

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

THE LATEST DEVELOPMENTS



Issue 3

September 2011



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GETTING READY TO "GO LIVE!"

After almost two years in the making, the moment has almost arrived for the new Integrated Land Management System (ILMS) software to make its long-awaited debut. Staff, in concert with the software vendor EnerGov, has put forward a significant effort in producing what could shape up to be one of the most complete software packages in the industry for the handling of government processes and informational databases.

Along with City of Redding departments realizing significant upgrades from the new software, the public, via the Citizens Access Portal (CAP), will have improved levels of access to property records, permit activity, and inspection results that should prove to be very beneficial. Some of the features that CAP will provide are:

- Access to complete permit history for all online registered accounts.
- 24-hour access to permit inspection request.
- Tracking progress of building inspections in real time, as well as the potential to have correction notices emailed to contractors and owners of projects.
- Tracking progress of plan-check status for both building and planning permits.
- Obtaining permits online for select permit types.
- Potential for electronic "e-reviews," which allows for the future possibility of submitting plans for plan review in an electronic format.

We will be offering training sessions for online users—dates will be announced soon.

Due to the learning curve inherent in any new system and the debugging process that comes with new software, it is highly encouraged that when possible, new plans be submitted and permits obtained a week prior to, or a week after, the "Go-Live" date of December 5.

As we go through this time of transition, we expect some growing pains, but we are confident that the end result will bear economic savings and increased efficiencies to be realized by the public, as well as the departments within the City of Redding.

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

Commercial Plan Checks Increase

Despite current economic conditions, the City has seen a recent surge in commercial building activity. Building Activity reports indicate that there has been an increase in total number of permits, with a decrease in total valuation. Not reflected in those valuation numbers, however, are recent submittals for plan review that include new high-value building commercial-construction projects, such as the Sheraton Hotel at Turtle Bay, Comfort Inn at Caterpillar Road and Grand Avenue, a new Subaru dealership on Cypress Avenue, Famous Dave's restaurant in the Kohl's Center, the Pine Street Lofts mixed-use building, and a multimillion dollar expansion of the Redding Airport Terminal. Plan submittals for several other commercial structures have been received as well.

Present-day economic influences appear to have contributed to an increase in the number of permits for commercial and residential remodels. A notable number of recent remodels are located in the Downtown business area where, among other things, we are seeing an increase in eating and drinking establishments. Some businesses have expanded into larger offices and/or retail buildings, affording them the opportunity to grow. Some of the more recent significant remodel permits submitted for plan review, but not reflected in the Building Activity reports, include: a full-scale remodel of the Target store, remodel of the old Gottschalks building for the establishment of the Sportsman's Warehouse, remodel of the three-story Physicians' Center (next to Shasta Regional Medical Center) for the Redding Rancheria, and remodel of the old Greyhound Bus Depot for a medical billing office. Additionally, remodel plans have been received for C.R. Gibbs, 5 Guys Burgers and Shakes, North Valley Bank, Lithia Motors, and the Nissan dealership. Public-agency remodel plans have also been received from the Veterans Administration, Shasta Head Start, and the Shasta County Courts.

Even though residential development has been slow, we have also received plans for a new fourplex and two new eightplexes. Throughout the last year, it also has been noted that there has been an upswing in applications for residential additions and detached accessory structures. The steady influx of plan submittals has kept the City's Building plan-check team busy and has helped to provide a glimmer of hope for the future.

City is Awarded Disaster Recovery Initiative Program Funding

The California Department of Housing and Community Development has announced the City of Redding as a successful applicant for 2008 Disaster Recovery Initiative (DRI) Program grant funding. The primary objective of the DRI is to assist California jurisdictions impacted by the two federally declared major-disaster declarations involving wildfires issued in 2008 by President Bush. The City of Redding will be awarded \$165,000 in recovery funds as a result of a grant application submitted this past May. The funds will be used to update the City's emergency-management documents, which include the Local Hazard Mitigation Plan, the Emergency Operations Plan, and the Health and Safety Element of the General Plan. Staff has determined that these plan and policy documents warrant re-evaluation and updating to better meet their intended purpose of reducing the risk and potential damage to life and property from future disasters.



Stormwater-Quality Training Offered Again in Redding November 8—10

Compliance Made Easy

As of September 2, 2011, all individuals preparing and amending stormwater pollution prevention plans (SWPPPs) must have attended a Qualified SWPPP Developer (QSD) training course, have a recognized prerequisite certification, and passed the QSD state exam to continue preparing and amending SWPPPs. Meanwhile, individuals conducting site inspections, collecting stormwater samples, and implementing best management practices (BMPs) must have attended a Qualified SWPPP Practitioner (QSP) training course, have a recognized prerequisite certification, and have passed the QSP state exam to continue conducting these actions, or be working under the direct supervision of a certified QSP.

The Course and Exam

The course is presented by ENPLAN stormwater specialist and CASQA Trainer of Record Clay Guzi and incorporates implementation videos, sample materials, and guest speakers from key state regulatory agencies. Topics include:

QSP/QSD (Days 1-2)

- Training Overview & Regulations
- Erosion Processes & Sediment Control
- SWPPP Implementation
- Monitoring
- Reporting

QSD Only (Day 3)

- Project Planning & Site Assessment
- SWPPP Development & Permit Registration Documents (PRDs)
- Project Closeout

State and Regional Water Boards proctor the exam at various locations. The QSP exam consists of 80 questions and the QSD portion includes an additional 45 questions. There is no cost to take the exam. Anyone may attend the course and then sit for the exam. However, in order to become a certified QSP/QSD, one of the following certifications is prerequisite:

- Professional Civil Engineer – QSP/QSD
- Professional Geologist/Engineering Geologist – QSP/QSD
- Landscape Architect – QSP/QSD
- Professional Hydrologist – QSP/QSD
- Certified Professional in Erosion and Sediment Control (CPESC) – QSP/QSD
- Certified Professional in Storm Water Quality (CPSWQ) – QSP/QSD
- Certified Inspector of Sediment and Erosion Control (CISEC) – QSP only
- Certified Erosion, Sediment and Storm Water Inspector (CESSWI) – QSP only

To register, click on the following link: <http://enplan24.eventbrite.com/>

City Gets Boost in ISO Rating

The Insurance Services Office, Inc. (ISO), has recently completed its evaluation of the City's Building Division. The Building Code and Effectiveness Grading Schedule (BCEGS) has seen a significant upgrade in class for both residential and commercial properties. The evaluation is performed every five years, with the last being done in 2006. At that time, the BCEGS for both residential and commercial properties was ranked a Class 4 on a scale ranging from 1 to 10. The BCEGS for 2011, however, has now been significantly upgraded to a Class 2 for both residential and commercial properties. According to the ISO's website, this ranking places the City of Redding's Building Division in the top 2 percent nationwide and in the top 6 percent statewide. This is a remarkable accomplishment, given the overwhelming impacts of a slumping economy, reduced City budget, and staffing reductions. During that time, City staff has adopted an updated Building Code and has initiated an in-house training program to ensure that the new codes are employed. Necessary application of the codes is implemented by plan check, inspection, and Code Enforcement staff. The City's Building Division has shown a commitment to continue to improve and produce a quality work product despite constraints imposed by an economic downturn.

ISO is an independent statistical rating and advisory organization that serves the property/casualty insurance industry. It collects information on a community's Building-Code adoption and enforcement services, analyzes the data, and then assigns a classification. The ISO evaluated over 7,000 Building Code Enforcement agencies across the nation. When compared to other jurisdictions, the City of Redding earned more grading points than most of those surveyed. Redding ranked exceptionally high in administration of codes and plan review. Even inspection services ranked higher than the national average in most categories surveyed. This most recent classification represents a significant benefit to the residents of the City. In this instance, it highlights the fact that well-enforced, up-to-date codes by a competent Building Division can result in minimizing catastrophe-related damage and lower insurance costs. In turn, it makes the point that having a well-staffed and properly trained Building Division is a wise investment for any community.

BOARD OF ADMINISTRATIVE REVIEW RESULTS

At its meeting on July 27, the Board of Administrative Review...

Approved Parcel Map PM-3-11, by Wayne White, to divide 1.15 acres into three lots on property located at 2745 Henderson Road in an "RS-3" Residential Single Family District.

At its meeting on August 24, the Board of Administrative Review...

Approved a request for a three-year extension to Site Development Permit SDP-4-10, which allowed Bethel Church a vocational school for a maximum of 450 students, an event center with a maximum seating capacity of 300 in an existing building, and associated off-site parking. The extension is required to allow the continuation of the use. The property is located at 890 and 936 Twin View Boulevard and is zoned "HC" Heavy Commercial District. The off-site parking is located at 151 North Boulder Drive and is zoned "GC" General Commercial District.

Approved Site Development Permit SDP-4-11, by Goodwill Industries of Sacramento Valley and Northern Nevada, Inc., requesting approval to establish a retail store for donated new and used clothing and household goods, to be located at 1643 Hilltop Drive (the northern half of the former Gottschalks department store), and to establish collection sites for donated goods at the retail location (1643 Hilltop Drive) and two separate locations at 910 Cypress Avenue and 2985 Victor Avenue.

Approved Site Development Permit SDP-6-11, by Community Revitalization and Development Corporation, for a zoning density bonus to allow construction of a residential duplex on property located at 2808 Freebridge Street in an "RS-3.5" Residential Single Family District.

At its meeting on September 21, the Board of Administrative Review...

Approved Site Development Permit SDP-7-11, by Brent Weaver, for expansion of an existing manufacturing, packaging, and distribution business with construction of a 6,500-square-foot warehouse/distribution building and related improvements on property located at 5680 Westside Road in an "HC" Heavy Commercial District.

Adopted the Mitigated Negative Declaration, by the City of Redding, for the Invasive Plant Species Management Program. The Program is intended to control various species of nonnative invasive plant species that have become established on riverfront properties owned by the City of Redding. Eradication will be accomplished primarily through the use of herbicide treatment and hand-clearing. Mowers and chippers may be used on large sites.



PLANNING COMMISSION RESULTS

At its meeting on July 19, the Planning Commission...

Approved Use Permit UP-2-11, by AT&T Mobility, to install a wireless communication facility on property located at 700 Canby Road in a "PF" Public Facilities District. The facility would consist of a 70-foot-tall cell tower disguised to appear as a palm tree and related equipment within a 230-square-foot equipment shelter.



At its meeting on September 27, the Planning Commission...

Denied appeal of Site Development Permit SDP-4-11, granting Goodwill Industries of Sacramento and Northern Nevada, Inc., approval to establish clothing and household item donation sites at 910 Cypress Avenue and 2985 Victor Avenue, in conjunction with a donation and retail store at 1643 Hilltop Drive. People of Progress appealed the approval decision by the Board of Administrative Review.

Denied appeal of Site Development Permit SDP-6-11, granting the Community Revitalization and Development Corporation approval for construction of a residential duplex with a zoning density bonus, including a reduction in on-site parking, on property located at 2808 Freebridge Street. Terry Tappan appealed the approval decision by the Board of Administrative Review.

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

TRANSMISSION TOWER FOUNDATIONS FOR THE EUREKA WAY-SULPHUR-CREEK RECONDUCTORING PROJECT

BS 4406(Job No. 4004-20)
 Engineer's Estimate: \$200,000
 Engineer: Chris Hanna @ (530) 339-7321

Apparent Low Bidder:

Outback @ \$139,380
 Subs: No subs listed.

Second Low Bidder:

Arrow Construction @ \$151,130

Third Low Bidder:

Cal Electro @ \$187,000

BENTON AIRPARK RUNWAY SAFETY AREA IMPROVEMENTS-PHASE II

BS 4400(Job No. 9383) (AIP NO. 3-06-0308-11 & 12)
 Engineer's Estimate (Base Bid):\$2,409,215
 Engineer: Corri Vandiver @ (530) 245-7120

Apparent Low Bidder:

Ford Construction @ \$3,269,955.25

Subs: Direction Drill-Northern Industrial;
 Asphalt - JF Shea
 Fencing - Crusader Fence Co.;
 Grinding - Anrak
 Hydroseed - M&S Environmental Landscapes;
 Striping - Centerline Striping;
 Liner - International Lining Technologies;

Second Low Bidder:

Cal Electro @ \$3,603,248.20

REDDING MUNI AIRPORT TERMINAL EXPANSION

BS 4411 (Job No. 9403)
 Engineer's Estimate – Base Bid: \$6,120,000
 Engineer: Corri Vandiver @ (530) 245-7120

Apparent Low Bidder: Danco Builders Northwest @ \$6,774,634

Second Low Bidder: West Bay Builders @ \$6,925,000

Third Low Bidder: Day Construction Company @ \$7,025,279

FOOTHILL WATER TREATMENT PLANT REACTOR CLARIFIER DRIVE REPLACEMENT PROJECT

BS 4418 (Job No. 2991)
 Engineer's Estimate: \$110,000
 Engineer: Ryan Bailey @ (530) 225-4163

Apparent Low Bidder: Hanes & Associates, Inc. @ \$93,600

Sub: WesTech

Second Low Bidder: Cal Electro Inc. @ \$98,800

JENNY CREEK SEWER UPSTREAM REPLACEMENT

BS 4417(Job No. 2388)
 Engineer's Estimate:\$245,000
 Engineer: Corri Vandiver @ (530) 245-7120
Apparent Low Bidder: Sunrise Excavating @ \$167,350

Second Low Bidder: Roy Allen King Construction @ \$178,900

Third Low Bidder: Cox & Cox @ \$196,800

PARKVIEW WATER MAIN REPLACEMENT PROJECT

BS 4407 (Job No. 2276)
 Engineer's Estimate: \$826,000
 Engineer: Darren Langfield @ (530) 225-4469

Apparent Low Bidder: Eddie Axner Construction @ \$818,323

Second Low Bidder: Meadow Valley Construction @ \$897,651

Third Low Bidder: R.A. Martin Constructors @ \$899,749.62

LASSEN VIEW SR2S PROJECT

BS 4391(Job No. 2379)
 Engineer's Estimate: \$190,944
 Engineer: Darren Langfield @ (530) 225-4469

Apparent Low Bidder: Sunrise Excavating @ \$148,532

Second Low Bidder: Eddie Axner @ \$176,649

Third Low Bidder: Giles Excavating @ \$192,218

MANZANITA HILLS WATER MAIN REPLACEMENT

BS 4386 (Job No. 2359)
 Engineer's Estimate: \$588,470
 Engineer: Darren Langfield @ (530) 225-4469

Apparent Low Bidder: Ariza Construction, Inc. @ \$530,603

Second Low Bidder: Cal Electro @ \$558,465

Third Low Bidder: Marques Pipeline @ \$685,048



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

WESTSIDE SEWER INTERCEPTOR PHASE II

BS 4405 (Job No. 2290)
 Engineer's Estimate: \$1,361,000
 Engineer: Corri Vandiver @ (530) 245-7120

Apparent Low Bidder:
 Meadow Valley Contractors @ \$1,300,407
Subs: Munson Pump Services

Second Low Bidder:
 Araiza Construction, Inc. @ \$1,317,782

Third Low Bidder:
 Cox & Cox Construction @ \$1,383,823

SIDEWALK REPAIR PROJECT 2010-2011

BS 4410 (Job No. 2297)
 Engineer's Estimate: \$100,000
 Engineer: Dennis Russo @ (530) 245-7154

Apparent Low Bidder: Roy Allen King @ \$96,401.34

Second Low Bidder: Robert J. Frank @ \$111,727

Third Low Bidder: Iron Mtn. General Eng @ \$196,898

MLK BUILDING REROOF PROJECT

BS 4416 (Job No. 8652-89)
 Engineer's Estimate: \$27,720
 Engineer: John Abshier @ (530) 245-7159

NO BIDDERS

REU SUBSTATIONS RE-ROOFING PROJECT

BS 4412 (Job No. 4012-20)
 Engineer's Estimate: \$75,000
 Engineer: Chris Hanna @ (530) 339-7321
Apparent Low Bidder: Wait Roofing @ \$54,900
Second Low Bidder: Legacy Roofing @ \$58,930
Third Low Bidder: Harbert Roofing @ \$84,870



PROJECTS CURRENTLY BIDDING

UTILITY IMPROVEMENT PROJECT 2011

BS 4420 (Job No. 2385)
 Engineer's Estimate: \$471,000
 Engineer: Corri Vandiver @ (530) 245-7120

Closes: October 20, 2011

Plans & Specs: \$30



DEVELOPMENT SERVICES
DEPARTMENT

Building
Land Development
Permit Center
Planning

PUBLIC WORKS DEPARTMENT

Engineering
Traffic Operations
RABA
Streets
Water
Wastewater
Storm Drains
Admin/Support/ET/US
Locate

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)

180 permits were applied for from
June 16, 2011, to September 15, 2011.

BUILDING PERMITS <i>FINALED</i> DURING THE LAST QUARTER		
STRUCTURE	NUMBER OF	VALUATION
Single-family	13	2,384,200.62
Multi-family	5	1,104,348.85
Commercial	5	12,608,671.06
Remodels, repairs, & additions	300	7,687,754.32
Total	323	23,784,974.85

BUILDING PERMITS <i>ISSUED</i> DURING THE LAST QUARTER		
STRUCTURE	NUMBER OF	VALUATION
Single-family	3	716,984.17
Multi-family	1	526,225.33
Remodels, repairs, & additions	345	4,728,310.23
Total	349	5,971,519.73

CONTACT INFORMATION

Development Services Department

Director	Bill Nagel	225-4127	bnagel@ci.redding.ca.us
Building/Permit Center	Bill Nagel	225-4127	bnagel@ci.redding.ca.us
Land Development	Rich Cutforth	225-4305	rcutforth@ci.redding.ca.us
Planning	Douglas DeMallie	225-4028	demallie@ci.redding.ca.us

Public Works Department

Director	Brian Crane	245-7155	bcrane@ci.redding.ca.us
Municipal Utilities	Jon McClain	224-6029	jmclain@ci.redding.ca.us
RABA	Chuck Aukland	245-7156	caukland@ci.redding.ca.us
Streets	Randy Campbell	224-6077	rcampbell@ci.redding.ca.us
Traffic	Gary Otremba	225-4955	gotremba@ci.redding.ca.us
Survey Information	Bruce Watkins	245-7173	bwatkins@ci.redding.ca.us