

DEVELOPMENT SERVICES DEPARTMENT

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Did you know...

82 percent of Central Valley commuters drive to work alone.

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 6

June 20, 2008

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

STORM WATER POLLUTION PREVENTION PRACTICES FOR CONTRACTORS AND BUILDERS

Stormwater runoff is part of a natural hydrologic process. However, human activities, particularly urbanization and agriculture, can alter natural drainage patterns and add pollutants to our rivers, lakes, and streams. Numerous studies have shown urban runoff from development to be a significant source of water pollution, in turn, limiting our ability to enjoy many of the benefits that water resources provide.

For many years, the effort to control stormwater in Redding has focused on water quantity (e.g., drainage, flood control) and only to a limited extent on the quality of the stormwater. However, since August 2005, Redding has been subject to state and federal permit requirements (NPDES permit) that dictate that the City and contractors proactively reduce sediment and other pollutants from entering our waterways.

The emphasis of the NPDES permit is eliminating pollution at its source on a year-round basis *before* it can cause environmental problems. During the coming year, the City of Redding Development Services and Transportation and Engineering Departments, along with Redding Municipal Utilities, will be working with the construction industry on implementing measures needed to comply with the NPDES requirements.

Following the pollution prevention Best Management Practices (BMPs) outlined below will help both the City and the contractor protect our waterways *and* avoid permit compliance problems.



BEST MANAGEMENT PRACTICES FOR CONTRACTORS AND BUILDERS

EROSION AND SEDIMENT CONTROL

BMP: Keep dirt, mud, and landscape materials off sidewalks, gutters, and streets to prevent pollutants from entering storm drains and watercourses.

- Long-term stockpiling or storing of materials is not allowed on streets or sidewalks.
- Storing of loose materials (dirt piles, landscape materials, etc.) should occur at least five feet behind the sidewalk.
- Cover stockpiled materials with tarps or plastic.
- Surround stockpiled materials with berms, fiber rolls, sandbags, or similar measures.
- Install sediment controls (silt fence, fiber rolls, matting) in back of the sidewalk.
- Stabilize soil with mulch for a distance of 20 feet behind sidewalk.
- Do not drive vehicles on unpaved areas during the rainy season and only park on pavement or other stabilized surfaces (gravel, etc.)

STORM WATER POLLUTION PREVENTION PRACTICES, CONTINUED



STREET CLEANING AND STORM-DRAIN INLET PROTECTION

BMP: Keep silt, construction materials, and contaminated runoff from entering storm drains and watercourses.

- Protect drop inlets with appropriate control measures, like block and gravel barriers, filter sacks, or sand bags.
- Regularly clean accumulated materials from drop inlets and remove debris to an appropriate area.
- Shovel, scrape, broom, or dry sweep the street and sidewalk prior to any rain event. Do not use water to remove accumulated materials.

SAW CUTTING

BMP: Keep saw slurry and contaminated runoff from entering storm drains and water courses.

- Use as little water as possible during saw cutting. Contain the slurry and protect storm-drain inlets with filter fabric.
- Absorb, vacuum, or shovel the slurry residue from pavement or gutter and dispose of properly when finished.

CONCRETE TRUCKS AND PUMPERS

BMP: Prevent any concrete/water mixture or other hazardous pollutants from entering storm drains, lakes, streams, or other waterways.

- Concrete trucks and pumpers must use a designated clean-up area for washouts. Do not wash concrete into storm drains.
- Place tarps under pumpers, and shovel off excess concrete mixture or spills.
- Use absorbent materials to capture oil/fuel leaks from the vehicles.



CONCRETE/STUCCO/PAINT AND OTHER LIQUID MATERIALS

BMP: Prevent stucco, concrete, paint, and wash water from entering storm drains and watercourses.

- If the mixer is placed on the street or sidewalk, place plastic or tarps under equipment.
- Clean up concrete mixture that is spilled on sidewalks or streets.
- Designate an appropriate area for washouts, and construct a berm around the washout area.
- Provide a designated area for workers to clean equipment and tools.
- If possible, provide a washout tub.
- Remove excess paint from equipment prior to washing.
- Never clean brushes or equipment in a street, gutter, storm drain, or watercourse.

PORTABLE RESTROOM FACILITIES

BMP: Prevent any wastewater or wash water from entering storm drains, lakes, streams, or other waterways.

- Place portable restroom facilities at least four feet from any sidewalk.

WASTE MANAGEMENT

BMP: Manage waste and discarded building materials to minimize the discharge of pollutants to storm drains and watercourses.

- Designate waste-collection areas away from streets, gutters, storm drains, and waterways, and dispose of materials on a regular basis.
- Cover Dumpsters during the rainy season.
- Do not dispose of hazardous waste in Dumpsters.



FINAL CLEANING OF DRAIN INLETS AND STORM DRAINS

BMP: When the project is complete, make sure that drain inlets in the area are cleaned and that the sumps at storm-drain manholes are also clear of any materials or pollutants generated by the project.

FOR MORE INFORMATION

The two websites below can provide more information on this topic, including details and illustrations on erosion- and sediment-control measures, City of Redding requirements, and alternative control measures.

City of Redding (COR) website:

www.ci.redding.ca.us/transeng/engineering/pwstdsearch.cfm

Go to Search by Section, then click on Grading/Erosion, then click on Submit Search.

California Stormwater Quality Association (CASQA) website:

www.cabmphandbooks.com/construction.asp (See Section 3)

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

Planning Commission

At its meeting on May 27, the Planning Commission

ADOPTED THE MITIGATED NEGATIVE DECLARATION AND APPROVED Tentative Subdivision Map Application S-1-06, Preserve Development Subdivision, by Clover Creek Development LLC, to divide 41.1 acres into seven parcels in two phases on property located at the northwest and southwest corners of Preserve Boulevard and Airport Road in "RM-15" Residential Multiple Family, "GO" General Office, and "GC" General Commercial Districts. Environmental Determination: Mitigated Negative Declaration.

ADOPTED THE NEGATIVE DECLARATION AND APPROVED Tentative Subdivision Map Application S-15-06, Mullen Parkway Subdivision, by Larry Goddard, to divide 1.89 acres into six lots for development of single-family homes on property located at 6655 and 6703 Mullen Parkway in an "RS-3" Residential Single Family District. Environmental Determination: Negative Declaration.

APPROVED Tentative Subdivision Map Application S-12-07, Lanning Avenue Subdivision, by Innovations Housing, to convert three existing parcels into six new lots to support development of affordable single-family residences. Certain zoning development standard concessions are being requested to support the project under authority of the State Density Bonus Law. The property is located along the north side of Grange Street, between Lanning Avenue and Leland Avenue, in an "RM-9" Residential Multiple Family District. Environmental Determination: Categorically Exempt.

ADOPTED ADDENDUM TO THE NEGATIVE DECLARATION AND APPROVED Tentative Subdivision Map S-25-05, Dana Pointe Subdivision (Formerly La Quercias), by Corpac Development, Inc., requesting approval to modify the project design from 28 lots with individual common-wall townhouse units on 2.2 acres to 8 lots for development of a total of 27 residential apartment units on property located at 1642 and 1644 Dana Drive and 1279 Old Alturas Road in an "RM-12-PD" Residential Multiple Family District with Planned Development Overlay District. Environmental Determination: Addendum to the Negative Declaration.

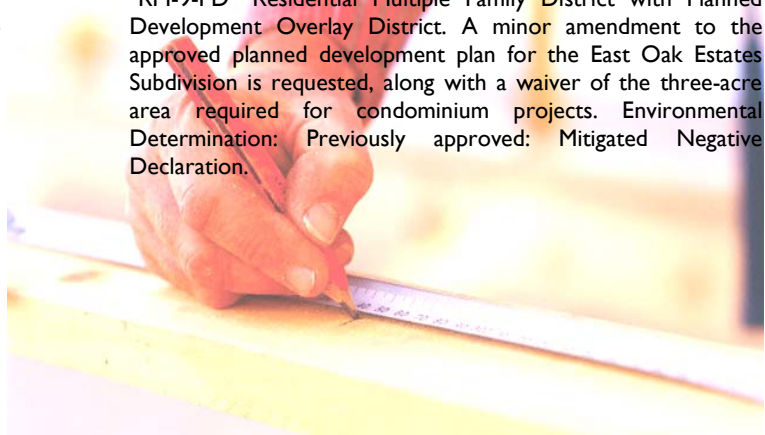
At its meeting on June 10, the Planning Commission

CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT EIR-2-06, for Tentative Subdivision Map Application S-13-05, Wyndham Pointe Subdivision, by Frank Coughlin and Tim Greenhood. Consideration of certification of the Final EIR for the project, which consists of the creation of 78 single-family residential lots on 29 acres located at 2705 Wyndham Lane (generally south of Wyndham Lane and east of the Anderson Cottonwood Irrigation District canal) in an "RS-3.5" Residential Single Family District.

APPROVED Tentative Subdivision Map Application S-13-05, Wyndham Pointe Subdivision, by Frank Coughlin and Tim Greenhood, to create 78 single-family residential lots on 29 acres located at 2705 Wyndham Lane (generally south of Wyndham Lane and east of the Anderson Cottonwood Irrigation District canal) in an "RS-3.5" Residential Single Family District. Environmental Determination: Environmental Impact Report (EIR).

ADOPTED THE MITIGATED NEGATIVE DECLARATION AND APPROVED Tentative Subdivision Map Application S-22-05, Perso Vigna Estates, by Mark Lascelles, requesting approval to divide 8.1 acres into 21 lots for development of single-family homes. The property is addressed 2385 and 2395 Waverly Avenue, but is accessed from Yvonne Court, and is zoned "RS-2" Residential Single Family District. Environmental Determination: Mitigated Negative Declaration.

ADOPTED ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION AND APPROVED Tentative Subdivision Map Application S-14-07, East Oak Condominiums, by East Oak Estates Partners, requesting approval to convert 5 existing fourplex apartment buildings into 20 separate residential condominium units (street addresses 1278, 1291, and 1294 Mighty Oak Lane and 1281 and 1299 Heavenly Oak Lane). The subject properties are zoned "RM-9-PD" Residential Multiple Family District with Planned Development Overlay District. A minor amendment to the approved planned development plan for the East Oak Estates Subdivision is requested, along with a waiver of the three-acre area required for condominium projects. Environmental Determination: Previously approved: Mitigated Negative Declaration.



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

Board of Administrative Review

There was no Board of Administrative Review meeting on May 27.

At its meeting on June 4, the Board of Administrative Review

APPROVED Site Development Permit SDP-6-08, by Northern Valley Catholic Social Service, to construct a 15-unit multiple-family complex for low-income, special-needs individuals on property located at 2465/2475 Beverly Drive and 2474/2476 Ramona Place in an "RM-6" Residential Multiple Family District. Environmental Determination: Categorical Exempt.

CONTINUED TO A DATE UNCERTAIN Site Development Permit SDP-23-06, amendment request by Risen King Community Church, to reduce the size and change the configuration of Phase I of the proposed church complex on approximately 20 acres located at 6100 Oasis Road in an "RM-6" Residential Multiple Family District. The revised Phase I of the church complex would consist of a church assembly building and modular administration and classroom facilities. The remaining portions of the church would be developed in multiple phases, with a total development of 113,718 square feet of buildings. Environmental Determination: Categorical Exempt.

APPROVED Site Development Permit SDP-29-06, by Guy Rents, for a tool- and equipment-rental business, including outdoor storage, on property located at 4051/4057 Eastside

Road in an "HC" Heavy Commercial District. Environmental Determination: Categorical Exempt.

APPROVED Site Development Permit SDP-I-08, by Continental Street Properties, LP, requesting approval to construct a three-story, 29,656-square-foot medical office building, with an additional 17,834-square-foot ground-level parking garage (47,490 total square feet) on property located at 1285/1255 Liberty Street, 1200 Continental Street, and 1020 Shasta Street in a "GO" General Office District. Environmental Determination: Mitigated Negative Declaration.

At its meeting on June 18, the Board of Administrative Review

APPROVED Parcel Map PM-I-08 by Mack Redding, LLC, to divide 5.18 acres into two industrial lots on property located at 4832 Mountain Lakes Boulevard in a "GI" General Industry District. Environmental Determination: Categorical Exempt.

APPROVED Site Development Permit SDP-7-08, by Scott Wilson (Kinderland Child Development Center), for a 2,016-square-foot expansion of an existing day-care facility on property located at 1620 Victor Avenue in an "LO" Limited Office District. Environmental Determination: Categorical Exempt.

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

Building permits finalized during the last four weeks:

Structure	Number of	Valuation
Single-family	25	4,592,090.81
Commercial	3	2,407,234.66
Remodel, repair, & additions	113	1,539,718.54
Total	141	8,539,044.01



143 permits were applied for from May 15, 2008, to June 15, 2008.

Building permits issued during the last four weeks:

Structure	Number of Units	Valuation
Single-family	25	5,259,533.73
Remodel, repair, & additions	133	3,134,853.83
Total	158	8,394,387.56

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

Projects Currently Bidding

CLEAR CREEK WASTEWATER TREATMENT PLANT REHABILITATION AND EXPANSION PROJECT BID PACKAGE 4

BS 4118 (Job. No. 2198)
 Engineer's Estimate: \$10,389,903
 Engineer: Jeff Tedder @ (530) 225-4421
 Plans & Specs: \$100
 Closes: June 19, 2008

JENNY CREEK SEWER REPLACEMENT PROJECT

BS 4142 (Job. No. 2271)
 Engineer's Estimate: \$1,591,000
 Engineer: Corri Zimmerman @ (530) 245-7120
 Plans & Specs: \$30
 Closes: June 19, 2008

REJUVENATING SCRUB SEAL AND MICROSURFACE PROJECT

BS 4152 (Job. No. 2302)
 Engineer's Estimate: \$1,073,000
 Engineer: Ron DeMaagd @ (530) 245-7113
 Plans & Specs: \$30
 Closes: June 24, 2008



Bid Results

TRAFFIC SIGNAL INSTALLATION AT THE INTERSECTION OF QUARTZ HILL ROAD AND BENTON DRIVE

BS 4137 (Job No. 2137)
 Engineer's Estimate: \$300,000
 Engineer: Corri Zimmerman @ (530) 245-7120
 Apparent Low Bidder:
 H & H Electric @ \$234,674
 Second Low Bidder:
 Northern Industrial Electric @ \$249,775.20
 Third Low Bidder:
 Richard Heaps @ \$264,847.75

AIRPORT ROAD 12- AND 16-INCH WATER MAIN

BS 4126 (Job No. 2291)
 Engineer's Estimate: \$777,000
 Engineer: David Braithwaite @ (530) 225-4473
 Apparent Low Bidder:
 N & T, Inc. @ \$507,426
 Second Low Bidder:
 Bobby Martin Construction @ \$586,874
 Third Low Bidder:
 River City Construction @ \$598,384

2008 POLYMER MODIFIED ASPHALT-RUBBER (PMAR) CHIP SEAL & MICROSURFACE

BS 4150 (Job No. 2295)
 Engineer's Estimate: \$1,072,684.35
 Engineer: Ron DeMaagd @ (530) 245-7113
 One Bidder:
 International Surfacing System @ \$1,153,176

DOWNTOWN MALL ROOF REMOVAL PROJECT PHASE II

BS 9027 (Job No. 9491)
 Engineer's Estimate: \$1,900,000
 Engineer: Chris Hanna @ (530) 225-4416
 Apparent Low Bidder:
 J.B. Excavating @ \$1,455,000
 Second Low Bidder:
 MDS Engineering & Construction @ \$1,769,598
 Third Low Bidder:
 Stewart Engineering @ \$1,810,300

STILLWATER BUSINESS PARK-PHASE I A

BS 4121 (Job No. 2126/2292)
 Engineer's Estimate: \$17,000,000
 Engineer: James Triantafyllou @ (530) 245-7232
 Apparent Low Bidder:
 J.F. Shea @ \$12,451,639.50
 Second Low Bidder:
 Axner Excavating @ \$13,435,347.75
 Third Low Bidder:
 McGuire & Hester @ \$13,631,902

CLEAR CREEK WASTEWATER TREATMENT PLANT 2008 SLUDGE DREDGING

BS 4145 (Job. No. 5331-62)
 Engineer's Estimate: \$100,500
 Engineer: Ryan Bailey @ (530) 225-4163
 Apparent Low Bidder:
 Synagro @ \$89,250
 Second Low Bidder:
 California Dredging Co. @ \$89,872
 Third Low Bidder:
 AWS Engineering @ \$99,500

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Visit the
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website at
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Cypress Bridge Update—City Council Approves a Change Order to Accelerate Reconstruction of Intersections

The City Council has approved a significant change order to accelerate and compress the reconstruction of the Cypress Avenue/Athens Avenue and Cypress Avenue/Hartnell Avenue intersections by allowing the contractor to completely close Cypress Avenue for two consecutive weekends this summer. The closures will extend from just west of Athens Avenue to just east of Hartnell Avenue and will last from 6 p.m. on a Friday to 6 a.m. on a Monday. The dates for the closures have not been set, but it is anticipated that the contractor will schedule the closures sometime in August. The public notification effort will begin approximately 2 weeks prior to the closures once the exact dates are known. The basis for this change is to reduce delays on Cypress Avenue anticipated with the planned intersection reconstruction work this summer. A major issue that has evolved with this project has been the traffic delays on Cypress Avenue. Several businesses in the vicinity of the project have raised concerns that the original staged construction schedule would create an extended hardship and have asked that the City minimize the duration of the work. The initial cost of accelerating the work is approximately \$250,000. It should be noted that there are risks associated with this change, including hitting buried manmade objects, encountering unsuitable subgrade material, and utility conflicts. These risks, estimated in the order of \$100,000, with the potential for delaying the reopening of Cypress Avenue by several hours, are not reflected in the change order amount. Although the cost of the change order is significant, the reduction in delays and detours will benefit the businesses in the vicinity of the project to help offset the costs.



Contact Information

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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

Director	Brian Crane	245-7155	bcrane@ci.redding.ca.us
Airports	Rod Dinger	224-4321	rdinger@ci.redding.ca.us
Engineering	Jon McClain	225-4025	jmclain@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	Gary Otremba	225-4374	gotremba@ci.redding.ca.us
Survey Information	Bruce Watkins	245-7173	bwatkins@ci.redding.ca.us



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