

**DEVELOPMENT SERVICES DEPARTMENT**

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- PERMIT CENTER
- PLANNING

**TRANSPORTATION AND ENGINEERING DEPARTMENT**

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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 2

February 23, 2007

## ROLE OF THE LAND DEVELOPMENT DIVISION

Continuing our series on what services the Development Services Department provides, this month we are addressing the Land Development Division.

The Land Development Division (LDD) coordinates review of development plans in conjunction with the Building and Planning Divisions and Redding Municipal Utilities (RMU). LDD staff works closely with developers and their respective engineering firms to provide quality improvements to enhance the community and to minimize maintenance costs over the life cycle of the public improvement constructed. From a conceptual idea brought to the permits counter for review, through construction and final inspection, LDD is involved. Projects range in size from a single-family residential home to a subdivision consisting of several hundred single-family homes and multiple-family dwellings. Commercial projects can be as simple as a remodel of an existing building



and parking lot to a large retail building, such as the new Lowe's store on Cypress Avenue or the soon-to-begin-construction of Hilltop Shopping Center at Browning Street and Hilltop Drive.

When a project application is presented to the City for review and approval, the Planning Division looks to LDD to determine what infrastructure, such as water and sewer service,

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## PLAYHOUSE CONSTRUCTION FOR NVCSS RAFFLE

On a rainy February evening, several volunteers from the City of Redding Building Division met at the Anderson Fairgrounds, donating their construction experience to a worthy cause. North Valley Catholic Social Services has undertaken a fund-raising program that is bringing together the various sponsors listed below, pooling their resources in the construction of the ultimate playhouse. This one-of-a-kind playhouse will be raffled off, with proceeds going to local families and children in need of special assistance. Following are some of the programs which are provided:

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**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	27	\$ 4,826,842
Multi-family	7	2,955,548
Commercial	3	1,090,452
Remodel, repair, & additions	112	1,492,731
<b>Total</b>	<b>149</b>	<b>\$10,365,573</b>



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

Structure	Number of Units	Valuation
Single-family	19	\$ 3,771,101
Multi-family	2	153,283
Commercial	3	1,552,022
Remodel, repair, & additions	107	1,620,406
<b>Total</b>	<b>131</b>	<b>\$7,096,812</b>

**144 permits were applied for from January 15, 2007, to February 15, 2007.**

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- Counseling Family Life Program for pregnant/parenting teens.
- Day Program for mentally ill individuals.
- Infant Mental Health Program for parents with mental-health issues.
- Mentoring Program for children with parents who are incarcerated.
- Housing programs for the mentally ill and disabled families.

The experience for all who participated was a positive one. There was plenty of pizza, snacks, and laughs for everyone. By the end of the evening, the playhouse, with its custom barrel

public to see and purchase the raffle tickets. The goal is to sell 3,000 raffle tickets at \$10 each. So keep an eye open for more news as to when and where this "Ultimate Playhouse" will be showing up next.



domer and "swooped" rafters, was framed and ready for windows, trim, and siding. It is the plan of NVCSS to put the finished playhouse on a flatbed truck and have it at several locations throughout Redding for the



**Thank You to the Following Sponsors:**

- City of Redding Building Department
- First American Title Co.
- Harbert Roofing
- KMF Construction
- Moss Lumber
- Nichols, Melburg & Rossetto
- Redding Bank of Commerce
- Redding Record Searchlight
- Roseburg Forest Products
- Santa Cruz Mortgage of Redding
- Shasta Wood Products
- Sierra Pacific Windows
- Timberline Heating & Air Conditioning
- The Shasta Builders' Exchange
- The Sierra Cascade Logging Conference
- Tina's Interior Design Resources

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

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stormwater drainage, and traffic impacts, the development will have. LDD works in coordination with RMU and the Fire Department to ensure that the project developer is responsible for the fair share of infrastructure improvements resulting from the project's impacts to these utilities. As the project applicant becomes aware of these requirements, the project may be refined to address the City's concerns. When all the issues have been determined and addressed satisfactorily, written conditions are prepared by LDD and submitted to the Planning Division for incorporation into the final conditions of approval for the project. The Planning Division will then take this project, along with tentative plans and conditions of approval, to the appropriate approving body for approval.

After approval, LDD receives an application for grading and site development of the project. This will include submittal of a set of plans, specifications, and studies prepared by a registered civil engineer who represents the project applicant; the plans provide the details of how to build the approved project. LDD reviews these plans with guidance from the conditions of approval, the Redding Municipal Code, the City Construction Standards, and current City policies to determine the completeness of the submittal. LDD coordinates plan review with RMU; the Fire Department; and, on occasion, with outside agencies which may have some impact by the project. The details reviewed will include public right-of-way development issues, such as conformance with adopted infrastructure master plans (stormwater drainage, water, wastewater, and streets), traffic-control devices, interim and final erosion-control plans, pedestrian access, Americans with Disabilities Act (ADA) compliance, and right-of-way conformity. If the review reveals items which are not in conformance with applicable codes or the conditions of approval, a correction list with plans showing redline corrections is prepared and given to the project applicant's engineer. The applicant's engineer is responsible for the appropriate corrections and resubmittal of the corrected plans to the City. When the review reveals that the deficiencies have been corrected, the City Engineer will



sign the cover sheet, approving the grading and site development of the project.

The Engineering Division is responsible for construction inspection of the project, but not without the involvement of LDD. The two Divisions work together to ensure that the project is built per approved plan. Occasionally, some unknown items are found on the project site which require a change order to the approved plans. LDD will work with the applicant's engineer to review the prepared change-order plan and obtain the City Engineer's signature. Final inspection of the site for conformance with the approved plans, including approved change orders, is made by the Engineering Division, with the help of LDD, before acceptance of any public improvements.

Not only does LDD work on large projects, but it also provides support to the Building Division for review of building permit applications that only require minor site grading or an encroachment permit for frontage improvements and utility-service hookups. The same review with RMU, the Fire Department, and other agencies is coordinated as needed. Stand-alone encroachment

permits not related to any particular building or grading and site development, but which need plans for work within the public right-of-way, are reviewed as well. In addition, the LDD provides support to the Code Enforcement Division when grading or noncompliance action is taken against a property for illegal grading or improvements in the public right-of-way.

As may be expected, other items are within the responsibility of LDD. LDD took the lead in the recent update to the Grading Ordinance, which went into effect this year, as well as preparation of Traffic Impact Fee reimbursement agreements; encroachment permit agreements within public easements; over-sizing agreements for water, sewer, and roadway facilities; will-serve letters for water and sewer service; and deferred improvement agreement review and recommendation.

New development in the City of Redding will continue in a responsible way with the help of LDD, ensuring that quality improvements are provided by developers to enhance the community and minimize maintenance costs over the life cycle of the public improvements constructed.

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

### Board of Administrative Review

#### At its meeting on January 31, the Board

**Adopted the Negative Declaration and approved** an amendment to Use Permit UP-26-93, granting Redding Electric Utility approval to construct a second 45-megawatt, gas-fired turbine generator at its existing power plant on property located at 17120 Clear Creek Road.

**Approved** Site Development Permit SDP-I-07, granting Tractor Supply Company approval to expand an outdoor display area for a ranch and farm supply store on property located at 5455 Mountain View Drive.

#### At its meeting on February 14, the Board

**Approved** Parcel Map PM-19-06, granting Concept Development permission to divide two commercial buildings on 2.14 acres into 22 airspace condominiums on property located at 2620 and 2650 Larkspur Lane.

**Approved** Parcel Map PM-22-05, granting David Mahoney permission to subdivide 12.83 acres to create four lots for multiple-family residential development on property located at 821 St. Marks Street

### Planning Commission

#### At its meeting on January 23, the Planning Commission

**Adopted the Mitigated Negative Declaration and approved** an amendment to Use Permit UP-6-03, granting Gateway Pacific Properties permission to develop a large retail center (generally 178,000 square feet) on property located at 1085 and 1001 Hilltop Drive and 851 Browning Street. The project also consists of construction of project frontage and off-site street improvements necessary to widen Hilltop Drive and Browning Street and additional traffic-control measures.

**Approved a three-year extension** of Phase 2 of Tentative Subdivision Map S-6-98, The Vistas Subdivision, granting Terra Nova Development, LLC, approval to divide 127 acres into 122 lots on property located at 213, 355, and 455 Quartz Hill Road.

**Approved** Tentative Subdivision Map S-12-06, Saredo Estates Subdivision, by Parker Development, requesting approval to divide 2.63 acres into nine lots for development of single-family homes on property located at 2920 Felstet Lane.

#### At its meeting on February 13, the Planning Commission

**Recommended Adoption of the Negative Declaration and Approval to the City Council** of Tentative Subdivision Map Application S-6-06, Traviata Subdivision, Planned Development PD-4-06, and Rezoning Application RZ-5-06, by Traviata Development Group, LLC, requesting approval to divide 3.9 acres into 34 single-family residential lots on property located at 1347 Browning Street.

**Recommended Approval to the City Council** Abandonment Application A-5-06, by Signature Northwest Partnership, requesting abandonment of a portion of an open-space easement over portions of properties located at 3007 and 3049 Sunflow Drive and 3040 and 3052 Stonecrest Place.

**Continued to the meeting of March 13** Tentative Subdivision Map Application S-11-06, Palisades Heights Subdivision, by Noel Yi, requesting approval to divide 2.84 acres into 11 lots for development of single-family homes on property located at 1026 Palisades Avenue.

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

### Projects Currently Bidding

#### **BENTON AIRPARK DRAINAGE IMPROVEMENTS PHASE I**

BS 3970 (JOB. NO. 9200)  
 Engineer's Estimate: \$356,900  
 Engineer: Corri Zimmerman @ (530) 245-7120  
 Closes: March 22, 2007  
 Plans & Specs: \$30

### Bid Results

#### **CYPRESS BRIDGE REPLACEMENT**

BS 3987 (Job No. 2120)  
 Engineer's Estimate: \$47,000,000  
 Engineer: Jon McClain @ (530) 225-4170

**Apparent Low Bidder:**

Kiewit Pacific @ \$63,246,711

**Second Low Bidder:**

MCM Construction @ \$65,235,500

#### **HWY 273 AT LAKE BOULEVARD 12-INCH WATERLINE REPLACEMENT**

BS 3987 (Job No. 2120)  
 Engineer's Estimate: \$47,000,000  
 Engineer: Jon McClain @ (530) 225-4170

**Apparent Low Bidder:**

R.A. Martin Constructors @ \$60,970

**Second Low Bidder:**

Converse Construction @ \$69,488.84

**Third Low Bidder:**

Walberg Equipment @ \$71,058.12

#### **CONVENTION CENTER PARKING LOT LIGHTING**

BS 3991 (Job No. 8302)  
 Engineer's Estimate: \$12,500  
 Engineer: Dennis Russo @ (530) 245-7154

**Apparent Low Bidder:**

JB Excavating @ \$9,400

**Second Low Bidder:**

Wagner Electric @ \$11,277

**Third Low Bidder:**

Whitehawk Construction @ \$13,426

#### **ADA CURB RAMP PROJECT 2006-07**

BS 3984 (Job No. 8652)  
 Engineer's Estimate: \$31,500  
 Engineer: Dennis Russo @ (530) 245-7154

**Apparent Low Bidder:**

Ron Hale Construction @ \$33,460

**Second Low Bidder:**

Whitehawk Construction @ \$35,970

**Third Low Bidder:**

Sunrise Excavating @ \$36,239

#### **TIGER FIELD RENOVATION PHASE II — CONCESSION AREA REMODEL**

BS 3988 (Job No. 9586)  
 Engineer's Estimate: \$236,000  
 Engineer: Randy Luft @ (530) 225-4172

**Apparent Low Bidder:**

J.H. Mack Construction @ \$294,800

**Second Low Bidder:**

Donald Gallino @ \$356,375

**Third Low Bidder:**

United Building Contractors @ \$361,586

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Visit the City's Website  
[ci.redding.ca.us](http://ci.redding.ca.us)

## Contact Information

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