



The VOICE

Your independent news source

Greater Shasta County, CA

Volume XII, Issue IV

www.shastavoices.com

August 2018

Did you know...

- There were **11** single family home permits issued in the City of Redding in July 2018 for a total of 61 so far in 2018. That is **10 less** than were issued in the first 7 months of 2017, a 14% reduction. There were **no** permits issued for commercial buildings in July 2018, for a total of 7 so far in 2018. That is **six fewer** issued than for the first seven months of 2017.
- Construction of the new Shasta County Courthouse is moving forward. There was an outreach meeting on August 17th as a pre-construction meeting for those interested in submitting bids. The project will include 14 courtrooms and is about 165,000 square feet. It will provide basic services not currently offered to County residents due to limited space in the existing Courthouse facilities. It will have enhanced security features, and will increase efficiency by consolidating all court operations under one roof. The project goes out to bid this fall and construction is planned to get underway this winter, 2018-2019. For those that have interest, contact: Debra Lytle, Preconstruction Admin, DLTYLLE@sundt.com, 916-830-8028, or Sundt Construction Inc., 2860 Gateway Oaks Dr., Suite 300, Sacramento, CA, 95833.

Inside this issue:

Local Carr Fire Clean-up and Rebuilding Process Begins	1
Local Carr Fire Clean-up and Rebuilding Process (continued)	2
Park Master Plan Update Approved By Council	3
County Planning Commission Approves Housing Element Update	3
Updated News and Notes	4
Join Shasta VOICES	4

Local Carr Fire Clean-Up Process Begins City Planning for Fast-Track Rebuilding

The devastating Carr Fire, which began on July 23, 2018, was one of the most destructive fires in California history. The fire moved through Shasta County and into the City of Redding on July 26, 2018, forcing evacuations throughout the western portion of the City. It caused evacuations of over 38,000 people in the communities of French Gulch, Igo, Ono, Lewiston, Douglas City, Shasta, Shasta Lake City, Summit City, the City of Redding, and caused closures of portions of California State Route 299. And it is still burning.

There have been **260 homes in the City of Redding and 817 in the County of Shasta that have been totally burned**. About 3,000 people were initially displaced, and most of those have already found places to live temporarily with the help of Local Assistance Centers and ALE Solutions, experts in temporary housing who serve at the request and approval of insurance adjusters.

The first step in the recovery and rebuilding process is **debris clean-up** for destroyed homes, defined as those that have sustained more than 50% damage and require a complete rebuild. For homes that have less than 50% damage, homeowners are responsible for their own hazardous waste and debris removal prior to repairing their property.

The Shasta County area was declared a local health emergency on August 1st as a result of the Carr Fire. Under a local health emergency declaration, no Carr Fire debris can be removed from destroyed homes before being inspected by the California Department of Toxic Substances Control (DTSC) for hazardous material.

When DTSC arrives to inspect destroyed properties, they will do so without needing to obtain permission from homeowners (state and federal government now have eminent domain powers). This is **Phase I** of the cleanup process. DTSC people will remove any household hazardous waste that may pose a threat to human health and the environment (batteries, pesticides, cleaning products, paints etc.). There is **no cost to the property owner** for this work and no need to file a request to participate. The owner is not able to opt out of this first step of the cleanup process. Once the property is cleared, a yellow clearance notice will be posted on the property.

DTSC arrived and began work on August 13th. There are 4 teams of 6 people, 2 teams for the City of Redding and 2 teams for Shasta County. The goal is to complete the Phase I process in two to four weeks in both the City and County. The Debris Removal Operations Center (DROC) opened in Redding on August 23rd at Bank of America, 1300 Hilltop Drive.

Phase II of the cleanup process will involve an additional agency that can facilitate debris removal. This phase will require permission from the property owner and signed forms to opt in or opt out. There is **no cost to the property owners who choose to opt in** to give permission for entry, and the State may recoup some funds from insurance companies. CAL-OES, utilizing contractor California Recycle, will clear out all debris, along with home foundations, leaving a build-ready lot for the property owner. This clean-up phase may start as soon as September 1st. **They expect the entire clean-up process to be completed by mid-November, and will hit the entire area at once with over 500 contract workers.**

Once the clean-up is complete, then the City and County will be able to issue permits for those who choose to rebuild.

Carr Fire Clean-up and Rebuilding Process (Continued from Page 1)

The **City of Redding** is proactively obtaining building plans for all the addresses in their jurisdiction that have burned in the fire. They say they keep those plans on file “forever” and are in the process of digitizing older microfiche plans right now, so that they can be easily accessed online along with more recent plans, by property owners and their design professionals. The plans are stamped by certified design professionals, and the City is contacting those professionals, who have so far all agreed to let the plans be used for those who choose to rebuild.

It appears that the cost of required building code upgrades will be covered by most homeowners insurance plans, and those upgrades can be added to the existing set of plans without having to submit a whole new set to the City. The turnaround time for plan review, according to Jim Wright, the City’s Building Official, will be 2-3 weeks.

It should be noted that California’s recent additional code making solar panels on new homes a requirement won’t take effect until 2020, and any plan submittals prior to January 1, 2021 will not be subject to this code change, and it will be voluntary.

The City will accept plans now, both for those who choose to rebuild using the same plans from before the fire, or new plans if they should choose to do something different. Even though the City can’t issue permits until the clean-up process is complete, the plans will be reviewed and ready to go when the rebuilding process begins and permits can be issued.

There will be **no development impact fees required** for homes that rebuild in the City of Redding. There will be permit and building fees averaging somewhere between \$2,200 and \$3,500 per house, depending on size, which may also be covered by homeowners insurance. There also will be **no school fees**, as long as any expansions to the home total less than 500 square feet.

Emergency shelters (RV’s etc.) may be placed on residential properties in the City of Redding (which requires a permit), but only on your own parcel, not on a street, not in an easement, and not in a greenbelt. And, of course, they cannot be placed in areas where the new home will be constructed. This may limit how many residential City lots are large enough to accommodate such shelters. For those with large acreage, it may work.

Shasta County officials have not yet publicly outlined any plans for the fire rebuilding process after the clean-up process is complete. They are, however, studying State laws relating to the establishment of building standards for **“Limited Density Owner-Built Rural Dwellings.”** The State has authorized **alternative building standards** for such dwellings that are more flexible than current state standards for other structures, and the County may make modifications in the State Building Standards for these structures when it determines they are reasonably necessary because of local conditions. Any changes or modifications must be filed with the State first.

A limited-density rural dwelling is defined as any structure consisting of one or more habitable rooms intended or designed to be occupied by one family with facilities for living and sleeping with use restricted to rural areas. “Rural” means those unincorporated areas of the County designated and zoned by the County for the application of the State Building Standards for Limited Density Owner-Built Rural Dwellings. “Owner-built” means constructed by any person or family who acts as the general contractor for, or the provider of, part or all of the labor necessary to build housing to be occupied as the principal residence or that person or family, and not intended for sale, lease, rent, or employee occupancy. A dwelling constructed under these standards **may not be sold, leased, rented, or employee occupied for at least one year** after issuance of a Certificate of Occupancy.

Some of the general construction requirements for limited density owner-built dwellings include no requirements for room dimensions or heating capacity of temperature maintenance, no requirement to be connected to a source of electrical power, and **no requirement that fire sprinklers be installed.**

The Shasta County Supervisors received a full presentation from County Counsel Ruben Cruse outlining all of the rules and regulations that would need to be considered for the adoption of these new building standards at their August 21st meeting. County Supervisors determined that these relaxed standards **would be beneficial to the rebuilding process** in unincorporated Shasta County, but they will need to do some work to create the proper Ordinances before any such standards would become effective. They provided direction to County Counsel to create such Ordinances and bring them back for consideration on September 11th.

The City of Redding and County of Shasta have partnered to develop an **official web page** dedicated to the Carr Fire recovery. The website is www.shastareddingrecovers.org. The City cautions that all information being received is “fluid” and suggests checking the joint City/County website daily. This website includes a variety of recovery resources for residents impacted by the Carr Fire and will serve the entire community of Shasta throughout the recovery process. Resources available to the public include information on debris removal, rebuilding, damaged property, housing, financial assistance, mental health & wellness, air quality, rain ready, safety updates, maps, and much more.

There are many members of our community also providing assistance to those affected by the fire: 1) For volunteering, housing and other community centered information, visit www.strongerthancarr.com; 2) The **Redding Chamber of Commerce Recovery Fund** is providing funds for local businesses that have been affected both economically and physically, as well as selling #StrongerThanCarr t-shirts donated by Boundary Waters as a fundraiser; 3) Shasta Regional Foundation is facilitating a **Carr Fire Relief fund**—Bank of Commerce has donated \$50,000 to begin the fundraising effort towards long term rebuilding efforts; 4) United Way is giving **emergency cash grants** to fire victims; 5) Small Business Association (SBA) and Superior California Economic Development are offering **low or no-fee loans** to individuals or businesses affected by the Carr fire.

Redding Park Master Plan Update Approved by Council

Redding City Council approved the updated Parks, Trails and Open Space Master Plan on August 21, 2018. First issued in 2004, the Plan represents a comprehensive planning effort to guide future recreation development and natural area conservation in the Redding area.

The updated version of the Plan updates and revises inventory and future plans, and recommends the type and location of new facilities throughout the community, including trail system connections and development standards.

The Community Services Advisory Commission (CSAC) was tasked with studying the plan over the past 18 months and receiving public input, including input from a 10 member community volunteer group (coordinated by Mary Machado). After several public meetings and comment periods, several *key modifications* were made to the Plan, including the removal of park impact fee calculations and discussions, removal of private parks from inventory, exploring other funding options, addressing public safety in park design, and reducing level of service mileage/acreage figures.

Now, with this final Plan, the updates are more reflective of a local agency that is doing their part to keep the cost of developing and maintaining parks at an affordable and manageable level rather than the opposite, and perhaps striving for *quality over quantity* going forward.

Based on the updates to the first drafts of the Plan, the members of the community volunteer study group were *pleased to offer support* for the majority of the Plan. Those items of concern that still remain actually need to be addressed in a different venue, as they are currently codified in the General Plan as well.

County General Plan Housing Element Update Moves Forward Without Cottonwood Zoning Changes

As required by State law, the draft 2014-2019 Shasta County Housing Element update identifies residential sites adequate to accommodate a variety of housing types of all income levels and analyzes, among other things, governmental and non-governmental constraints to housing maintenance, improvement, and development, and addresses existing affordable housing stock and policies to promote housing opportunities for all persons.

It has taken a very long time to create an update that complies with the law, so long, in fact, that in January 2018, Legal Services of Northern California and The Public Interest Law Project jointly filed a lawsuit to compel the County to bring its Housing Element into compliance with State Law and meet the un-accommodated RHNA number assigned by the Department of Housing and Community Development. A judgment was rendered by the Shasta County Superior Court against the County, and the settlement agreement includes specific actions relating to the Housing Element update that must be met within a defined timeline.

The State assigns a Regional Housing Needs Assessment (RNHA) to Shasta County, who must create policies and programs to accommodate its RNHA numbers. The State assigned the following numbers (totaling **755** units) covering the 5th Cycle of the Housing Element, **January 1, 2014—June 30, 2019**:

189 Units—Very Low: Households with incomes that do not exceed 50% of the County median family income.

117 Units—Low: Households with income greater than 50% but less than 80% of the County median family income.

128 Units—Moderate: Households with incomes greater than 80% but less than 120% of the County median family income.

321 Units—Above Moderate: Households with incomes greater than 120% of the County median family income.

The County also must add another **215** units as “carryover” of very low/low income units not provided from the 2009-2014 planning period. This brings the total RHNA number to **970** units in the current planning period.

Shasta County is not required to construct or ensure that others construct the housing units prescribed by the RNHA process. Rather, the County is to ensure that it is possible for these units to be built by others based on market conditions, demand and available funding, by zoning sufficient land to accommodate the RHNA, and through implementation of goals, policies and programs of the Housing Element *aimed at reducing constraints to the development of affordable housing*.

So, in order to bring the County’s General Plan into compliance with State Housing Law and the judgment by Shasta County Superior Court, the County initiated *four applications* to amend the County’s General Plan Land Use Maps and Zoning Maps, and presented these for approval on August 23rd to the Planning Commission. These four areas designate a total of **61.5 acres** to Urban Residential-25 dwelling units per acre, and rezone those 61.5 acres to Multiple-Family Residential-25 dwelling units per acre: **Area 1** is east of and adjoining the City of Redding in the northwest quadrant of the SR-299/Old Oregon Trail interchange; **Area 2** is immediately north and east of the City of Redding’s corporate limits at the Old Oasis Road/I-5 corridor; **Area 3** is southwest of the intersection of State Highway 44 and Deschutes Road in Palo Cedro; **Area 4** is north of First Street and west of I-5 in Cottonwood, but after hours of testimony from “Stand Up For Cottonwood” residents opposed to the higher density very-low income zoning change, the Commissioners *unanimously denied Area 4*. The Commissioners did recommend approval of the other three areas and adoption of the Housing Element Update, which will be brought to the Board of Supervisors on September 11th for consideration.

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.

Shasta Wine Village—The Shasta Wine Village, which had its ground-breaking ceremony on September 18, 2014, is a wine themed destination retail development located at the Interstate 5 and Mountain Gate Interchange (#687), 14400 Old Oregon Trail. Planning for the development began more than 6 years ago. The Wine Village Concept provides an ideal location for individual wineries to locate a second additional tasting room away from the primary winery location anywhere within the State of California. The Shasta Cascade and surrounding winery regions have challenges due to winery locations with a lack of transportation corridors, lodging, services, and a nearby existing tourism base. The Shasta Wine Village can help build their brand with direct consumer sales versus alternative distribution or retail channels.

The Wine Village includes **36,460 square feet** of interior leasable commercial space divided by four primary buildings with exterior patios. It will house 15-18 individual winery tasting rooms, a retail specialty store, retail wine and beer tasting/sales, fine and casual dining, event center and an array of complimentary amenities.

The project is ready to move into construction with all 11 building plans approved and permits deemed ready to issue. This **\$24 million project** will provide over 180 construction jobs throughout its completion. It is also estimated that 130 retail and service positions will be added to the local economy when the Village is fully operational.

Former Redding Police Station Demolished—Demolition of the former Redding police station at 1313 California Street in downtown Redding began on **August 13th**. The McConnell Foundation, who purchased the building on April 17, 2018, is demolishing the brick building and keeping the warehouse which is located towards Tehama Street, where it will become **“The Green Door Project,”** named after the large green doors at the entrance and on the front of the former police station. The green doors will be saved and used at least temporarily at the warehouse. The McConnell Foundation will create pop-up retail markets, local foods, arts, entertainment, indoor and outdoor experiences there, and the current plan is to open the markets in September 2018.



Shasta County Hires New Director of Resource Management—Shasta County has hired Paul Hellman to replace the now retired Rick Simon as the County’s Director of the Resource Management Department. Mr. Hellman was most recently the Planning Manager for the City of Redding. His last day with the City of Redding was August 17, 2018, and his first day with Shasta County was August 20, 2018. His starting salary is \$10,973 per month.

General Election Local Candidates—For the November 6, 2018 General Election, there are **five candidates** running for three open City Council seats in the City of Redding: James Crockett, Michael Dacquisto, Erin Resner, and incumbents Kristen Schreder and Francie Sullivan. There is only one County Supervisor’s race being contested, and incumbent David Kehoe is running against Joe Chimenti. There were no challengers to the incumbents running for open City Council seats in the Cities of Anderson and Shasta Lake, therefore, those incumbents will be appointed to serve an additional four year term.

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**, or calling **(530) 222-5251**.

Mary B. Machado, Executive Director