



# The VOICE

Your independent news source

Greater Shasta County, CA

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### Did you know...

- Through November 2016, there have been **110** single family dwelling unit permits drawn in the City of Redding, **59 fewer** than the same period last year. There have also been **19** new commercial building permits issued through November 2016, **13 fewer** than the same period last year.
- The **final tally** for the local 2016 General Election, certified on November 29th, shows a total of **82,426** ballots cast in Shasta County, an **80.74%** turnout! Measure H, the Shasta-Tehama-Trinity Joint Community College Bond passed with **55.67%** in favor, and Measure I, the Shasta Union High School District Bond also passed with **55.37%** in favor. Both had been too close to call up to the end!



**HAPPY HOLIDAYS!**

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## Previewing 2017

Shasta VOICES has been tracking, monitoring and participating in many issues that affect economic opportunity in our community since we began our work in 2007. We have grown to over 1,200 supporters in the last almost 10 years. We have accomplished much thus far, and will continue to pursue issues of economic importance in the Shasta County area in 2017. Here is a partial update of probable issues:

- **Plan B for Public Safety Issues**—With the defeat of Measure D, a "Plan B" has not been created to improve public safety issues. Shasta VOICES, together with the Shasta Builders Exchange and the Redding Chamber of Commerce, will be hosting a forum to discuss a Plan B, called "**Developing Our Economy**" on January 18, 2017. Panelists will be staff members from the Redding Development Services Department. **See details on page 2!**
- **Construction of a New Costco Store**—Rich Development and Costco have reached an agreement for construction of a new Costco store located immediately northwest of the Bonnyview Road/I-5 interchange in South Redding. The project will also include additional commercial development at this site, and the necessary technical studies, planning phase, and site plans are in process. A Project Study Report (PSR) is also being prepared by Caltrans that will identify improvements to meet traffic-related demands at the interchange. Public input will be part of the process, perhaps as early as 2017.
- **Dignity Health Wellness Center Project**—Dignity Health North State, the parent company of Mercy Medical Center in Redding, plans to build a **\$50 million wellness center** on 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 wellness "campus" project would create **120 to 180 local high-paying jobs** with \$9 million to \$14 million in annual salaries, provide the City with over \$3 million in building and impact fees, and create construction and related jobs. It could begin in earnest in 2017.
- **Downtown Redding Specific Plan**—The Downtown Redding Specific Plan update is now being prepared by Berkeley consultant PlaceWorks, who held a kick-off meeting in October 2016 and a downtown stakeholder meeting on December 8, 2016. Many more public meetings will take place, and the Plan should be completed by the end of 2017.
- **K2 Development Project in Downtown Redding**—A \$37 million four-story mixed use project at the site of the former Dicker's Department Store in downtown Redding, to include 79 affordable housing units and ground floor retail space, received a **\$20 million** grant from the State in October 2016. Local firm K2 Development and the City of Redding are negotiating a development funding and leasing agreement for Council consideration in the Spring of 2017. See page 3 for additional updates.
- **Update of Redding Development Impact Fee Program**—Shasta VOICES will once again participate in the process of updating the current impact fee program in 2017. The amount of the fees and restructuring parts of the program will be studied.
- **Economic and Job Creation Progress**—Many potential businesses consider locating or expanding in our community, only to be turned away by what they view as exorbitant regulations and fees imposed by government agencies. Shasta VOICES will continue to proactively assist such businesses in 2017.

## *Shasta VOICES Co-Sponsoring “Developing our Economy” Forum*

What are the keys for attracting investment, jobs and vitality to our community? What can we do to encourage investment in the area? How can we work to make Redding more business friendly? These are questions that need to be openly addressed if we are to improve the business climate and bring economic stability to Redding and the surrounding area. This could be seen as a **“Plan B”** in creating the revenues needed to provide for improved City and County services without imposing additional taxes.

Shasta VOICES, together with the Shasta Builders Exchange, and the Redding Chamber of Commerce are co-sponsoring a **Public Forum** to talk about some sensible ways to lower the barriers of entry for new business, including reduction of costs, fees, and delays in the permitting process. Here is the information so that you can mark your calendars:

### **“Developing Our Economy” Forum** Client-focused Approach to Community Building

**When: January 18, 2017**

**Where: Red Lion Inn (Hilltop Drive, Redding)**

**Time: 5:30 pm—7:30 pm**

**Panelists: Larry Vaupel** (City of Redding Development Services Director)  
**Paul Hellman** (City of Redding Planning Director)  
**Jim Wright** (City of Redding Building Official)

The Forum is open to anyone who wants to attend, and it is **free** to everyone.

The panelists will be given a list of questions beforehand designed to gain an understanding of existing City policies and processes, and during the Forum they will explain their plans to take a “client-focused approach” to the important permitting process. Included will be proposals to keep start-up costs low, marketing Redding’s unique advantages, and the city’s vision for Stillwater Business Park.

Questions will also be solicited from those in the audience during the Forum—those questions will be written down, then collected by the co-sponsors, who will pose the additional questions to the panel. ***If you would like to submit questions to the panelists now or any time before the forum, please feel free to send them via email to: [mary@shastavoices.com](mailto:mary@shastavoices.com).*** We will then do our best to include them during the Forum in the allotted time.

This is an important step in the process of working together as a community to improve our future in the Redding area. Our government officials are now willing to participate in that process—let’s take advantage of this opportunity to provide public input for consideration, and perhaps finally, implementation.

## *City Utility Increases Approved Rates Will Change January 2017*

The City of Redding will be imposing rate increases effective with the billing period **beginning January, 2017** for water, wastewater (sewer), and solid waste utilities. “Protest Ballots”, which are required to be sent to all affected parcels so that they can vote against such increases, were counted by the City Clerk’s office December 16th and 17th. In order for the increases **not** to occur, fifty percent (plus one), or a simple majority vote of the ballots received needed to be “no” (protest votes). At the January 20, 2016 City Council Meeting, the results of protest ballots were revealed as follows:

Utility	Number of Parcels/Ballots Sent	Number of Protest Ballots Received	Percentage
Water	26,578 sent	10,439 protests	39.25%
Wastewater (sewer)	26,596 sent	10,377 protests	39.02%
Solid Waste	28,949 sent	10,208 protests	35.26%

Although the protest ballots fell short of the necessary threshold of fifty percent plus one, this is the highest number of protest votes received in Redding since Proposition 218 went into effect and required that the affected parcels and rate-payers be given an opportunity to protest utility rate increases (with the exception of electric utilities). The protest ballot procedure, which doesn't appear to be changing any time soon, continues to be a source of discontent with local, often confused voters, who prefer a ballot that clearly asks “yes” or “no.” This is sure to be a topic for future discussion.

## *Dicker's Redevelopment Project A Step Closer as City Applies for HUD Funding*

K2 Land and Investment LLC's redevelopment project, the former Dicker's Department Store building in the Market Street Promenade, 1551 Market Street in downtown Redding, received **\$20 million** in State grant funding on October 11, 2016. The money comes from cap-and-trade funds and is geared toward projects that support greenhouse gas emission reductions and other sustainable benefits.

A permit was granted on February 23, 2016 by the Redding Planning Commission for construction of a mixed-use four-story building of about 122,000 square feet, and will include demolition of the existing building and reconstruction of an underground parking garage. The building will consist of 27,000 square feet of ground floor retail space and a total of **79 units** with a combination of affordable and market rate 1, 2, and 3 bedroom units on floors 2 through 4.

The project will also include construction of Market St., Butte St., and Yuba St. adjacent to the project and connecting to Tehama St. and California St., and construction of a two-way separated bike lane.

Total project costs are **\$37.5 million**. K2 and the City of Redding were project co-applicants for the \$20 million grant funding for this project. The City of Redding would like to be responsible for the public infrastructure portion of the project with K2 having responsibility for the new building itself.

As part of the City's non-binding letter of intent, a conditional commitment from them in the amount of **\$4.8 million** would serve as gap financing to facilitate the development of the project, with the provision of the City's general loan terms, special terms and conditions by December 31, 2016. Therefore, at the December 20, 2016 Redding City Council meeting, at the request of City staff, **Council unanimously adopted a Resolution** authorizing the City Manager to submit a Department of Housing and Urban Development (HUD) Community Block Grant (CDBG) Section 108 Program funding application to assist with this financing.

Utilization of Section 108 program funding will require the City to enter into a **20-year repayment agreement** with HUD that will be repaid by pledging a portion of current or future CDBG allocations. Annual repayment of this loan would be about \$115,000.

This Project is considered a catalyst for redevelopment of Downtown Redding. It would accomplish a number of goals contained in the existing Downtown Redding Specific Plan (currently in the process of being updated) such as reestablishing a portion of the street system through the Market Street Promenade, provide affordable housing units, create a lively commercial center surrounded by pedestrian plazas and amenities, and stimulate additional investment in Downtown Redding.

## *Marijuana Moratoriums Buy Time to Study Rules*

The City of Redding (on January 20th) joined the cities of Anderson and Shasta Lake in enacting Interim Urgency Ordinances, or moratoriums, to temporarily prohibit the outdoor cultivation, indoor cultivation in excess of 6 plants, manufacture of marijuana products, processing, laboratory testing, storage, delivery to destination points within the respective cities, and retail sale of non-medical marijuana products in all areas of the city.

Proposition 64, the Adult Use of Marijuana Act (AUMA), passed in California during the 2016 General Election, and took effect November 9, 2016. This makes it **lawful** today to possess, transfer for non-commercial purposes, and use limited amounts of marijuana for private consumption. The possession or smoking of marijuana will still be prohibited in public places, places of employment and other places already prohibited by state law or local ordinance.

The other provisions of the AUMA which are mentioned in paragraph one above still await implementation by the State of California. All of those activities will require licensing by the State, and the State has until January 1, 2018 to begin issuing such licenses. It's possible those licenses could be issued much sooner, certainly in 2017.

The AUMA **does** provide for local control over the now legal activities. But, in the absence of pre-existing local ordinances, any licenses issued by the State will be under State control. That is why all three cities have issued moratoriums in the form of Interim Urgency Ordinances.

These moratoriums are effective for 45 days, but can be extended twice—the first extension for up to ten months and 15 days, and the second for another year. It is just not possible for the cities to fully understand and consider all parts of the AUMA quickly, thus the moratoriums. A good deal of public discussion also needs to take place prior to implementing any "rules."

In Redding, the City Planning Commission will be tasked with creating and fine-tuning an ordinance for consideration by City Council. This will allow for public hearings (as many as necessary) and feedback before implementing anything.

## *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.

**New Redding Mayor for 2017**—At its December 6, 2016 Council Meeting, Redding City Council members voted to have Vice-Mayor Brent Weaver to serve as Mayor for 2017. Council member Kristin Schreder will serve as Vice-Mayor, and Francie Sullivan will serve as the Mayor Pro-Tem.

**CaptiveAire Expanding Manufacturing Facilities in Redding**—CaptiveAire is a manufacturing business that produces commercial kitchen ventilation products. The company operates six manufacturing plants across the nation and in 1998 established their facility in Redding. Their original facility was located at 6856 Lockheed Drive. When Redding French Bakery vacated their building nearby, CaptiveAire expanded into that existing industrial building at 3642 Thunderbird Drive. Now they have outgrown the existing facility and will construct a 34,336 square-foot warehouse and office building and associated parking on two parcels across from the existing facility within the Redding Airport Business Park, at 3607 and 3637 Thunderbird Drive. This will allow the company to expand near its existing facility. CaptiveAire received its site development permit from the City of Redding on December 7, 2016. The company expects to grow its workforce in Redding, which currently is 125 employees.

**Redding Rancheria Submits Plans for New Casino off I-5 South of Bonnyview Exit**—The Redding Rancheria submitted plans to state and federal officials to build a 140,000 square-foot casino, 250-room hotel, an event and convention center, a retail center and parking lots on a 232 acre piece of property in the Churn Creek Bottom just south of Redding, according to a public notice from the US Bureau of Indian Affairs. This property is located west of I-5, south of the Bonnyview/I-5 exit, and east of the Sacramento River. The new casino would replace the Rancheria's existing casino (Win-River) off Highway 273 in southeast Redding, and the existing casino buildings would be repurposed. The public notice indicates that the Bureau of Indian Affairs is preparing an environmental impact review, which will take a few years to complete. A meeting was held on December 21, 2016 in Redding to discuss the scope of the environmental review. Public comments may be sent by email to: [john.rydzik@bia.gov](mailto:john.rydzik@bia.gov) or by US mail to Bureau of Indian Affairs, Pacific Region, 2800 Cottage Way, Sacramento, CA, 95825. Comments are due by December 29, 2016.

**Redding Chamber CEO Issues Statement Regarding Downtown Move**—Jake Mangas, President and CEO for the Redding Chamber of Commerce, has provided this update: “The Redding Chamber of Commerce is moving to Downtown Redding in the first half of 2017. This decision was made in part due to the critical importance of what we have before us with the Downtown Redding Specific Plan Update and the Chamber wanting to have a role in giving the business community a ‘voice’ in its revision. The Downtown Redding Specific Plan Update will become the new vision of our community’s downtown core. The Chamber is committed to Downtown Redding.

Our community, in both the public and private sectors, has been working for decades to make strides toward revitalization in its downtown core. How we as a community, and specifically a community of commerce, respond to our current short-term challenges will have a long-term impact and shape our city for generations to come. It is our belief that any community with a vibrant, thriving downtown is also a healthy city. We know this district faces social challenges, and we must strike a balance that offers solutions for those experiencing homelessness and hopelessness in all its forms, while remembering that a healthy economy and a healthy community begins with a safe, pro-business climate.

The number one priority of the Redding Chamber of Commerce is to lead in the creation of a vibrant economy downtown. A business-friendly environment in which people want to live, work, and play will have a significant impact in transforming Downtown Redding from a ‘9-hour intersection’ into a ‘24 hour city.’”

***Join Shasta VOICES today.***

**We depend on membership and other contributions.**

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