

- DEVELOPMENT SERVICES DEPARTMENT**
- BUILDING
 - GIS
 - LAND DEVELOPMENT
 - PERMIT CENTER
 - PLANNING

- TRANSPORTATION AND ENGINEERING DEPARTMENT**
- AIRPORTS
 - ENGINEERING CAPITAL
 - RABA
 - STREETS
 - TRAFFIC OPERATIONS

The Latest Developments is a publication of the City of Redding Development Services and Transportation and Engineering Departments.

For contact information, please refer to the end of this newsletter.

THE LATEST DEVELOPMENTS



Issue 8

August 18, 2006

South Market Street Cleanup

The "Saloon" has seen its last days. Over the past several years, the building, with its problematic blight and trespassing issues, has been a challenge that Code Enforcement Supervisor Debra Wright and staff have been working on. Just recently, Code Enforcement, with Phil Carr leading the way, worked with the property owner to bring about a voluntary demolition of the building.

The Saloon joins the list of several other early circa Redding buildings on South Market Street which have been demolished. The case has mostly been that the structures have fallen into such a state of disrepair as to render them infeasible to renovate. The result is sure to be a positive one. Valuable commercial property is being made available for future development which will, in turn, serve the needs of our community.



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

**150 permits
were applied
for from
July 15, 2006, to
August 15, 2006**

Building permits finalized during the last four weeks:

Structure	Number of Units	Valuation
Single-family	39	\$ 7,042,423
Multi-family	0	0
Commercial	3	1,140,901
Remodel, repair, & additions	133	1,674,111
Total	175	\$9,857,435

Building permits issued during the last four weeks:

Structure	Number of Units	Valuation
Single-family	10	\$ 2,844,281
Multi-family	3	222,738
Commercial	10	12,321,248
Remodel, repair, & additions	163	2,856,110
Total	186	\$18,244,377

Permit Center Division — <http://www.ci.redding.ca.us/devserv/permits/index.html>

Why Do We Need Building Permits?

Why do we need building permits and inspections? It's a fair question that deserves an answer. To the uninitiated, it might seem like just another layer of bureaucracy. But in actuality, the ability of local building departments to effectively administer the building codes is a critical link in the chain of a successful life-safety program.

When a building permit application is submitted, one of the aspects of plan review is to review the structural design. Simply put, the plans are reviewed to see how the structure and its loads, such as the building weight (dead loads) and the weight of furniture and people (live loads), plus what nature adds on with rain, snow, and hail (more live loads) and wind and seismic loads (lateral loads), are safely supported above the occupants of the buildings (you and me). With current, modern engineered designs, tremendous loads can be concentrated in small segments of a building. If the load path to these bearing points is inadequate, the result can be catastrophic. So what seems to be a "straightforward" project can quickly transform itself into a maze of load paths as the natural effects of gravity, wind, and seismic loads exert their forces on a structure.

Thankfully, the physics of structural analysis is well understood; and when these principles are appropriately applied by designers and effectively reviewed by building departments, the results are often satisfactory.



So why do we need permits and inspections? It certainly is not because people want to get away with doing as little as possible until they get caught in a situation gone awry. For the most part, builders want to do the right thing to ensure building safety. But as time has gone by and as building systems have gotten more complex, the added layer of review has become more and more necessary.

The link below is an article from "Structure" magazine, which provides some examples of what happens when both the design and review process for a building comes up short. As the saying goes, a picture is worth a thousand words, and these pictures help to illustrate the reason that building permits and inspections are a necessary part of the construction process.

<http://www.structuremag.org/archives/2006/July-2006/C-SF-Lessons-Learned-from-Building-Failure-July-06.pdf>

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

New Employees in the Planning Division



Assistant Planner Brandon Rogers (pictured left) joined the Planning Division in July. He formerly worked for Shasta County as an Associate Planner for four years. Brandon is an Enterprise High graduate and received his bachelor of science degree in Natural Resources Planning from Humboldt State University. Brandon enjoys working on old Volkswagens, mountain biking, and taking road trips. He has three nephews and one niece. Brandon is excited to be working for the City of Redding and is a great asset to the Development Services Department.



Associate Planner Zach Bonnin joined the Planning Division in August. Along with Brandon, he previously worked for Shasta County as a Senior Planner. Zach attended Horizon High School in Scottsdale, Arizona and received his bachelor of science degree in Environmental Science from Northern Arizona University. Zach and his wife, Megan, have a two-year-old son, Sawyer. Zach enjoys skiing and fishing. He is enjoying working for the City of Redding and has been a great addition to the Department.

Board of Administrative Review

At its meeting on August 2, the Board

Approved Site Development Permit SDP-8-06, by Edward Reuther, to construct a 1,158-square-foot detached accessory building on property located at 310 Hamilton Street.

Approved Site Development Permit SDP-14-06, by Todd Ratley, to construct an industrial warehouse

storage complex, consisting of approximately 51,555 square feet of warehouse and long-term ministorage buildings and 3,000 square feet of office space, on property located at 2498 Progress Drive.

Approved Parcel Map PM-9-06, by Redding Masonic Temple Association, to divide three acres into two lots on property located at 160 Masonic Avenue.

At its meeting on August 16, the Board

Recommended approval to the City Engineer Grading Permit Application GP-49-06, by Westventure Development, to excavate approximately 7,400 cubic yards of earth for the purpose of preparing a future building pad on property at 1031 Butte Street.

Planning Commission

At its meeting on July 25, the Planning Commission

Approved Tentative Subdivision Map Application S-8-06, Ridgestone Villas Condominiums, by Mission Sierra Properties, to develop a 38-unit condominium (airspace) subdivision on 2.37 acres located at 870 Mission Sciarra Court.

Recommended to the City Council Adoption of Oasis Road Specific Plan (ORSP), General Plan Amendment Application GPA-8-06, and Rezoning Application RZ-11-06, by the City of Redding, regarding adoption of the ORSP and related changes in the General Plan classifications and zoning designations

of certain properties within the ORSP area. The project includes amendments to the Circulation Plan of the General Plan to eliminate the northerly extension of Hawley Road from State Route 299 to Oasis Road and a planned, unnamed collector-street connection to Gold Hills Drive. The Master Environmental Impact Report MEIR-1-02 for these actions was certified by the City Council on June 6, 2006.

At its meeting on August 8, the Planning Commission

Adopted the Resolution that the amendment of the Redevelopment Plan for the SHASTEC Redevelopment Project Area was consistent with the General Plan.

Recommended to the City Council formation of a task force to study the height limitations and locations in the General Plan.

Reviewed a proposal by Shasta Enterprises to develop a residential project on 6.7 acres, consisting of two 96-foot-high building towers containing 82 residential condominium units per tower, two levels of underground parking, and 6,000 square feet of office space. The project would be located at 2110, 2150, and 2188 Bechelli Lane and 462 and 476 Redcliff Drive. No action was taken on this item.



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

Projects Currently Bidding

RENOIR PATH SANITARY SEWER REPLACEMENT PROJECT

BS 3913 (Job No. 2270)
 Engineer's Estimate: \$140,000
 Engineer: Jeff Tedder @ (530) 225-4421
 Closes: August 17, 2006
 Plans & Specs: \$25

CLEAR CREEK WASTEWATER REHABILITATION AND EXPANSION PROJECT BID PACKAGE 1: RAW SEWAGE PUMPING, PRELIM/PRIMARY TREATMENT, AND CHLORINE BUILDING IMPROVEMENTS

BS 3950 (Job No. 2198)
 Engineer's Estimate: \$3,500,000
 Engineer: Jeff Tedder @ (530) 225-4421
 Closes: August 17, 2006
 Plans & Specs: \$100

Addendum 1: August 10, 2006

DEERFIELD BYPASS

BS 3925 (Job No. 2261)
 Engineer's Estimate: \$82,100
 Engineer: David Braithwaite @ (530) 225-4473
 Closes: August 24, 2006
 Plans & Specs: \$25

TURTLE BAY RESTROOM AND CANOE LAUNCH FACILITY REHABILITATION PROJECT

BS 3966 (Job No. 9222)
 Engineer's Estimate: \$422,000
 Engineer: Chris Hanna @ (530) 225-4416
 Closes: August 24, 2006
 Plans & Specs: \$30

(Continued on page 5)

Projects Currently Bidding

(Continued from page 4)

BUCKEYE WATER TREATMENT PLANT EXPANSION

BS 3968 (Job No. 2247)
 Engineer's Estimate: \$5,500,000
 Engineer: Chuck Aukland @ (530) 245-7156
 Closes: September 7, 2006
 Plans & Specs: \$80

LAKE REDDING BOATING FACILITY REHABILITATION PROJECT

BS 3923 (Job No. 9222)
 Engineer's Estimate: \$259,280
 Engineer's Estimate Additive Alternate: \$60,000
 Engineer: Corri Zimmerman @ (530) 245-7120
 Closes: September 12, 2006
 Plans & Specs: \$25

Bid Results

IRISH ROAD 8-INCH WATER MAIN REPLACEMENT

BS 3917 (Job No. 2218)
 Engineer's Estimate: \$350,000
 Engineer: Jeff Tedder @ (530) 225-4421
Apparent Low Bidder:
 Whitehawk Construction @ \$282,578.50
Second Low Bidder:
 KMF Construction @ \$315,200
Third Apparent Low Bidder:
 Cox & Cox Construction @ \$321,962

CLEAR CREEK ROAD 12-INCH WATER MAIN

BS 3957 (Job No. 2239)
 Engineer's Estimate: \$520,650
 Engineer: Chris Hanna @ (530) 225-4416
Apparent Low Bidder:
 RA Martin Constructors @ \$436,230
Second Low Bidder:
 Guiton & Son Construction @ \$447,230
Third Low Bidder:
 Cox & Cox Construction @ \$460,199

EUREKA WAY PAVEMENT AND SIDEWALK REPAIR PROJECT

BS 3946 (Job No. 2269)
 Engineer's Estimate: \$150,000
 Engineer: Dennis Russo @ (530) 245-7154
One Bidder:
 Ron Hale Construction @ \$206,262.60

BENTON AIRPARK SECURITY FENCING PROJECT

BS 3963 (Job No. 2204)
 Engineer's Estimate: \$286,720
 Engineer: Corri Zimmerman @ (530) 245-7120
Apparent Low Bidder:
 KMF Construction @ \$290,356
Second Low Bidder:
 Update Construction @ \$323,223

FIRE STATION NO. 5 RE-ROOF

BS 3931 (Job No. 9270)
 Engineer's Estimate: \$53,100
 Engineer: Dennis Russo @ (530) 245-7154
Apparent Low Bidder:
 FD Thomas @ \$44,240
Second Low Bidder:
 Universal Coatings @ \$51,796

AIRPORT SECURITY ENHANCEMENTS REDDING MUNICIPAL AIRPORT

BS 3956 (Job No. 2205)
 Engineer's Estimate: \$436,685
 Engineer: Danny Baugh @ (530) 225-4183
Apparent Low Bidder:
 Wagner Electric @ \$314,154.82
Second Low Bidder:
 M & J Electric @ \$357,100
Third Low Bidder:
 Jim Adesta LLC @ \$392,978.13

(Continued on page 6)

DEVELOPMENT SERVICES

- DEPARTMENT
- BUILDING
- GIS
- LAND DEVELOPMENT
- PERMIT CENTER
- PLANNING

TRANSPORTATION AND ENGINEERING DEPARTMENT

- AIRPORTS
- ENGINEERING CAPITAL
- RABA
- STREETS
- TRAFFIC OPERATIONS

Visit the City's Website
Ci.redding.ca.us



City of Redding
777 Cypress Avenue
Redding, CA 96001

Bid Results

(Continued from page 5)

CITY OF REDDING TRAIL CONNECTION TO BILLINGS DRIVE

BS 3933 (Job No. 2124)
 Engineer's Estimate: \$30,293
 Engineer: Dennis Russo @ (530) 245-7154
Apparent Low Bidder:
 Ron Hale Construction @ \$37,385
Second Low Bidder:
 Iron Mountain @ \$49,350

NORTH MARKET STREET FORCE MAIN REPLACEMENT PROJECT

BS 3955 (Job No. 2249)
 Engineer's Estimate: \$1,882,000
 Engineer: Chuck Aukland @ (530) 245-7156
Apparent Low Bidder:
 Kinnan Engineering @ \$1,870,780
Second Low Bidder:
 HDD Company @ \$1,903,488
Third Low Bidder:
 Michaels Corporation @ \$2,314,482

2006 SLURRY SEAL PROJECT

BS 3960 (Job No. 2273)
 Engineer's Estimate: \$430,000
 Engineer: Ron DeMaagd @ (530) 245-7113
Apparent Low Bidder:
 Graham Contractors, Inc. @ \$341,037.32
Second Low Bidder:
 Valley Slurry Seal @ \$356,067.17

OASIS ROAD AND BOW LANE WATER MAIN IMPROVEMENTS

BS 3938 (Job No. 2263 & 2274)
 Engineer's Estimate: \$145,370
 Engineer: Chris Hanna @ (530) 225-4416
Apparent Low Bidder:
 Cox & Cox @ \$144,703
Second Low Bidder:
 KMF Construction @ \$153,715
Third Low Bidder:
 R.A. Martin @ \$157,090

Contact Information

Development Services Department

Director	Jim Hamilton	225-4122	jhamilton@ci.redding.ca.us
Building	Bill Nagel	225-4127	bnagel@ci.redding.ca.us
GIS	Jim Coats	225-4468	coats@ci.redding.ca.us
Land Development	Gary Otremba	225-4374	gotremba@ci.redding.ca.us
Planning	Doug DeMallie	225-4028	demallie@ci.redding.ca.us
Permit Center	Wayne Gungl	225-4018	wgungl@ci.redding.ca.us

Transportation and Engineering Department

Director	Barry Tippin	245-7155	btippin@ci.redding.ca.us
Airports	Rod Dinger	224-4321	rdinger@ci.redding.ca.us
Engineering	Bob Russell	225-4156	rrussell@ci.redding.ca.us
RABA	Sue Hanson	245-7116	shanson@ci.redding.ca.us
Streets	Dave Rader	224-6077	drader@ci.redding.ca.us
Traffic	Dave Sciarra	224-6041	dsciarra@ci.redding.ca.us