

The Latest Developments is a publication of the City of Redding Development Services and Public Works Departments.



THE LATEST DEVELOPMENTS



Issue 3

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California's New Green Building Code Becomes Mandatory on January 1, 2011

In early 2010, the California State Building Standards Commission voted to adopt a Green Building Standards Code (Code) for application in California. This is the first "green code" to be adopted in the state, and it contains several new provisions that will directly affect construction practices. The new code is commonly known as "Calgreen." Compliance with the new Code will become mandatory statewide beginning January 1, 2011. All plans submitted on or after that date will be required to meet the Code. In addition, new requirements for indoor water-use reductions will become effective July 1, 2011.

The City of Redding Building Inspection Division will be sponsoring training on the new Code provisions for builders, architects, developers, and other interested parties in December. Additional information on the training will be provided in the near future.

A few highlights of the Code include:

- Required features and optional Tier 1 and Tier 2 requirements for builders who wish to achieve higher levels of "green" building. Local governments have the option, but are not required to make the Tier 1 and Tier 2 requirements mandatory. At this time the City of Redding is intending that use of Tier 1 and 2 standards will be at the discretion of the builder.
- A construction-waste management plan will be required for most projects. A minimum of 50 percent of non-hazardous construction waste must be recycled and/or salvaged for reuse.
- Many of the requirements are already required in other areas of the Building Code or by state law.
- Training will be available for interested parties prior to the Code becoming fully effective.

For greater detail regarding the requirements of the Code, visit the following link on the City of Redding Building Division Website:

<http://www.ci.redding.ca.us/devserv/ds-webpageslinks.html>.

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

PLANNING DIVISION — [HTTP://WWW.CI.REDDING.CA.US/DEVSERV/PLANNING/INDEX.HTML](http://www.ci.redding.ca.us/devserv/planning/index.html)

BOARD OF ADMINISTRATIVE REVIEW RESULTS

At its meeting on July 14, the Board of Administrative Review...

Approved Site Development Permit SDP-6-10, by Hemsted's Moving and Storage, to establish a moving and storage business involving warehousing, retail sales of moving supplies, and outdoor parking of trucks and trailers associated with the business on property located at 120 East Lake Boulevard in a "GC" General Commercial District. The business would utilize part of the existing building and parking/storage yard on the site.

At its meeting on July 28, the Board of Administrative Review...

Approved Site Development Permit SDP-4-10, by Bethel Church, to establish a vocational school for a maximum of 450 students and an event center with a maximum seating capacity of 450 in an existing building located at 936 Twin View Boulevard, with parking at 890 Twin View Boulevard, in an "HC" Heavy Commercial District and additional off-site parking at 151 North Boulder Drive in a "GC" General Commercial District.

At its meeting on August 11, the Board of Administrative Review...

Approved Site Development Permit SDP-5-10, by Northstate Recycling, to utilize an "American Pulverizer" metal shredder and processing machine at the existing recycling and salvage facility on property located at 2041 Girvan Road in a "GI" General Industry District. The request includes construction of a metal building of approximately 3,456 square feet in size to enclose the machine.

At its meeting on August 25, the Board of Administrative Review...

Approved Use Permit UP-5-10, by Metro PCS, to extend the height of an existing wireless communication tower approximately 14 feet, from 101 feet to 115 feet above ground level on property located at 1222 Hartnell Avenue in an "HC" Heavy Commercial District.

Approved Use Permit UP-6-10, by Anchor's Well Youth Outreach, to operate a youth and family community center within a 6,500-square-foot commercial lease space that was previously used as a night club (Club H2O) on property located at 2611 Bechelli Lane in a "GC" General Commercial District. The facility includes use of an adjacent 5,500-square-foot lease area as a sports-court accessory to the community center.

PLANNING COMMISSION RESULTS

At its meeting on June 22, the Planning Commission...

Approved Use Permit UP-4-08, by Neighborhood Church of Redding, to allow an expansion consisting of a two-story, 62,586-square-foot church-assembly building with a 1,200-seat sanctuary and classroom facilities and a detached 300-seat chapel on property located at 777 Loma Vista Drive and 750 Woodacre Drive in a "PF" Public Facilities District.

At its meeting on August 10, the Planning Commission...

Recommended for approval to the City Council, Seven Bridges Subdivision/Planned Development—Tentative Subdivision Map S-3-09, Planned Development PD-1-09, and Rezoning RZ-2-09, by MD Development, to develop 127 single-family residential lots/homes on 38.3 acres located on the north and south sides of Oasis Road, approximately one mile east of Interstate 5, in an "RS-3" Residential Single Family District.

At its meeting on September 14, the Planning Commission...

Recommended approval of RZ-5-10 to the City Council, by the City of Redding, to consider the following proposed amendments to the Zoning Code pertaining to the establishment of medical marijuana nurseries:

(1) Section 18.34.020-A: To designate those zoning districts where a medical marijuana nursery may be lawfully established.

(2) Chapter 18.60.070: To add the definition for "Medical Marijuana Nursery."

Continued to the September 28 Planning Commission Meeting, Amendment to Use Permit UP-20-94, by Turtle Bay Exploration Park, requesting approval to construct a 130-room hotel and an 80-seat restaurant and to relocate the Turtle Bay Museum entrance that will encroach into the 100-year floodplain. The property is located at 840 Sundial Bridge Drive in a "PF-SP-FP" Public Facilities with Specific Plan and Floodplain Overlay Districts.



PUBLIC WORKS DIVISION — [HTTP://WWW.CI.REDDING.CA.US/TRANSENG/ENGINEERING/ENGINEERING.CFM](http://www.ci.redding.ca.us/transeng/engineering/engineering.cfm)

PROJECTS CURRENTLY BIDDING

MLK JR. PARK ADA IMPROVEMENTS

BS 4351 (Job No. 8652)

Engineer's Estimate: \$55,000

Engineer: Corri Vandiver @ (530) 245-7120

Closes: October 7, 2010

Plans & Specs: \$25

RABA PARKING LOT RESURFACING PROJECT

BS 0053 (Job No. 2363)

Engineer's Estimate: \$160,000

Engineer: Ron DeMaagd @ (530) 245-7113

Closes: September 30, 2010

Plans & Specs: \$30

SAFE ROUTES TO SCHOOL PHASE 1 (SR2S) MISTLE-TOE LANE

BS 4353 (Job No. 2328)

Engineer's Estimate: \$190,985

Engineer: John Abshier @ (530) 245-7159

Closes: September 23, 2010

Plans & Specs: \$30

COUNTRY OAKS SANITARY SEWER REPLACEMENT PROJECT

BS 4358 (Job No. 2993)

Engineer's Estimate: \$187,000

Engineer: Dennis Russo @ (530) 245-7154

Closes: September 23, 2010

Plans & Specs: \$25

JENNY CREEK PIPE COATING REPAIR

BS 4361 (Job No. 2271)

Engineer's Estimate: \$44,025

Engineer: Corri Vandiver @ (530) 245-7120

Closes: October 7, 2010

Plans & Specs: \$25

BID RESULTS

SITE PAVING IMPROVEMENTS FOR THE CITY OF REDDING POWER PLANT UNIT NO. 6

BS 4355 (Job No. 9860-11)

Engineer's Estimate: \$260,000

Engineer: Brian King @ (530) 339-7325

Apparent Low Bidder:

Eagle Paving & Grading @ \$137,777

Second Low Bidder:

Tullis, Inc. @ \$165,500

Third Low Bidder:

Northwest Paving @ \$196,443



FIRE STATION NO. 7 AIR PURIFICATION

BS 4354 (Job No. 6845)

Engineer's Estimate: \$61,133

Engineer: John Abshier @ (530) 245-7159

Apparent Low Bidder:

Air-O Service @ \$54,580

Subs: Diversified Electric

Core Plumbing

Shasta Controls

I.T.B

Second Low Bidder:

Timberline Heating & Air @ \$55,329

CLEAR CREEK WASTEWATER TREATMENT PLANT 2010 SLUDGE REMOVAL PROJECT

BS 4356 (Job No. 5331)

Engineer's Estimate: \$45,200

Engineer: Ryan Bailey @ (530) 225-4163

Apparent Low Bidder:

True North Constructors @ \$33,295

Second Low Bidder:

Robert Frank Construction @ \$36,400

Third Low Bidder:

North State Earth & Water @ \$44,629

BUENAVENTURA BOULEVARD WIDENING

BS 4316 (Job No. 2329)

Engineer's Estimate: \$790,000

Engineer: Corri Zimmerman @ (530) 245-7120

Apparent Low Bidder:

Tullis, Inc. @ \$644,224

Subs: Muse Concrete

Apex Fence Co.

Terry Hansen Electric

Second Low Bidder:

Bobby Martin Construction @ \$691,237.20

Third Low Bidder:

JF Shea @ \$737,290.60

CHURN CREEK SEWER LINING PROJECT

BS 4336 (Job No. 2352)

Engineer's Estimate: \$92,000

Engineer: Corri Vandiver @ (530) 245-7120

Apparent Low Bidder:

Michels Corporation @ \$68,700

Sub: Nor Cal Pipeline Services

Second Low Bidder:

JF Pacific Liners @ \$69,100

Third Low Bidder:

Pipenology @ \$76,400

PUBLIC WORKS DIVISION — [HTTP://WWW.CI.REDDING.CA.US/TRANSENG/ENGINEERING/ENGINEERING.CFM](http://www.ci.redding.ca.us/transeng/engineering/engineering.cfm)

BID RESULTS

2010 OVERLAY PROJECT

BS 4350 (Job No. 2356)
 Engineer's Estimate: \$870,000
 Engineer: Ron DeMaagd @ (530) 245-7113

Apparent Low Bidder:

JF Shea @ \$846,227.75
 Subs: Apply-a-Line
 Kents Oil

Second Low Bidder:

Tullis, Inc. @ \$850,980

PALISADES PRV RELOCATION PROJECT

BS 4315 (Job No. 2350)
 Engineer's Estimate: \$170,000
 Engineer: Darren Langfield @ (530) 225-4469

Apparent Low Bidder:

Whitehawk Construction @ \$114,820

Second Low Bidder:

Cal Electro @ \$119,300

Third Low Bidder:

Z & H Associates @ \$121,682



SULPHUR CREEK 8-INCH SEWER RELOCATION PROJECT

BS 4320 (Job No. 2353)
 Engineer's Estimate: \$111,000
 Engineer: Corri Zimmerman @ (530) 245-7120

Apparent Low Bidder:

Sunrise Excavating @ \$65,427

Subs: Wards Concrete - Item 6 & 7

Second Low Bidder:

Leckey Land Clearing @ \$65,752.15

Third Low Bidder:

S.T. Rhoades Construction, Inc. @ \$74,072

CYPRESS AVENUE BRIDGE PROJECT UPDATE



The contractor, Kiewit Pacific Company, is continuing with Stage 3 work on the Cypress Avenue Bridge project. The final major bridge deck pour has been completed. Work to be performed this month will include backfilling the bridge abutments and pouring the approach slabs for the Stage 3 bridge. Other planned work includes removing falsework piles and stringers from the river, beginning Park Marina Drive grading and improvements, installing forms for closure pours, miscellaneous landscaping, and electrical work. The contractor will continue to close one lane of southbound Hartnell Avenue to provide access to the work site, and there may be intermittent lane closures for Cypress Avenue during evenings, nights, and weekends to facilitate construction.

Cypress Avenue Bridge Facts

- The average daily traffic across the Cypress Avenue bridge in 2006 was 49,400 vehicles per day. The projected average daily traffic in 2025 is 61,400.
- In addition to being one of five locations within the City limits where cars and trucks can cross the river, it is also a major utility corridor and crossing. The project is designed to accommodate water, wastewater, electric, communications and cable television across the river.
- Funding for the construction phase of the project is comprised of three sources:
 - Federal Highway Bridge Program (HBP)
 - City of Redding Traffic Impact Fees (TIF)
 - California State Transportation Improvement Program (STIP)

Information and updates are available on the City's Cypress Bridge Project web page at <http://ci.redding.ca.us/transeng/cypressbridge.cfm>.

**DEVELOPMENT SERVICES
DEPARTMENT**

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Land Development
Permit Center
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Visit the
City of
Redding's
website at
ci.redding.ca.us



City of Redding
777 Cypress Avenue
Redding, CA 96001

BUILDING DIVISION - [HTTP://WWW.CI.REDDING.CA.US/DEVSERV/BUILDING/INDEX.HTML](http://www.ci.redding.ca.us/devserv/building/index.html)

252 permits were applied for from
June 15, 2010, to September 15, 2010.

BUILDING PERMITS <i>FINALED</i> DURING THE LAST QUARTER		
STRUCTURE	NUMBER OF UNITS	VALUATION
Single-family	23	4,683,208.17
Multi-family	1	303,320.94
Commercial	3	1,352,500.80
Remodels, repairs, & additions	278	3,831,372.18
Total	305	10,170,402.09

BUILDING PERMITS <i>ISSUED</i> DURING THE LAST QUARTER		
STRUCTURE	NUMBER OF UNITS	VALUATION
Single-family	18	3,436,256.56
Multi-family	6	1,618,068.73
Commercial	4	6,068,362.13
Remodels, repairs, & additions	297	5,535,025.54
Total	325	16,657,712.96

CONTACT INFORMATION

Development Services Department

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Land Development	Rich Cutforth	225-4305	rcutforth@ci.redding.ca.us
Planning	Douglas DeMallie	225-4028	demallie@ci.redding.ca.us
Housing	Lydia Buckley	225-4427	lbuckley@ci.redding.ca.us

Public Works Department

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