000.00		CPI
All Cannabis Businesses—Annual Renewal	\$2,550.00		CPI
Residential Cannabis Cultivation (Recreational) - Annual Renewal	\$20.00		CPI
Residential Cannabis Cultivation (Medical) - Annual Renewal	—	Medical Marijuana State ID Card Required	—
Annual License Fee—All Cannabis Businesses	\$27,900.00		CPI

CA Dept. of Housing and Community Development Closes Local Office

The Redding district office (2986 Bechelli Ln, Ste 201) of the California Department of Housing and Community Development (HCD) will be **permanently closed as of 5:00 pm on Friday, April 27, 2018**. The Registration and Titling (R&T) Program has provided the Redding and north state area with registration and title documents for new or resold manufactured homes, commercial modular(s), floating homes and truck campers. ***There is, however, a local effort to keep this office open.*** If you want to participate in this effort, you can send an email to Assemblyman Brian Dahl (Clayton.markin@sen.ca.gov) and Senator Ted Gaines (bruce.ross@asm.ca.gov), and utilize the following information:

The HCD Redding Office is a vital part of the community in Redding and the surrounding communities/Counties. While 2 jobs processing transfers does not seem important to the rest of the State, the Northern California region as a whole benefits from the office being open in the Redding area. When a local person has questions, needs, or documents, there is a local office that can assist them in the transferring, adding or taking people off of title, removing liens rights, etc.

As a business community, the Title Companies, Manufacturers, Sales Offices, Contractors, Realtors, etc., have a local office to go to in order to process any and all paperwork necessary. It is a imperative that this office stay open and operating, just as it has done for the last 30+ years. There are several thousand Mobile Home Units in the Northern California area, in no less than 8 counties, and it is possible that this office not only handles the northern 8 counties, but also assists in many more counties.

PLEASE find a way to keep this office open and operating.

Local Development Fees For Schools Rising Again

Starting April 9, 2018 and for most of the month of April, all of the school districts in Shasta County are noticing and holding public hearings to “implement development fees established by the District against residential construction and reconstruction at **\$3.79 per square foot** and against new commercial or industrial construction at **\$0.61 a square foot**. The proposed fees are authorized by Education Code Section 17620 and Government Code Section 65995.” If approved, the increased fees will take effect on July 1, 2018. These school impact fees add **\$6,822** to the cost of a newly constructed 1,800 square foot home in the Shasta County area. The fees are a **9% increase** over current fees.

Pursuant to Government Code section 65995, the fee may be increased in **every even year**. The current residential construction fee is **\$3.48** per square foot, and for commercial or industrial construction it is **\$0.56** per square foot.

So, just what do the California Government Codes allowing these fees say? These are the statutes that authorize the collection of developer fees:

1. Education Code Section 17620 authorizes the collection of developer fees.
2. Government Code Section 65995 establishes the types of fees and rates.
3. Government Code Section 66000 sets the process for justifying the fees and appealing or challenging fees.

What the codes say is that the financing of school facilities and the mitigation of the impacts of land use approvals on the need for school facilities are matters of **statewide** concern. For this reason, the Legislature “occupies” the subject matter of requirements related to the need for school facilities, whether financial or non-financial.

This makes it very difficult for builder-developers or the general public to question their local school districts during the public hearings when the amount of the fees are being raised. The standard explanation to the public is that the State sets the fees, and the local districts just implement them. The School District Boards, however, are free to decide to implement a lower fee—the State simply states the maximum fee the districts can charge.

Commonly asked questions are when and how these fees are collected. The fees are actually collected at the time a building permit is obtained from the city or county. As part of that process, each district that imposes developer fees prepares a document called a “Certificate of Compliance.” This reflects the number of square feet and type of construction upon which fees are paid. The city or county building department is responsible for providing square footage calculations. The City of Redding and Shasta County collect these fees from the builders, and send them to the Shasta County Office of Education (SCOE) who collects them on each school district’s behalf.

A separate fund is established which is used to track the developer fees. There is an annual requirement to review the income and use of the developer fees. ***The fees collected must be used within five years or they are required to be returned to the builder or property owner.***

A school district can use the revenue collected from these fees on residential and commercial/industrial construction for the purposes listed below:

1. Purchase or lease of interim school facilities to house students generated by new construction pending the construction of permanent facilities.
2. Purchase or lease of land for school facilities for such students.
3. School facilities for such students including: construction, modernization, reconstruction, architectural and engineering costs, permits and plan checking, testing and inspection, furniture for use in the new facilities.
4. Legal and other administrative costs related to the provision of such new facilities.
5. Administration of the collection of, and justification for, such fees, and
6. Any other purpose arising from the process of providing facilities for students generated by new development.

There is plenty of factual information available on the **reduction** of new construction and development in the Shasta County area over the past few years, as well as a reduction in the number of students. There **hasn’t** been a documented need to provide facilities for students generated by new development. And yet, the fees just continue to increase, simply because the legislature allows it.

It’ll be interesting to see if the collected fees are used, or at least dedicated, within the allotted five years. If not, they are supposed to be returned, though there is scant data on how many of these fees have ever been returned.

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.

Redding-Anderson Six Lane Project Funding Almost Complete—Interstate 5 is a major trade corridor needing additional lanes for safety and capacity improvements, and the Shasta Regional Transportation Agency (SRTA) has been busy obtaining funding to widen seven miles of the freeway from Redding, where a lane in each direction were already added, to Anderson. This seven mile stretch includes twelve bridges. The total amount of funding needed to complete this project is \$144,258,000. Much of this funding has already been programmed, coming from State programs, SRTA funds, Shasta County, and the City of Anderson. Currently, SRTA is submitting a joint application with Cal Trans District 2 for the remaining \$65.7 million in funding needed through the Trade Corridors Enhancement Program (TCEP). This application will be considered by the California Transportation Commission at their June 2018 meeting. If funding is approved, construction could start by November 2018, and be completed by the end of 2021.

Pine Street Underground Parking Facility Closed April 9th—The underground parking facility on Pine Street, which is under the former Dickers Department Store building in the Downtown Redding Promenade, was closed on April 9th to make way for the Downtown Loop and Affordable Housing Project, part of which is the demolition of the Dickers building. Closing this parking facility is necessary to allow for the infrastructure improvements related to this project. The two-story parking structure off California Street will remain open. The public can still utilize on-street parking as well. The City of Redding has advised all motorists to drive with caution when approaching this area, or avoid it if possible. There will be marked detours in and around the area.

Costco/River Crossing Marketplace Draft EIR Available for Comment—Costco Wholesale has submitted an application to develop about 25 acres located at the northwest corner of the I-5/South Bonnyview Road interchange. The project proposes a new 152,000 Costco facility with a 30-dispenser fuel center, up to 70,000 square feet of additional retail and restaurant uses, and multiple roadway improvements. A Draft Environmental Impact Report (DEIR) has been prepared as required, and became available for comment on April 16th. The comment period ends May 31, 2018. The 399 page document is available to view online on the City of Redding's website (under Planning Department projects) and in person at the public counter of the City's Development Services Department.

Live Oaks Subdivision Approved by Planning Commission—On March 28th, the Redding Planning Commission approved the Live Oaks Planned Development project, an 8-acre property located northwest of the Old Alturas Road and Victor Avenue intersection. This subdivision includes 20 two-family (duplex) 2 or 3 bedroom units with one or two car garages, and 6 four-plexes, for a total of 64 multi-family units, with a private internal driveway system and common landscape amenities. The subdivision will be developed in three phases—phase three would necessitate a required second access that would be located at the intersection of Old Alturas Road and Victor Avenue, forming the fourth leg of the current all-way stop intersection. Construction of a roundabout at this intersection is a future project in the City's Capital Improvement Plan.

Redding Public Works Director to Retire—City of Redding Public Works Director (and Assistant City Manager) Brian Crane will be retiring in June. He began his City career in 2008, after almost 20 years with Cal Trans. Brian has masterfully built relationships with other agencies and community members to accomplish a very long list of successful projects. City Manager Barry Tippin said "Brian is one of those truly unique and remarkable individuals who can manage people, work in a technical environment, and communicate effectively to reach consensus on nearly any topic. The City will truly miss his expertise and incredible capacity to get things done." We couldn't agree more. Assistant Public Works Director Chuck Auckland will be taking Brian's place as Public Works Director.

Join Shasta VOICES today.

We depend on membership and other contributions.

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