

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

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

# THE LATEST DEVELOPMENTS



Issue 9

September 22, 2006

## Viewing Aerial Imagery in MapGuide

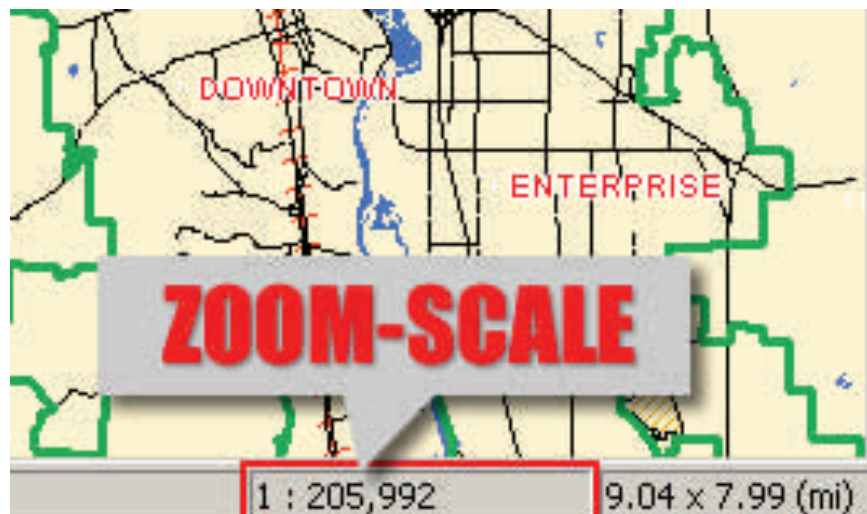
There are still quite a few people who are confused over why they cannot see the 2004 Aerial Imagery on MapGuide. The aerial imagery (aerial photos), like many of the data layers on MapGuide, is zoom-scale dependent. What that means is that the imagery, including the layer name, is only visible between certain zoom scales. For the City's public MapGuide website, you must zoom in to a scale of at least 1:4000 to see the layer name in the map legend. The layer name disappears from the map legend if you zoom in closer than 1:500. Once you have zoomed in to a scale between 1:4000 and 1:500,

scroll down the map legend to the left of the map window until you are at or near the bottom of the legend. Near the bottom of the map legend, you will see "2004 Aerial Imagery." Use your mouse to check the box next to "2004 Aerial Imagery" to turn on the layer. Be patient, it may take a few seconds for the imagery to appear, especially if you are using a dial-up modem Internet connection. For a step-by-step example of how to view the aerial imagery on MapGuide, go to:

[http://www.ci.redding.ca.us/devserv/gis/viewing\\_aerial\\_imagery.html](http://www.ci.redding.ca.us/devserv/gis/viewing_aerial_imagery.html)

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.



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

### Building permits finalized during the last four weeks:

Structure	Number of Units	Valuation
Single-family	57	\$ 8,838,154
Multi-family	0	0
Commercial	5	2,618,695
Remodel, repair, & additions	169	2,592,498
<b>Total</b>	<b>231</b>	<b>\$14,849,347</b>

**172 permits were applied for from August 15, 2006, to September 15, 2006**

### Building permits issued during the last four weeks:

Structure	Number of Units	Valuation
Single-family	31	\$ 6,741,277
Multi-family	12	1,155,426
Commercial	5	2,653,540
Remodel, repair, & additions	177	2,884,001
<b>Total</b>	<b>186</b>	<b>\$13,434,244</b>

## ACCIDENTS HAPPEN — TRAGEDIES DO NOT HAVE TO

If an emergency event were to happen in your home, what would you do? Suppose a gas line breaks, a grease fire in the kitchen erupts, or the power goes out from one of Redding's infamous winter storms. Do you have a plan? All too often, due to the lack of simple safety planning, accidents that should have resulted in replaceable property loss turn into the tragedy of human loss, which is irreplaceable.

For example, if the power were to go out, do you have a sufficient means of providing lighting without the use of candles, camping lanterns, or other forms of illumination which rely on a source of combustion? Light sources which produce extreme temperatures are great for the outdoors where there are no draperies or other fabrics which easily ignite. Efficient, battery-powered fluorescent lighting is much friendlier in a domestic setting. Or what if there were a grease fire in the kitchen on the first floor of a two-story residence blocking the way down the stairway? Is there a plan in place and practiced so that everyone knows how to open the dedicated emergency-exit window and deploy the rope ladder stowed away in cabinet, closet, or window seat? And then there are the little white pill boxes stuck to the ceilings of our bedrooms and

hallways that chirp and beep at us, reminding us that it's time for a fresh battery. What good is a smoke detector that is disabled due to lack of power? It is good practice to change smoke-detector batteries two times a year when we change our clocks in the spring and fall for daylight savings.

Other things to remember are overloaded extension cords used for holiday decorations and gasoline stored in garages where there are open flames. For an informative exercise, try "Googling" the phrase "household hazards" on the Internet. The amount of information is tremendous and very practical.

A link is being provided for an article which describes a tragic fire in Chicago that claimed several lives. Sadly, as is so often the case, it is not one factor alone that creates a critical life-safety concern, but a cascading of events where just one functioning safety mechanism could have made the difference between a harmless accident and a fatal tragedy. This story helps to illustrate the dangers of occupying a dwelling without power. Unfortunately, incidences such as this happen far too often.

[http://www.cnn.com/2006/US/09/03/chicago.fire.ap/index.html?section=cnn\\_topstories](http://www.cnn.com/2006/US/09/03/chicago.fire.ap/index.html?section=cnn_topstories)

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

### Oasis Road Specific Plan Update

At its meeting of September 19, the City Council adopted the Oasis Road Specific Plan (Plan). Under development and review over several years, including the preparation and adoption of a voluminous Master Environmental Impact Report, the Plan sets the stage for the pattern and quality of public and private investments that will occur over the next 20 or more years.

The Specific Plan was adopted as a "Regulatory Specific Plan." This means that the document contains its own distinct policies, zoning standards, and project design criteria that apply only in the Specific Plan area. Clearly, the intent of the City Council in adopting the Plan is to ensure that the Oasis Road area will develop in a high-quality fashion that will be a source of pride for the community. This applies not only to private commercial and residential developments, but to public spaces such as streets, parks, and trails as well.

The land use classifications adopted in the 760-acre Plan area will accommodate a broad range of uses. This

includes regional retail establishments such as "big box" retail, "lifestyle centers," and similar retail uses to a mix of residential types and parklands, as noted below:

- Commercial 3,085,000 square feet
- Residential 2,141 dwellings
- Parks 48 acres, including trails
- Open Space 145 acres

In addition to providing direction as to how future developments will look and function, the Plan also addresses the infrastructure needs of the area and includes provisions for implementation of the Plan. The implementation strategy includes development of the funding mechanisms that will finance required freeway interchange improvements such as rebuilding and expanding the Oasis Road/Interstate 5 overcrossing. Funding for necessary local street improvements, utilities, and other public facilities and services will be addressed as well. That work is currently under way and should be completed near the end of this year.

### Board of Administrative Review

#### At its meeting on August 16, the Board

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

#### At its meeting on August 30, the Board

**Approved** an amendment to Site Development Permit SDP-12-03, granting Midstate Properties

permission to modify the building configuration to consist of 16 three-unit multiple-family buildings, retaining the same total number of units as previously approved, on property at 2030 Riviera Drive.

**Adopted addendum and approved** Site Development Permit SDP-14-05, granting Mark Smith permission to construct an additional 12,400-square-foot commercial warehouse building to the existing office/warehouses at 3094 Crossroads Drive.

**Approved** Site Development Permit SDP-20-06, granting Fred Briggs permission to construct a second detached accessory structure 1,296 square feet in size on property at 5200 Rancho Vista Way.

#### At its meeting on September 13, 2006, the Board

**Approved** Parcel Map PM-10-06, granting Joseph Mizrahi permission to divide 1.41 acres to create two 0.71-acre parcels on property located at 1678 Zachi Way.

**Referred to the Planning Commission** Tentative Subdivision Map Application S-6-06, Planned Development Application PD-4-06, and Rezoning Application RZ-5-06, by Traviata Development Group, LLC, requesting approval to divide 3.9 acres to create 34 single-family residential lots on property located at 1347 Browning Street.

## Planning Commission

**At its meeting on September 12, 2006, the Planning Commission**

**Recommended to the City Council adoption of the Mitigated Negative Declaration and approval of** Planned Development Plan PD-12-05, General Plan Amendment GPA-3-05, and Rezoning Application RZ-11-05, by Curry Brandaw Architects, requesting approval to construct a 118-suite senior residential facility on property located at 1350 Buenaventura Boulevard. The proposed development includes a request for a

General Plan amendment from "Residential, 2 to 3.5 units per acre" to "Residential, 6 to 10 units per acre" and a rezone from "RS-2" Residential Single Family District to "RM-6-PD" Residential Multiple Family District with Planned Development Overlay District.

**Adopted Mitigated Negative Declaration and Approved Use Permit UP-3-06**, granting WestVenture Development permission to develop a 60,000-square-foot medical office building at 1031, 1033, and 1037 Butte Street.

**Took public comment** on Draft Environmental Impact Report EIR-1-06, for the Wal-Mart expansion project, consisting of expansion of the existing 127,904-square-foot Wal-Mart store at 1515 Dana Drive by 92,677 square feet and the outdoor garden sales area by 23,300 square feet.

**Recommended formation of a task force** to look at possible revisions of the General Plan.

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

## Projects Currently Bidding

### TEST WELL NO. EW-25

BS 3973 (Job No. 2285-30)  
Bid Opening: October 5, 2006  
Engineer's Estimate: \$62,200  
Engineer: Corri Zimmerman @ (530) 245-7120  
Plans & Specs: \$25

### NORTH MARKET STREET LANDSCAPING

BS 3969 (Job No. 9498)  
Bid Opening: October 17, 2006  
Engineer's Estimate: \$771,000  
Engineer: Jeff Tedder @ (530) 225-4421  
Plans & Specs: \$40

## Bid Results

### BUCKEYE WATER TREATMENT PLANT EXPANSION

BS 3968 (Job No. 2247)  
Engineer's Estimate: \$5,500,000  
Engineer: Chuck Aukland @ (530) 245-7156  
**Apparent Low Bidder:**  
MDS Engineering & Construction @ \$5,349,001  
**Second Low Bidder:**  
Ray Toney & Associates @ \$6,384,000

### 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  
**No Bidders**

### 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  
**Apparent Low Bidder:**  
Randy Hill Construction @ \$419,281.11  
**Second Low Bidder:**  
Robert D. Nichol Construction @ \$442,612  
**Third Low Bidder:**  
J.H. Mack Construction @ \$459,900

(Continued on page 5)

**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](http://Ci.redding.ca.us)



City of Redding  
 777 Cypress Avenue  
 Redding, CA 96001

**Bid Results**

*(Continued from page 4)*

**DEERFIELD BYPASS**

BS 3925 (Job No. 2261)  
 Engineer's Estimate: \$82,100  
 Engineer: David Braithwaite @ (530) 225-4473

**Apparent Low Bidder:**

Update Construction @ \$92,619.25

**Second Low Bidder:**

NW Paving @ \$98,327.50

**Third Low Bidder:**

R.A. Martin Constructors @ \$133,274.80

**CLEAR CREEK WASTEWATER REHABILITATION AND EXPANSION PROJECT BID PACKAGE I: 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

**One Bidder:**

Tico Construction @ \$3,650,000

**RENOIR PATH SANITARY SEWER REPLACEMENT PROJECT**

BS 3913 (Job. No. 2270)  
 Engineer's Estimate: \$140,000  
 Engineer: Jeff Tedder @ (530) 225-4421

**One Bidder:**

Walberg Equipment @ \$174,990.52

**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

**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