

The Latest Developments

May 20, 2005

<http://www.ci.redding.ca.us/devserv/latestdev.html>

Volume IV, Issue 5

PLANNING DIVISION

<http://www.ci.redding.ca.us/devserv/planning/index.html>

The Latest Developments is a publication of the City of Redding Development Services Department.

For additional information concerning Departmental activity, contact Jim Hamilton, Development Services Director, at 225-4122.

Or see page 3 of this newsletter for the appropriate Division Manager's e-mail address or telephone number.

Board of Administrative Review
<http://www.ci.redding.ca.us/devserv/planning/agenda.html>

At its meeting on April 27, the Board

Approved Site Development Permit SDP-7-05, by Superior Structures (for Charlie Little), to construct a 1,200-square-foot, detached garage at 4909 Alta Mesa Drive.

Took comment for, Tentative Subdivision Map Application S-1-05, Schade Acres Subdivision, by Steve Schade, to subdivide 20.26 acres to create nine parcels for single-family residential development on property at 1950 Herbscenta Lane.

At its meeting on May 11, the Board

Approved Site Development Permit SDP-10-05, by Tom and Donna Ellenberger, to construct a 1,200-square-

foot, detached garage/shop and a 360-square-foot detached RV-cover accessory to an existing house at 2235 Marlene Avenue.

Approved Parcel Map PM-4-05, by James Mazzotta, to divide 2.7 acres to create three single-family residential lots on property located at 19003 Genevieve Road (the location of an existing house).

Referred to the Redding Redevelopment Agency the Environmental Determination ED-24-04, by the Redding Redevelopment Agency, for the Churn Creek Road Widening and Realignment Project between Denton Way and South Bonnyview Road. The project includes installation of a 12-inch sewer line in Churn Creek Road from Denton Way to Arizona Street and within Arizona Street from Churn Creek Road to a point 1,650 feet to the east.

At its meeting on May 10, the Commission

Recommended to the City Council adoption of the Negative Declaration and approval of Tentative Subdivision Map Application S-9-03 and Planned Development Plan PD-3-03, Pioneer Park Planned Development, by Duprey Investments, requesting approval to divide 4.8 acres to create 14 single-family residential lots and homes within a private-street planned development on property located at 5609 Kofford Lane.

Approved Tentative Subdivision Map S-3-05, Henry Avenue Subdivision, by Habitat for Humanity, to divide 1.8 acres to create eight single-family lots on property located at 3418, 3300, and 3304 West Street and 1900 Henry Avenue.

Due to the lack of agenda items, the April 26 Planning Commission meeting was canceled.



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Planning Commission
<http://www.ci.redding.ca.us/devserv/planning/agenda.html>

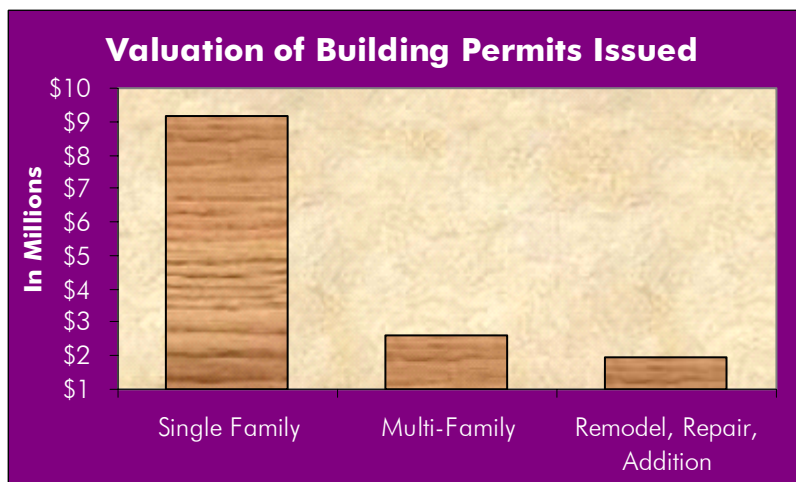
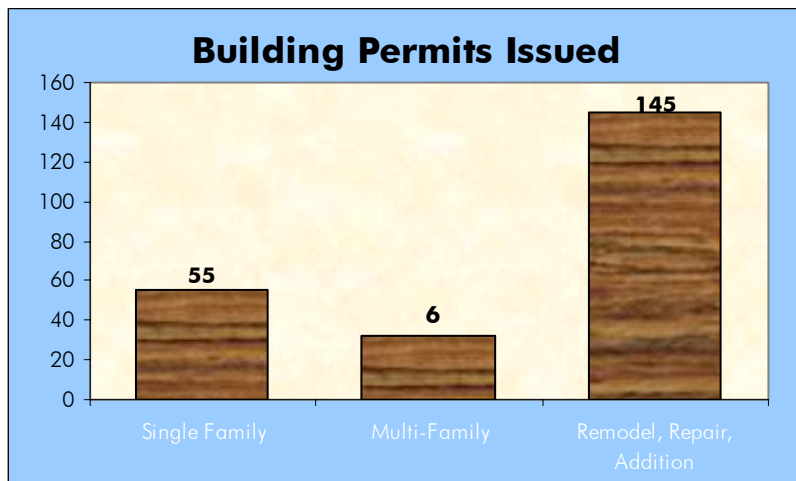
BUILDING DIVISION

<http://www.ci.redding.ca.us/devserv/building/index.html>



The following graphs and table represent data taken between the dates of April 15 and May 15.

Title 24 Energy Code Changes



Statewide changes will be taking effect **October 1, 2005**, that will result in the implementation of higher standards of energy efficiency. **Non-residential** projects will experience the **greatest impact**. As with any change, there is the challenge of effectively disseminating up-to-date information to the people who are the most affected. Keith Ritter of Mechanical and Energy Consulting Engineers, a local Redding firm, underscores the need for training. In his personal interactions with local building trade professionals he found that, "... it appears almost all of the major local contractors, architects, and building designers are **totally unaware** of this major change coming at them."

A few examples of non-residential changes are: exterior building lighting design efficiency; additional skylights being required in large warehouse-type stores, automatic daylighting controls, and air conditioning that is 13 SEER minimum.

Building Type	Number of Units	Valuation
Single Family	35	\$ 6,473,137
Multi-Family	8	\$ 517,770
Commercial	10	\$ 1,862,301
Remodel, Repairs, Additions	138	\$ 2,027,528
Total Valuation:		\$10,880,736

The Building Department at the City of Redding is **dedicated to providing training** as well as making the new information readily available to the local building community. Our goal is to **help alleviate as much confusion** as possible during the transition phase in the implementation of the new Title 24 energy requirements.



ENGINEERING DIVISION

<http://www.ci.redding.ca.us/devserv/eng/index.html>

Construction Project Bid Results

FIRE STATION NO. 1 RESTROOM REMODEL

BS 3832 (Job Order 9270)
 Engineer's Estimate: \$30,000
 Engineer: Darren Langfield @ (530) 225-4469

Apparent Low Bidder:

Purofirst @ \$28,855
 Second Low:
 Scott Herndon @ \$32,600

FIRE STATION NO. 5 RESTROOM REMODEL

BS 3833 (Job Order 9270)
 Engineer's Estimate: \$25,000
 Engineer: Darren Langfield @ (530) 225-4469

Apparent Low Bidder:

Purofirst @ \$21,489
 Second Low:
 Scott Herndon @ \$22,446

2004/2005 SLUDGE DREDGING AT CLEAR CREEK WASTEWATER TREATMENT PLANT

Addendum #1, 4/19/2005
 BS 3834 (Job Order 5331)
 Engineer's Estimate: \$75,000
 Engineer: Corri Zimmerman @ (530) 245-7120

Apparent Low Bidder:

JND Thomas Co., Inc. @ \$74,647
 Second Low:
 Synagro @ \$89,298

METHACRYLATE BRIDGE DECK SEAL

Addendum #1, 4/11/2005
 BS 3809 (Job Order 2248-75)
 Engineer's Estimate: \$290,000
 Engineer: Darren Langfield @ (530) 225-4469

Apparent Low Bidder:

Contractors Chemical @ \$73,539
 Second Low:
 Bayline Construction @ \$118,358
 Third Low:

Projects Currently Bidding

SCULPTURE PARK

BS 3836 (Job Order 2223)
 Engineer's Estimate: \$580,000
 Engineer: Darren Langfield @ (530) 225-4469

Closes: May 31, 2005

Plans & Specs: \$25

2005 CHURN CREEK ROAD MICRO-SURFACING

BS 3839 (Job No. 2248)
 Engineer's Estimate: \$232,900
 Engineer: Corri Zimmerman @ (530) 245-7120

Closes: June 14, 2005

Plans & Specs: \$25

Check for new projects, plan holder lists, and bid results online at:

<http://www.ci.redding.ca.us/devserv/eng/cstrprojbids.html>

IN CASE YOU WERE WONDERING....

The Churn Creek Road micro-surfacing project is going to give the street a much-needed makeover. Redding residences will benefit from this process rather than the traditional slurry seal, because it sets quicker and will be laid at night because of Churn Creek Road's heavy traffic. Micro-surfacing the road will fill cracks and ruts in the road, providing a smoother and more comfortable ride for those who travel on Churn Creek Road. The micro-surfacing will extend the life of the road by 5-10 years. By using this technique, a complete overlay is not necessary, which would take much more time and money. After the project bid has been awarded, work is estimated to commence in July.



Development Services Department

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