

- 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 3

March 23, 2007

ROLE OF THE PERMIT CENTER DIVISION

We complete our series on what services the Development Services Department provides with a focus on the role of the Permit Center Division.

The Permit Center Division is the customer service face of the Development Service Department, Transportation and Engineering Department, Redding Area Bus Authority, and Fire Department. In that role, most of these Divisions have applications for service and also have permits that need to be issued. These permits are typically issued or taken in



to be processed by Permit Center staff. Permit intake and issuance includes building permits, planning permits, grading permits, encroachment permits, burn permits, and RABA demand-response bus passes.

The Division is also responsible for much of the information customers receive. Several hundred handouts are maintained and sometimes created by Permit Center staff. Most of these handouts are also maintained at the Permit Center webpage at www.ci.redding.ca.us/devsrv/permits/index.html.



While it is usually best to call ahead and make an appointment to see staff, the Permit Center staff of eight, pulled from several departments, is always available to answer questions and get you pointed in the right direction. You can get information on floodplain locations, allowable uses for a piece of land, direction on how to process an application, fee estimates, permit statistics, locations of underground utilities, and information on burn seasons and other fire-related topics.

The whole idea behind the Permit Center is that you can come to one location to get the answers you need to development-related questions. It doesn't seem like such a novel idea. However, many years ago, City services and information were obtained by going from department to department, collecting "sign-offs"

(Continued on page 3)



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	23	\$ 4,578,959
Multi-family	15	1,232,187
Commercial	4	251,951
Remodel, repair, & additions	79	1,924,293
Total	121	\$7,987,390



140 permits were applied for from February 15, 2007, to March 15, 2007.

Building permits issued during the last four weeks:

Structure	Number of Units	Valuation
Single-family	18	\$ 4,428,839
Multi-family	0	0
Commercial	1	9,999
Remodel, repair, & additions	105	2,315,049
Total	124	\$6,753,887

CHANGES TO MODEL BUILDING CODE

Following three days of testimony and hearings, the California Building Standards Commission (CBSC) unanimously adopted the State-agency amendment packages to the model codes in the late afternoon of Tuesday, January 30, 2007.

The actions of the CBSC to approve the amendment packages constitute a State adoption of the 2006 International Building Code, 2006 International Fire Code, 2006 Uniform Mechanical Code, and 2006 Uniform Plumbing Code. These amendment packages to the model codes will create the 2007 editions of the California Building, Fire, Mechanical, and Plumbing Codes.

Publication of the new codes is on track for late July 2007 and is scheduled to become effective in late January 2008. This model code adoption brings California into step with the rest of the nation, since it will now be using a State code which is based upon the International Building Code.

A major challenge that lies ahead will be that of training and education for City staff and construction industry professionals alike. According to Building Official Bill Nagel, the new codes are significantly different than past codes, and learning to apply the new codes will take a considerable

amount of time and effort on everyone's part. In addition to internal training of Department staff, the Building Division will partner with California Building Officials (CALBO), Shasta Cascade ICC, Shasta Cascade Structural Engineers, Shasta Builders' Exchange, and others to bring training opportunities to the area.

Due to these efforts, Redding has been chosen as 1 of 12 cities in the State for the CALBO Training Institute to provide training opportunities. To date, 18 different courses, spread over 3 days in June and 3 days in September, have been scheduled. These courses are geared towards government employees, designers, and builders. Redding will be the only City in the State north of Sacramento where such training is available. More information on this training is available at: http://www.calbo.org/build_dept/Training/EdWeekDetail.aspx?EduWeekNum=28 and http://www.calbo.org/build_dept/Training/EdWeekDetail.aspx?EduWeekNum=17.

While the transition will have with it some growing pains, it will be well worth the effort as it brings California into the 21st century from a current Building Safety Code that is a decade old.

Permit Center Division — <http://www.ci.redding.ca.us/devserv/permits/index.html>

(Continued from page 1)

at each location, ending up at the Treasurer's office to pay for the services incurred. When the new City Hall was built, there was a strong desire to make the system more convenient for customers. Today, you can come to one workstation at the Permit Center, and all staff will be brought to your location to discuss your issues. You can pay for your purchases or deposits at the same location.

The other major goal of the Permit Center was to increase the level of communication among staff of the different departments working on a particular project. The Planning and Building and Code Enforcement Divisions have both assigned project managers to applications for the purpose of coordinating information that relates to the project. While this has helped the

situation, there remains some issues yet to be resolved. With more than 100 staff involved in the Development Services and Transportation and Engineering Departments alone, good communication still remains an issue. The goal of the Development Services Department and the Permit Center is to one day be able to purchase or develop an automated project tracking system which will allow staff in all departments to view, update, comment on, and research any project with the goal of delivering processed applications to our customers in the shortest amount of time, with complete information, in a system that engages every required department or division.

The Mission Statement of the Permit Center is "Providing information and assistance with courtesy and respect, helping customers reach their land development goals." We try to do that with every customer, every day.

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

Board of Administrative Review

At its meeting on February 28, the Board

Approved Site Development Permit SDP-1-07, granting Russell Shaw permission to construct a 17,000-square-foot medical office building at 1752 Oregon Street with an associated off-site parking lot at 1703 Sacramento Street and 1824 Oregon Street. Also granted was a two-foot reduction to the required ten-foot side-yard building setback adjacent to an alley.

At its meeting on March 14, the Board

Approved Site Development Permit SDP-23-06, granting Risen King Community Church permission to

develop a new church complex on approximately 20 acres on property located at 6100 Oasis Road. The church complex would consist of a church-assembly, administration, and classroom facilities developed in two phases with a total development of 113,718 square feet of buildings.

Approved Site Development Permit SDP-2-07, granting JSR Properties permission to rebuild a restaurant destroyed by fire on property located at 202 Hemsted Drive. The restaurant would have the same seating capacity as the prior structure.

Planning Commission

At its meeting on March 13, the Planning Commission

Continued to the meeting of March 27, 2007, Tentative Subdivision Map Application S-11-06, Palisades Heights Subdivision, by Noel Yi, requesting approval to divide 2.84 acres into 10 lots for development of single-family homes on property located at 1026 Palisades Avenue.

Approved Variance V-3-06, granting Hamid Rabiee permission to encroach in the required creek-corridor setback for construction of improvements related to a medical office building on property located at 3600 Eureka Way (northwest corner of Eureka way and Sunset Drive).

(Continued on page 4)

(Continued from page 3)

Certified Final Environmental Impact Report EIR-1-06 for the proposed expansion of the existing Wal-Mart store at 1515 Dana Drive (Use Permit Application UP-8-04.

Approved Use Permit UP-8-04, granting Wal-Mart permission to expand the existing 127,904-square-foot Wal-Mart store at 1515 Dana Drive by 92,677 square feet and the outdoor garden sales area to 23,300 square feet (total store size of 243,881 square feet).

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 and Specs: \$30

Addendum No. 1: March 16, 2007

Addendum No. 2: March 16, 2007

RYAN LANE 8 INCH WATER MAIN

BS 4003 (Job No. 2262)

Engineer's Estimate: \$72,600

Engineer: Corri Zimmerman @ (530) 245-7120

Closes: March 29, 2007

Plans and Specs: \$25

COURT STREET 8-INCH WATER MAIN REPLACEMENT

BS 4001 (Job No. 2252)

Engineer's Estimate: \$897,000

Engineer: Chris Hanna @ (530) 225-4416

Closes: April 10, 2007

Plans and 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 3985 (Job No. 2991)

Engineer's Estimate: \$90,875

Engineer: Corri Zimmerman @ (530) 245-7120

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 2006-2007

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

(Continued on page 5)

(Continued from page 4)

**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

**Buckeye Water Treatment Plant Expansion —
Construction Update**

Construction work at the Redding Municipal Utilities' Buckeye Water Treatment Plant continues.



The plant is being expanded from a treatment capacity of 7 million gallons of water per day (MGD) to 14 MGD. Crews from prime contractor MDS Engineering and Construction and subcontractor M&J Electric took advantage of the abnormally dry weather we have had this winter to keep the project moving forward.

Construction activities have included ongoing rebar and slab installation work in the new flocculation and sedimentation basins and installation of new lighting, electrical panels, and other components at various locations around the plant.

The plant was completely shut down in February and March to allow for the blasting and coating of the interior of the onsite filter washwater storage tank. A painting crew from subcontractor Hansen Painting removed the old interior coating and replaced it with a new epoxy coating system. The plant shutdown also allowed time for critical interties between the existing and new portions of the plant to be installed. These interties included the raw-water inlet pipeline, which will provide an alternate path for water to enter the plant for treatment and the sludge drain



pipeline, which will allow RMU personnel to drain out accumulated particles from the bottom of the new basins. The plant will go back into service in early April.

Construction work on the \$5.3 million plant expansion project started in October 2006. Future work will include construction of the filter units, flocculator installation, and various other upgrades to the facility. Work on the project is scheduled to be completed in April 2008.



DEVELOPMENT SERVICES

DEPARTMENT

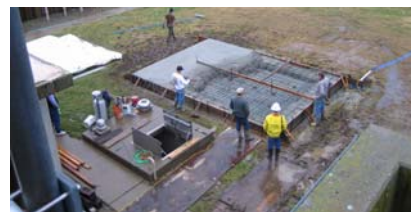
- BUILDING
- GIS
- LAND DEVELOPMENT
- PERMIT CENTER
- PLANNING

TRANSPORTATION AND ENGINEERING DEPARTMENT

- AIRPORTS
- ENGINEERING CAPITAL
- RABA
- STREETS
- TRAFFIC OPERATIONS

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

Clear Creek WWTP — Construction Update



Construction work continues on the \$3.65 million first phase of the Clear Creek Wastewater Treatment Plant Rehabilitation and Expansion Project. Work by the prime contractor, Tico Construction, as well as various subcontractors, has started on the Chlorine Storage and Disinfection building.



This facility houses large containers of chlorine (used to disinfect the treated wastewater as it moves through the chlorine contact basin and river outfall pipeline) and sulfur dioxide (used to dechlorinate the water just before it leaves the plant and enters the Sacramento River). Work being performed on this facility includes constructing external walls to completely

enclose the building, as well as constructing internal walls to separate the storage areas for the two different chemicals. In addition, all metering and dosing equipment will be replaced, new hoist and monorail systems will be installed to assist with the loading and unloading of the chemical containers off delivery trucks, a fire sprinkler system will be installed, and a high-flow ventilation system with an emergency gas scrubbing system will be constructed.

Work on the Chlorine Storage and Disinfection building is scheduled to be completed in June 2007. Future construction items to be completed in this bid package include installation of a new 335 HP influent pump, construction of an odor-control biofilter, and installation of new screening equipment in the plant headworks. Construction on Bid Package I is scheduled to be completed in September 2007.

Contact Information

Development Services Department

Director	Jim Hamilton	225-4122	jhamilton@ci.redding.ca.us
Building	Bill Nagel	225-4127	bnagel@ci.redding.ca.us
GIS	Jim Coats	225-4468	coats@ci.redding.ca.us
Land Development	Gary Otremba	225-4374	gotremba@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

Director	Barry Tippin	245-7155	btippin@ci.redding.ca.us
Airports	Rod Dinger	224-4321	rdinger@ci.redding.ca.us
Engineering	Bob Russell	225-4156	rrussell@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	Frank Hogue	225-4170	fhogue@ci.redding.ca.us



City of Redding
 777 Cypress Avenue
 Redding, CA 96001