

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 7

August 24, 2007

THE CITY OF REDDING IS GETTING "GREENER"



We read about it everyday—energy and building costs are rising, and it is getting harder for the average family not only to purchase, but also to maintain, a home of their own. Recently, the City of Redding has seen a couple of cutting-edge programs that are taking seriously the cost of heating and cooling homes as well, as building costs. The Earth Advantage® program sponsored by Redding Electric Utility (REU), in partnership with the City Building Department, the Shasta Builders' Exchange, and the City's Water and Solid Waste Utilities, is one such program. The other is the Agree Park sponsored by the Shasta Builders' Exchange. Both programs will provide our local community with building options that are

both environmentally friendly as well as more affordable.

REU, through the *Earth Advantage* program, offers incentives to local builders and homeowners for building homes that exceed the current California Energy Standard requirements by an additional 20 percent. Through the use of better insulation materials and installation practices and more efficient windows, air conditioning systems, and other select building materials, a more comfortable living space with lower utility bills can be provided. For more details, go to <http://www.earthadvantage.com>.

(Continued on page 3)

SIGNS – ADVERTISING YOUR BUSINESS IN AN EFFECTIVE AND LEGAL WAY

You know that signs are a critical part of the advertising for your business, but did you know that they also play a major role in shaping our community's appearance? The City of Redding encourages the effective use of signs to enhance communication about your business, while also providing protection for the community's appearance and the public's safety.

Signs, whether mounted on buildings, in a monument on the ground, or on a pole adjacent to the road, are a dominant visual element of any commercial area. The need to advertise and promote a business is also coupled with a responsibility to promote an attractive



Monument Sign

appearance for our community that everyone can be proud of.

The Redding Municipal Sign Ordinance provides the tools necessary to maintain effective signs for your business, while



also supporting the **Pole Sign** aesthetic qualities of Redding and the success of our local businesses. With this in mind, we would like to share some of the basics about good sign design and the law in Redding.

First, as you might expect, public safety is a main theme in the community's Sign Ordinance. The height, location, and lighting of signs must be designed to provide adequate vision for

(Continued on page 6)

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	21	\$ 4,262,294
Multiple-family	6	341,300
Commercial	4	8,650,630
Remodel, repair, & additions	96	3,601,979
Total	127	\$16,856,203



Building permits issued during the last four weeks:

Structure	Number of Units	Valuation
Single-family	13	\$ 2,664,491
Multiple-family	2	275,458
Commercial	3	1,294,244
Remodel, repair, & additions	121	2,571,260
Total	139	\$6,805,453

147 permits were applied for from July 15, 2007, to August 15, 2007.

NEW INSPECTOR IN CODE ENFORCEMENT

The Development Services Department welcomes Gary Brown, the new Code Enforcement Inspector in the Building and Code Enforcement Division. Gary lives in Cottonwood with his wife, Jane. He and Jane have lived in Northern California for 13 years. For the past 12 years, he has worked for Butte County in the Code Enforcement Department,



4 years as supervisor. Prior to moving to Shasta County, Gary conducted code enforcement in Apple Valley in Southern California. He has two adult sons who are married and live in Redding. He has three grandsons and one granddaughter. Gary's family loves Redding and plans on living here for many years.

CALBO TRAINING — ROUND TWO

On September 4, 5, and 6, the City of Redding Building Division will be undergoing its second round of California Building Officials (CALBO) training in preparation for the new California building codes due to take effect January 2008.

Electrical, Mechanical, and Plumbing Codes; and Means of Egress. All seminars are open to anyone interested in attending. For more information on the training opportunities being offered, please contact Jim Wright in the City of Redding Building Division at 225-4099.

The training seminars include such topics as Accessibility and Usability; Architectural Applications for Designers;

(Continued from page 1)

Shasta Builders' Exchange will soon be unveiling *Agree Park*. Three local architects have submitted plans of house designs which offer a fresh approach to making a comfortable living space that will be both more affordable to build as well as to heat and cool. The homes have interesting features that range from a hybrid conventional light-frame/straw-bail design to a two-story design with "relocatable" interior partitions between rooms that allow for the home to have its own custom layout. When completed, the three model homes will be open to the

public for viewing. For more details, please go to <http://www.agreepark.com/index.htm>.

The City of Redding Building Division is actively working with both programs. Through the plan review process and field inspections, we are helping to ensure that as building technologies and practices evolve and become more sophisticated, the buildings themselves remain safe and comply with all current building regulations. If you have any questions regarding how "green" technologies can benefit your building project, please feel free to contact the Redding Building Division.

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

Board of Administrative Review

At its meeting on July 18, the Board

Approved Site Development Permit SDP-4-07, granting Marcella Thompson permission to establish a residential use on the second floor of a proposed building on property located at 1720 Yuba Street.

Approved Site Development Permit SDP-6-07, granting Ron Holloway permission to establish a bar and restaurant in an existing building and for a joint parking agreement on property located at 2167 Hilltop Drive.

Approved Site Development Permit SDP-12-07, granting Patrick Barnes permission to utilize an existing warehouse and office to establish a painting-contractor business on property located at 2337 and 2339 Old Alturas Road.

Approved Parcel Map PM-2-07, granting Wilma Marler permission to divide 2.75 acres to create three residential lots on property located at 2703 Sacramento Drive.

At its meeting on August 1, the Board

Approved Site Development Permit SDP-6-03, granting 17 Hours, Inc., an amendment to establish an outside seating area associated with the coffee kiosk on property located at 2180 Churn Creek Road.

Approved Parcel Map PM-7-07, granting Kit Hamblin permission to divide 8.8 acres into three lots on property located at 2410 Progress Drive.

At its meeting on August 15, the Board

Approved Site Development Permit SDP-16-07, granting Lake College permission to provide up to 30 percent of its required parking off-site at the First Church of the Nazarene located across the street from its vocational school. The property is located at 443 Redcliff Drive.

Adopted the Negative Declaration and approved Parcel Map PM-8-07, granting Kit Hamblin permission to divide 11.19 acres into 12 lots on property located at the end of Technology Way.

Planning Commission

At its meeting on July 10, the Planning Commission

Approved Use Permit UP-5-07 and Variance V-2-07, granting Ron Helderman permission to construct an accessory building that encroaches into the 100-year floodplain of Churn Creek on property located at 4890 Huntington Drive.

Adopted Negative Declaration and Approved Tentative Subdivision Map S-20-05, Oak Mesa Heights Subdivision, granting CRB Properties permission to divide 5.3 acres into 15 lots for development of single-family homes on property located at 1870 Oak Mesa Lane.

(Continued on page 4)

(Continued from page 3)

Accepted public comment on the annual report on implementation of the Oasis Road Specific Plan and public workshop to accept comment on the proposed North Redding Traffic Benefit District (NRTBD) Traffic Impact Fee Study. The Oasis Road Specific Plan is the guiding document for review and approval of approximately 3.1 million square feet of potential commercial development, as well as 2,183 potential housing units surrounding the Oasis Road and Interstate 5 interchange. The NRTBD is a proposal by the City of Redding to establish a Transportation Impact Benefit Fee District on property surrounding the Oasis Road and Interstate 5 interchange. The NRTBD will assist in funding freeway interchange and related roadway improvements needed to support future development occurring within the District boundaries.

Continued indefinitely the determination on an appeal of water connection impact fee payments for the Monaco Condominium Conversion Project located at 3220 C Street. The appeal was in regard to the determination of the Redding Municipal Utilities Director to require payment of water-connection impact fees associated with water-system improvements required for the condominium conversion project.

At its meeting on August 14, the Planning Commission

Approved in concept Parcel Map PM-5-07 and Planned Development Plan PD-4-07, granting the City of Redding permission to divide 667 acres into 16 developable parcels, 6 open-space parcels, and 2 Redding Electric Utility substation parcels. The property is generally located east of Stillwater Creek, south of the easterly extension of Rancho Road and north of Fig Tree Lane, and is zoned "GI" General Industrial and "OS" Open Space Districts with "PD" Planned Development Overlay District. Environmental Determination: Within the scope of the project defined in Final Environmental Impact Report EIR-1-00, certified by the Redding City Council on April 18, 2006, by Resolution 2006-58. Staff Recommendation: Approval, in concept, pending Airport Land Use Commission action.

Denied appeal of the Board of Administrative Review's approval of Site Development Permit SDP-12-07, granting Patrick Barnes permission to utilize an existing warehouse and office to establish a painting contractor business on property located at 2337 and 2339 Old Alturas Road.

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

Projects Currently Bidding

SEWER MANHOLE AND UTILITY RAISING PROJECT

BS 4058 (Job. No. 2197-85, 5204-18, 2197-84)

Engineer's Estimate: \$63,000

Engineer: Ryan Bailey @ (530) 225-4163

Closes: August 28, 2007 — Plans & Specs: \$25

Addendum No. 1: July 27, 2007

SACRAMENTO RIVER TRAIL EXTENSION

BS 4067 (Job No. 2181)

Engineer's Estimate: \$149,400

Engineer: Chris Hanna @ (530) 225-4416

Closes: September 13, 2007 — Plans & Specs: \$20

TRAFFIC SIGNAL INSTALLATION AT THE INTERSECTION OF BROWNING STREET AND OLD ALTURAS ROAD

BS 4043 (Job. No. 2264)

Engineer's Estimate: \$440,574

Engineer: Corri Zimmerman @ (530) 245-7120

Closes: September 20, 2007 — Plans & Specs: \$30

CLEAR CREEK WASTEWATER TREATMENT PLANT REHABILITATION AND EXPANSION PROJECT

BS 4057 (Job. No. 2198)

Engineer's Estimate: \$18,603,000

Engineer: Jeff Tedder @ (530) 225-4421

Closes: October 4, 2007 — Plans & Specs: \$100

Bid Results

SEWER REPLACEMENT – COURT STREET ALLEY, ORCHARD ESTATES DRIVE, AND RAILROAD AVENUE

BS 4045 (Job. No. 2293)

Engineer's Estimate: \$413,365

Engineer: Corri Zimmerman @ (530) 245-7120

Apparent Low Bidder

Bobby Martin Construction @ \$429,598

Second Low Bidder

JB Excavating @ \$446,099

Third Low Bidder

Cox & Cox Construction @ \$452,866

SECOND STREET WATER MAIN REPLACEMENT PROJECT

BS 4050 (Job No. 2250)
 Engineer's Estimate: \$210,000
 Engineer: Dennis Russo @ (530) 245-7154

Apparent Low Bidder

Bobby Martin Construction @ \$176,800

Second Low Bidder

Outback Construction @ \$182,673

Third Low Bidder

Cox & Cox Construction @ \$187,746

REDDING MUNICIPAL AIRPORT — TAXIWAYS "A" AND "B" RECONSTRUCTION, MUNICIPAL BOULEVARD, AND TAXI LANE EXTENSION AIP PROJECT NO. 3-06-0194-31

BS 4053 (Job No. 2301,2302,2303,2304)
 Engineer's Estimate: \$2,600,000
 Engineer: Chuck Aukland @ (530) 245-7156

Apparent Low Bidder

Tullis @ \$2,753,037.50

Second Low Bidder

JF Shea @ \$3,134,016

2007 ADA DRINKING FOUNTAIN PROJECT

BS 4049 (Job No. 8652)
 Engineer's Estimate: \$123,500
 Engineer: Dennis Russo @ (530) 245-7154

Apparent Low Bidder

Whitehawk Construction @ \$112,649

Second Low Bidder

Northstate Earth & Water @ \$115,096.92

Third Low Bidder

Iron Mountain Engineering @ \$120,692

CLEAR CREEK WASTEWATER TREATMENT PLANT 2007 SLUDGE REMOVAL PROJECT

BS 4046 (Job No. 5331-63)
 Engineer's Estimate: \$133,000
 Engineer: Dennis Russo @ (530) 245-7154

Apparent Low Bidder

Nelson Enterprise @ \$99,903.60

Second Low Bidder

Leckey Land Clearing @ \$101,200

Third Low Bidder

Dean Hammond @ \$110,440

NORTH MARKET LIFT STATION REPLACEMENT

BS 4026 (Job No. 2249)
 Engineer's Estimate: \$1,955,000
 Engineer: Corri Zimmerman @ (530) 245-7120

Apparent Low Bidder

Ray Toney & Associates @ \$2,424,000

Second Low Bidder

JB Excavating @ \$2,550,000

Third Low Bidder

Clayborn Contracting @ \$2,622,718

LAKE REDDING BOATING FACILITY REHABILITATION

BS 4044 (Job No. 9222)
 Engineer's Estimate: \$498,020
 Engineer: Corri Zimmerman @ (530) 245-7120

Apparent Low Bidder

Stewart Engineering @ \$394,399

Second Low Bidder

Guiton & Son @ \$494,415

Third Low Bidder

Ray Toney @ \$499,105

BUCKEYE WATER TREATMENT PLANT INSTRUMENTATION AND CONTROL EXPANSIONS

BS 4008 (Job No. 2247)
 Engineer's Estimate: \$800,000
 Engineer: Chuck Aukland @ (530) 245-7156

Apparent Low Bidder

Systems Integrated @ \$769,994

Second Low Bidder

ArcSine Engineering @ \$1,042,200

Third Low Bidder

Prousys @ \$1,061,359

CLEAR CREEK WWTP REHABILITATION AND EXPANSION PROJECT — BID PACKAGE 2

BS4027 (Job No. 2198)
 Engineer's Estimate: \$4,507,000
 Engineer: Jeff Tedder @ (530) 225-4421

Apparent Low Bidder

Meyer's Earthwork @ \$4,185,250

Second Low Bidder

Ray Toney & Associates @ \$4,190,500

SEWER SEALING PROJECT 2007

BS 4005 (Job No. 2289)
 Engineer's Estimate: \$450,000
 Engineer: Darren Langfield @ (530) 224-4469

Apparent Low Bidder

Pacific Liners @ \$395,373.60

Second Low Bidder

Michaels Corp @ \$461,103

Third Low Bidder

National Plant Services @ \$580,852.16

motorists and pedestrians. For example, a sign could block the view of the road or the sidewalk for motorists pulling out of a driveway if its placement is not thought out in advance. Because of this, a "vision triangle" is required to provide an adequate line of sight when signs are located near a driveway or street intersection.

As most business owners know, the "look" of your signs has a strong impact on the overall perception of a business. Signs should be designed to complement the business by incorporating the design elements, colors, and materials of the building. In the case of shopping centers, both the location and design of signs need to be considered early in the project planning process.

Many shopping centers in Redding have a coordinated Master Sign Plan on file with the City. These Master Plans contain information about the location; size; materials; lighting; and, in some cases, colors of all signs within the shopping center. Before purchasing a sign for a space in an existing shopping center or building, we recommend that you check with the leasing agent or the City's Permit Center to see if this is the case.

Temporary promotional signs draw attention to a business for events such as a sale or a grand opening. For example,



pennants and streamers are frequently used by car dealerships and other businesses to attract attention to their sales lots. These types of signs can be

Temporary Sign effective, but should be used sparingly. The Sign Ordinance limits the use of pennants and streamers to a length equal to the lot frontage for a maximum of 30 days per year.

Banners can also be an effective way to advertise new products/services or to announce a sale or special offer.



Alternately, if they are not used correctly, they can detract from the advertising

Banner Sign message and make a business and the surrounding area look unattractive. The Sign Ordinance does allow one 24-square-foot banner for each business, and it can be displayed for a maximum of 14 days, twice a year. It is important to note that banners and other

temporary signs should not be attached to trees, fences, or public utilities, such as streetlights, street signs, or telephone or power poles. Grand openings or other large sales events that require additional signage can be accommodated through a simple permit obtained at the City's Permit Center located at City Hall.

A problem that is seeing a notable increase in Redding is the use of portable signs, such as "A-Frame" or "sandwich board" signs. Use of these signs in most areas is illegal, because they often block sidewalks, become vision hazards, and generally contribute to sign clutter in Redding. In addition, they can pose a liability issue for the property owner if placed incorrectly or without the necessary permits.



However, properly placed and permitted "A-Frame" signs are allowed within the Central Business District (CBD) located in Downtown

"A" Frame Sign

Redding, which is generally located between South Street and Shasta Street, east of Oregon Street, and west of Pine Street. The use of portable signs within the CBD is subject to requirements of the Downtown Specific Plan, which encourages properly placed, well-designed signs displayed during business hours.

The coordinated design of signs within special districts in the City can help create a unique and vibrant presence for your business, while also providing signage opportunities not available in other locations. As an example, Downtown Redding business owners have an opportunity to glitz it up by designing 1950s retrospective signs, with all the chrome and neon of America's Rock and Roll era, within an area of Downtown dubbed the "50s Glitz District." Redding's Downtown Specific Plan encourages the use of colorful neon signs within an area which stretches along Market Street, from Shasta Street to the North Market Street bridge. A recent example of 50s Glitz style is showcased at the newly constructed coffee drive-through business located at the corner of Market and Trinity Streets.

Finding out how to comply with the Redding Sign Ordinance begins at the City Permit Center, where knowledgeable staff are always available for your convenience. For most signs, the permitting process is quick and easy; you'll often leave with a permit in hand. It's always a good idea to do your homework before purchasing a sign, and we're here to help you find the answers and solutions for your outdoor advertising goals.

(Continued on page 7)

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

(Continued from page 6)

The Redding Sign Ordinance is found in Chapter 18.42 of the Municipal Code and is available online at the City of Redding website (www.ci.redding.ca.us). You can link directly to the Redding Municipal Code from the main City page under "Online Services." Hard copies of the Sign Ordinance and other information about the community's sign standards are also available by calling 225-4020 and asking to speak with the duty planner.

Signs say a lot about your business. They speak to the products you sell, the services you provide, the character of your business, and how you feel about your community. Help keep Redding a great place to live, work, and play by making sure your signs are safe and legal.

CONTACT INFORMATION

Development Services Department

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Building	Bill Nagel	225-4127	bnagel@ci.redding.ca.us
GIS	Jim Coats	225-4468	coats@ci.redding.ca.us
Land Development	Darren Langfield	225-4374	dlangfld@ci.redding.ca.us
Planning	Douglas DeMallie	225-4028	demallie@ci.redding.ca.us
Permit Center	Wayne Gungl	225-4018	wgungl@ci.redding.ca.us

Transportation and Engineering Department

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Airports	Rod Dinger	224-4321	rdinger@ci.redding.ca.us
Engineering	Bob Russell	225-4156	rrussell@ci.redding.ca.us
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Streets	Dave Rader	224-6077	drader@ci.redding.ca.us
Traffic	Gary Otremba	225-4374	gotremba@ci.redding.ca.us
Survey Information	Bruce Watkins	245-7173	bwatkins@ci.redding.ca.us



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