



The VOICE

Your independent news source

Greater Shasta County, CA

Volume XII, Issue V

www.shastavoices.com

October 2018

Did you know...

- There were **13** single family home permits issued in the City of Redding in September 2018 for a total of 86 so far in 2018. That is **4 less** than were issued in the first 9 months of 2017, a 4% reduction. There were **no** permits issued for commercial buildings in September 2018, for a total of 7 so far in 2018. That is **21 fewer** issued than for the first nine months of 2017. Additionally, there were **23 Carr Fire** single family home demolition permits issued in September 2018, and **12 Carr Fire** single family home damage repair permits issued in September 2018.
- The City of Redding has selected **Cullen Kreider** to serve as their new **Fire Chief**. Chief Kreider was selected after a nationwide search and competitive process. He had been serving as Interim Fire Chief since the death of former Chief Gerry Gray on July 2, 2018, who died unexpectedly of a heart attack. Kreider is 50 years old and has been with the Redding Fire Department for 27 years. He will be the first Fire Chief to come up through the ranks of Redding Fire since 1986. Chief Kreider's appointment is subject to approval by Redding City Council.

Inside this issue:

Carr Fire Devastation and Lawsuit Push City to Consider Fire Fuels Management District (Tax)	1
Commercial Cannabis Grow Site Wins Appeal	2
Changes Recommended for Shasta County Zoning Plan	2
Gas Tax Stats For Shasta Region	3
Redding's Short Term Rental Ordinance to be Revisited	3
Updated News and Notes	4

Carr Fire Devastation and Lawsuit Push City to Consider Fire Fuel Management District (Tax)

On August 21st, Redding City Council held a public hearing for the approval of the updated Parks, Trails and Open Space Master Plan. The Plan was unanimously approved. During the public comment on this item, Developer Jaxon Baker took exception to the Open Space part of the plan, suggesting that this section (and possibly other sections in the Plan) need to include some way to maintain the City's open space areas that are covered with manzanita, brush and other fire fuels that burn hot and fast, as evidenced by the Carr Fire.

On September 21st, Jaxon Baker took legal steps asking the City to do more to reduce fire hazards in the City's open spaces by removing overgrown brush and creating more defensible space for greenway property under the City's jurisdiction. Specifically, he is asking the City to rescind the August 21st approval of the Parks, Trails and Open Space Master Plan and requesting a more comprehensive environmental document, as the Plan currently does nothing to account for fire hazards.

On October 16th, Redding City Council approved the development of an Engineer's Report for a **City-wide Fire Fuels Management District**. City Manager Barry Tippin said that improved management of the fire fuels within the open spaces within its limits, owned by the City, state and federal governments and private parties, has been discussed for decades. Staff began working on an idea to place the entire City in a benefit district for the purpose of managing the fire fuels in the open spaces, and after the Carr Fire disaster and perhaps the pending developer lawsuit, this effort is now at the forefront.

A citywide fire fuels management district would follow a process similar to that used to form landscape maintenance districts, which adheres to Government Code and is required by Prop 218. It provides the **ability to assess (tax) properties** based on the individual benefit received by the property and is subject to a majority protest vote. An Engineer's Report and other related work is required to establish the proportional property benefits, estimate costs and indentify the appropriate and necessary mechanics to accomplish district formation.

Management of the open space within the City limits is a challenge due to the magnitude, costs, and multiple agency and private ownerships. Tippin said that the City "is about 20% open space," and that the City does what it can on the properties that it owns. Private open space property owners are required to do their own maintenance work. If such a city-wide district is put into place, the City would be looking to **every** property owner, commercial and residential, to help maintain fuel management on **all properties in Redding, public and private**. Determining the amount of "proportional property benefit" will depend on where one lives in proximity to open spaces. "Proportional" suggests that there will **not be one flat fee** assessment (tax) for each property in Redding.

It will be interesting to read the completed Engineer's Report to be completed by EFS Engineering (which should be ready sometime in January 2019), to see exactly how it determines the "proportional property benefits" of managing fire fuels on a citywide basis. It will also be necessary to study the "cost versus benefit" of such an assessment.

Once the Engineer's Report is completed, staff will return to Council for its approval. Once (and if) approved, staff will begin the process of setting a public hearing and obtain Council authorization to create and mail protest ballots to all property owners in the City limits. Stay tuned!

Commercial Cannabis Grow Site Wins Appeal

The **first two** potential commercial cannabis cultivation sites in the City of Redding were brought before the Planning Commission in August and September for use permit approval. Pinnacle Cultivators received approval of a use permit to commercially cultivate cannabis on property located at 2915 Innsbruck Drive on September 11th. Aleck Commercial Cultivation, however, had their 3048 South Market Street location rejected by the Planning Commission on August 28th and, therefore, **appealed** that decision to the Redding City Council on October 16th.

At the October 16th Redding City Council meeting, Council voted 3-2 to **approve a use permit** for Aleck Commercial Cultivation to be located at **3048 South Market Street** to become a commercial cannabis cultivation site, consistent with the new City of Redding commercial cannabis ordinance, and overriding the Planning Commission's denial.

The property has been used as a retail facility for many years, most recently operating as Northern Rehab, and is surrounded on three sides by the Good News Rescue Mission (GNRM). The project applicant Jeremy Aleck had proposed to convert the existing building located at 3048 South Market Street into a commercial cannabis cultivation site, consistent with the new City of Redding Commercial Cannabis Ordinance. He is proposing to add a full perimeter fence to restrict site control and additionally enhance the site with some landscaping on the perimeter of the site. The State cultivation permit will require a strict tracking of cannabis product from seed through sale, and to waste disposal of excess material. The City license conditions require that the HVAC systems be modified to have odor management devices installed to eliminate cannabis odor outside of the structure. The license requirements also include other control features such as a system to capture any water interior to the building and generally reduce impacts to the surrounding neighborhoods.

A potential compatibility issue identified through public testimony at the Planning Commission hearing was the proximity of the facility to the Good News Rescue Mission (Mission), which offers substance abuse services and a family shelter that includes children. The Planning Commission had voted 5-2 to deny the use permit for these reasons. At the Council meeting, the same issues were brought up by Board members of the GNRM and some of those who had successfully completed addiction rehabilitation programs at the GNRM, along with concerns about potential marijuana "odors" that could occur. Others spoke of the private property rights of the building's owner and how this use was an improvement and benefit of this area to the general public.

On April 20, 2018, the City of Redding Commercial Cannabis Ordinance allowing commercial cultivation became effective. The ordinance allows commercial cannabis production by right in industrial zones, but requires a use permit in heavy commercial zones. This project is consistent with the Heavy Commercial (HC) District designation of the property. For these (and other) reasons, Council members Brent Weaver, Francie Sullivan, and Adam McElvain voted to support the appeal.

Changes Recommended for Shasta County Zoning Plan

On October 11th, the Shasta County Planning Commission adopted a resolution recommending that the Board of Supervisors approve revisions to the Zoning Plan to address concerns identified as part of a settlement agreement with Legal Services of Northern California and the Public Interest Law Project, and bring the County's General Plan into compliance with State Housing Law for affordable housing.

Text revisions are recommended to the following portions of the Zoning Plan, and will be considered by the Board of Supervisors on November 6, 2018:

- Section 17.02.365, definition of "Mobile home"
- Chapter 17.39, "Mobile Home Park Conversions"
- Section 17.83.030, Density Bonus "Implementation"
- Section 17.83.045, "Processing a Density Bonus Request"
- Section 17.83.060, "Density Bonus Agreement"
- Chapter 17.86, "Off-street Parking and Loading Regulations"
- Section 17.88.275, Special Uses "Emergency Shelters"
- Chapter 17.100, "Reasonable Accommodation"

These changes are primarily intended to ensure that there are not reductions of the County's affordable housing stock. This item addresses the County's obligations pursuant to the judgment against them specifically related to the County zoning code, but not **all** of the County's obligations under the judgment.

The need to also rezone an additional 12.5 acres of property to accommodate multiple family units with a capacity of 20-25 units per acre still exists. The County's draft Housing Element was sent to the State for their review and comment last month. If the State approves of the proposed program, then the County will be obligated to identify appropriate properties and to process the necessary general plan amendments/rezonings. In anticipation of the State approving the proposed program, the County is searching for sites which may potentially be suitable and reaching out to property owners to find out if they are interested. Some progress has been made in this regard, and Director of Resource Management Paul Hellman is optimistic that they will be able to identify and obtain approval of enough suitable sites to satisfy the program requirements before the next round of housing-related grant applications that are due in December, 2018.

Gas Tax Stats for Shasta Region

California’s Senate Bill 1 (SB1) was passed in 2017. SB1 raised the state gas tax by 12 cents per gallon and boosted the diesel fuel tax by 20 cents per gallon. The measure also created a new, annual vehicle fee ranging from \$25 for cars valued at less than \$5,000, to \$175 for cars worth \$60,000 or more.

Californians will vote November 6th on a ballot proposition (Prop 6) that would **repeal** the SB1 gas tax and vehicle fees. The measure earned a spot on the statewide ballot, garnering more than the 585,407 signatures of registered voters required. Prop 6 would not only repeal last year’s new levies, it also would amend the California Constitution to require voter approval for future gas tax increases.

There are, of course, detailed arguments on both sides of this issue available in the “Official Voter Information Guide” that was mailed to each registered voter in California on or around October 6th. An analysis is provided by a “Legislative Analyst” for the State as a whole.

There is tremendous interest in the particular ballot measure **locally**, and many questions about how much of the funding actually comes back to our area and how it is used, which is not provided in the Voter Guide. Therefore, here is a factual information summary of SB1 transportation funds that are received in the **Shasta Region**, stated as an **estimated annual amount**, which includes Redding, Anderson, Shasta Lake, and Shasta County for local road repair and maintenance, as provided by the Shasta Regional Transportation Agency (SRTA) who is charged with the disbursement of such funds:

	2017 Population	Shasta Region Funds	Cal Trans State Hwy Funds	Public Transportation Funds	Major Regional Project Funds	Bicycle and Pedestrian Funds	Transportation Planning Funds	Goods Movement Funds	TOTAL of SB1 Funds
Shasta Region	178,501	\$11,739,117	\$33,079,700	\$1,668,694	\$3,975,000	\$500,000	\$125,000	\$12,778,100	\$63,865,611
All of CA	39,613,045	\$1,860,307,332	\$1,605,810,700	\$705 million	\$530 million	\$100 million	\$25 million	\$300 million	\$5,576,118,032
Shasta Region as % of CA	0.45%	0.63%	2.06%	0.24%	0.75%	0.50%	0.50%	0.50%	1.15%

If you would like more detail or have any questions about these numbers, or SB1 and Prop 6, you can visit SRTA at www.srta.ca.gov, or contact Dan Little, Executive Director of SRTA, (530) 262-6190.

Redding’s Short Term Rental Ordinance To Be Revisited

On February 16, 2016, Redding City Council adopted Ordinance 18.43.180 to regulate short-term rentals. The Ordinance covers two types of short-term rentals—**hosted homestays** and **vacation rentals** (VRBO’s).

Currently, the City’s enforcement of the rules for short-term rentals is complaint driven, and this is the only way they know about violations. Now that the Ordinance has been in place for over 2 years, many complaints are being reported.

At a recent Planning Commission meeting on August 28, 2018, there were three public hearings relating to site permits for vacation rentals on the agenda. The room was packed full of the neighbors who owned single family homes in the subdivisions, all opposed to the vacation rentals for various (and legitimate) reasons. Two of the three sites were approved based on the existing rules in the Ordinance. The third site (4377 Brittany Drive) was denied based on documented evidence of violations, including the fact that the vacation rental owner refused to comply with a cease and desist order issued by the City’s Code Enforcement Officer. That owner, Gail Thacker, will appeal the denial to the City Council on November 6, 2018.

As a result of actual experience with short term rentals following the adoption of the Ordinance, Planning Commissioners requested that staff **revisit and improve** the Ordinance. Specifically, they requested updates to the formulas used as to the number of VRBO’s allowed in each neighborhood to avoid saturation, penalties in dollars that are high enough to deter violations, specific hours of operation (i.e. 10 pm – 7 am quiet), a finite number of people or some other way of defining and regulating how many people may be in the VRBO at one time, a higher fee structure that would be self-supporting for code enforcement, requirement of spelled-out rules for VRBO’s to be posted inside the VRBO, the requirement of an annual review for each permit (would allow revoking), and some sort of requirement to limit the amount of rentals allowed by a single owner (possibly based on performance).

The November 6th appeal hearing will provide much of the background and issues surrounding the current Ordinance. City Council may also have ideas and concerns with the Ordinance. Therefore, Planning Commission and staff comments relative to the ordinance are on hold until after November 6th. Stay tuned!

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.

City of Redding Provides 20% Reduction in Building Fees For Carr Fire Rebuilds—On October 16th, Redding City Council approved an amendment to Resolution No. 2017-054 of the schedule of fees and service charges, to provide for a 20% reduction in building permit fees for the rebuilding of structures damaged or destroyed by the Carr Fire disaster. There will be **no impact fees** charged. Here is a table showing the estimated building fees to be charged for a typical Carr Fire Rebuild (three size samples):

	3-bedroom, 2-bath, 2-car gar.	3-bedroom 2.5 bath, 2 car gar.	4-bedroom, 3 bath, 3 car gar.
Living Space	1,800 square feet	2,600 square feet	3,400 square feet
Building Permit	1,552.07	2,005.19	2,473.41
Plan Check	1,008.85	1,303.07	1,607.72
Electric 2/Temp. Pole	210.80	259.60	308.40
Plumbing	185.00	224.20	246.90
Mechanical	84.20	91.50	128.20
Sub-Total	3,040.92	3,883.86	4,765.23
With Discount 20%	2,432.74	3,107.09	3,812.18
SMIP/Green Code	33.52	48.18	62.18
Tech/Documentation	175.67	225.69	279.21
TOTAL	2,641.93	3,380.96	4,153.57

Redding and Shasta County Carr Fire Debris Removal Statistics—As of October 23, 2018, much progress has been made in the debris removal process for all Carr Fire damaged and destroyed structures in the City of Redding and Shasta County. Here are the most recent statistics (which are very fluid):

Total Number of Damaged and Destroyed Structures: **1,148**
 Number of Right of Entry Forms Submitted for Debris Removal: **1,031**
 Number of Opt-out Forms for Alternative Debris Removal Submitted: **99**
 Number of **Phase I** Household Hazardous Waste Debris Removals Completed: **1,130**
 Number of **Phase II** Debris Removals: **408**
 Number of Final Approvals: **25**

Once erosion control is complete, the Cal-Recycle delivers a notice of Final Approval to the City or County for acceptance. Once the approval letter is processed, the City and County will issue permits for those ready to rebuild.

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