

DEVELOPMENT SERVICES 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.

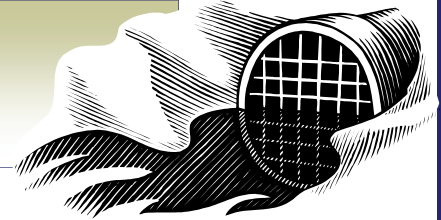
THE LATEST DEVELOPMENTS



Issue 5

May 18, 2007

NEW REQUIREMENTS ESTABLISHED WITH THE SWIMMING POOL SAFETY ACT



On January 1, 2007, a new law went into effect in California regarding the safety and security of swimming pools and spas located at private homes.

The Swimming Pool and Spa Safety Act (AB2977) requires that an "anti-entrapment cover" be installed at the suction outlet of an existing pool and/or spa any time a building permit is issued for the remodel or modification of the home. The law applies to building permits associated with single-family homes and includes electrical, plumbing, and mechanical permits.

As a result of the new requirement, the Building and Code Enforcement Division is required to add an anti-entrapment inspection requirement to single-family home building permits. Prior to approving the final inspection

of a home remodel, repair, or alteration permit issued after January 1, 2007, a building inspector must verify that an anti-entrapment device is installed in an existing pool, spa, or toddler pool within the property boundaries for the address shown on the permit. Property owners with pools who do not obtain the proper permits or inspections for a home remodel, repair, or alteration could be exposing themselves to a potential tragedy.

Hair entanglement is far and away the most common drain-related hazard to children between the ages of two and six. When bathers or swimmers place their heads in the vicinity of active pool drains, their hair may become entangled in the drain cover or grating.

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GENERAL PLAN UPDATE COMMITTEE

The General Plan Update Committee, appointed by the City Council in late 2006, continues its work to review several land use and policy areas of the General Plan. These areas include community building-height limitations and the mix and availability of single-family, multiple-family, and regional commercial lands necessary to continue to serve a growing population. In addition to reviewing the General Plan and Zoning Ordinance, the Committee has been working on the following items:

- **Community Building Heights:** The Committee has identified five broad geographic areas of the City where taller buildings may be appropriate. The Committee has asked staff to provide photographic visual simulations of what those buildings may look like from various public areas, such as major streets, the Park Marina area, and public properties like Turtle Bay, prior to making a recommendation on particular areas or sites. Those simulations require specialized

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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	25	\$ 5,255,091
Multiple-family	54	4,719,587
Commercial	9	10,049,572
Remodel, repair, & additions	100	1,278,537
Total	188	\$21,302,787



160 permits were applied for from April 15, 2007, to May 15, 2007.

Building permits issued during the last four weeks:

Structure	Number of Units	Valuation
Single-family	24	\$ 5,240,546
Multiple-family	0	0
Commercial	7	3,171,247
Remodel, repair, & additions	140	1,810,930
Total	171	\$10,222,723

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From 1978 to 1996, the Consumer Products Safety Commission reported 49 entanglements (including 13 deaths) where the victims' heads were held under the water in spas, hot tubs, and whirlpools.

All residents who own a spa or pool are encouraged to consider this potential safety hazard. Those obtaining a building permit for a remodel for a home with a swimming pool or spa should inspect the pool or spa for anti-entrapment safeguards.

Fortunately, there are readily available products that can be installed on pools that were constructed without anti-entrapment protection. Existing pools can be retrofitted with a drain cover specifically designed to prevent



entrapment. The new anti-entrapment cover simply replaces the existing drain cover. In most cases, the cost of the anti-entrapment cover is less than \$50 (not including installation) and can be installed without draining the pool or spa.

Building-inspection staff can assist residents in determining whether or not an existing pool or spa is equipped with an anti-entrapment safeguard. For information regarding installation, contact a local pool contractor or pool maintenance company. A person with complete understanding of pool-pump equipment must complete the installation.

Let's make this summer a safe one and take every precaution possible for our children when it comes to pool use.

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

Board of Administrative Review

At its meeting on April 25, the Board

Approved Site Development Permit SDP-7-07, granting Joe and Jon Baker permission to construct fully enclosed boat and recreational-vehicle storage units on property located at 1644, 1660, 1676, and 1692 Wedding Way.

Approved Parcel Map PM-24-06, granting Dayna Speers permission to divide 0.65 acre to create two lots for single-family residential development in conjunction with a property line adjustment on property located at the corner of Laver Street and Wimbledon Drive, addressed as 3258 Laver Street and 3660 and 3690 Wimbledon Drive.

Referred to the Planning Commission Tentative Subdivision Map Application S-13-06, Lakeridge Cottages Subdivision; Planned Development Application PD-6-06; General Plan Amendment Application GPA-9-06; and Rezoning Application RZ-12-06, by Thomas Martin and Associates, requesting approval to develop a 45-unit, small-lot single-family subdivision on 4.9 acres located at 11106 Campers Court. A General Plan amendment and rezone are requested to support the project: rezone from "GC" General Commercial District to "RM-9-PD" Residential Multiple Family District with Planned Development Overlay District and General Plan amendment from "Residential, 2 to 3.5 units per acre," "Residential, 6 to 10 units per acre," and "Greenway" to "Residential, 6 to 10 units per acre" (entire site).

At its meeting on May 9, the Board

Approved Site Development Permit SDP-D-5-07, granting Redding Masonic Association permission to construct a 5,500-square-foot lodge building and for a shared parking agreement with Shascade Community Services on property located at 160 and 195 Masonic Avenue.

Approved Parcel Map PM-23-06, granting Chris Corrigan permission to divide 7.2 acres into four lots on property located at 5751 Cedars Road.

Approved the final plans for Tentative Subdivision Map S-21-05, Monaco Subdivision, by Affordable Housing Investments, LLC, for the conversion of an existing 24-unit apartment complex into 24 air-space condominium units located at 3220 C Street.

Referred to the Planning Commission Tentative Subdivision Map Application S-2-06 and Planned Development Application PD-1-06, Lowden Lane Subdivision, by Sameer Kaul and Vivian Cheng, proposing to divide 4.3 acres into 29 single-family residential lots for a model-home subdivision, consisting of attached and detached units. The project includes an off-site road extension to Bechelli Lane for access to the property. The request includes Rezoning Application RZ-2-06 to include the "PD" Planned Development Overlay District.

Planning Commission

At its meeting on May 8, the Planning Commission

Adopted the Negative Declaration and approved Use Permit UP-7-04, granting Gary Larsen, RMP, LLC, permission to develop 90 lots for Phase II of the Los Robles Estates Mobile Home Park, a mobile home community on approximately 24.6 acres, located at 994 Redwood Boulevard. The application also includes a request for a minor encroachment into the Boulder Creek floodplain for an access road.

Recommended to the City Council adoption of the Mitigated Negative Declaration and approval of Tentative Subdivision Map Application S-13-06, Lakeridge Cottages Subdivision; Planned Development Application PD-6-06; General Plan Amendment Application GPA-9-06; and Rezoning Application RZ-12-06, by Thomas Martin and Associates, requesting permission to develop a 43-unit, small-lot single-family subdivision on 4.9 acres located at 11106 Campers Court.

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

Projects Currently Bidding

SAFE ROUTES TO SCHOOL (SR2S) — LAKE BOULEVARD SIDEWALK IMPROVEMENTS

BS 4013 (Job No. 2284)
 Engineer's Estimate: \$383,000
 Engineer: Ryan Bailey @ (530) 225-4163
 Closes: May 24, 2007
 Plans & Specs: \$25

CLOVER CREEK PRESERVE MAINTENANCE BUILDING

BS 3949 (Job No. 2124-78)
 Engineer's Estimate: \$80,000
 Engineer: Chris Hanna @ (530) 225-4416
 Closes: May 31, 2007
 Plans & Specs: \$20

REPLACE AC SURFACING 2007

BS 4033 (Job No. 2294)
 Engineer's Estimate: \$561,500
 Engineer: Ron DeMaagd @ (530) 245-7113
 Closes: June 14, 2007
 Plans & Specs: \$25

SEWER SEALING PROJECT 2007

BS 4005 (Job No. 2289)
 Engineer's Estimate: \$450,000
 Engineer: Darren Langfield @ (530) 224-4469
 Closes: June 21, 2007
 Plans & Specs: \$20

Bid Results

CLEAR CREEK WASTEWATER TREATMENT PLANT 2007 SLUDGE DREDGING

BS 4020 (Job No. 5331)
 Engineer's Estimate: \$150,000
 Engineer: Dennis Russo @ (530) 245-7154

Apparent Low Bidder:

AWS Engineering @ \$128,604

Second Low Bidder:

California Dredging Co. @ \$159,214

Third Low Bidder:

JND Thomas Co. @ \$181,969

HILLTOP DRIVE WIDENING OVER STATE HIGHWAY 44

BS 4012 (Job No. 2048)
 Engineer's Estimate: \$3,100,000
 Engineer: Chuck Aukland @ (530) 245-7156

Apparent Low Bidder:

Shasta Constructors @ \$3,344,685.50

Second Low Bidder:

J.F. Shea @ \$3,792,647.50

Third Low Bidder:

Blaisdell Construction @ \$3,896,568.75

SEWER REPLACEMENT IN THE ALLEY BETWEEN CALIFORNIA STREET AND MARKET STREET FROM PLACER STREET TO SACRAMENTO STREET

BS 4014 (Job No. 2993-64)
 Engineer's Estimate: \$97,000
 Engineer: Chris Hanna @ (530) 225-4416

Apparent Low Bidder:

Leckey Land Clearing @ \$86,998.35

Second Low Bidder:

Jason Abel Construction @ \$87,658

Third Low Bidder:

Solid Rock Construction @ \$88,900

COURT STREET 8-INCH WATER MAIN REPLACEMENT

BS 4001 (Job No. 2252)
 Engineer's Estimate: \$897,000
 Engineer: Chris Hanna @ (530) 225-4416

Apparent Low Bidder:

RA Martin Constructors @ \$828,800.40

Second Low Bidder:

Bobby Martin Construction @ \$899,433

Third Low Bidder:

Guiton & Son Construction @ \$1,027,326

BENTON AIRPARK DRAINAGE IMPROVEMENTS, PHASE I

BS 3970 (Job No. 9200)
 Engineer's Estimate: \$356,900
 Engineer: Corri Zimmerman @ (530) 245-7120

Apparent Low Bidder:

Site Work Solutions @ \$310,296.75

Second Low Bidder:

Guiton & Son Construction @ \$324,685

Third Low Bidder:

JB Excavating @ \$325,072

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City of Redding
 777 Cypress Avenue
 Redding, CA 96001

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expertise and are currently being prepared. They should be available for review and consideration by the Committee in June.

• **Regional Commercial Land Supply:**

The Committee determined that there is currently a deficit in the amount of vacant, developable regional commercial lands necessary to satisfy current demand for "large-format" (i.e., big box) users. This is primarily due to interchange-capacity constraints in the Oasis Road Specific Plan area and the lack of vacant lands around Hilltop Drive/Dana Drive that can accommodate those uses. In the Committee's opinion, the City should identify suitable sites to accommodate the "pent-up demand" for large-format uses in order to avoid haphazard requests for General Plan amendments.

After reviewing nine separate sites, the Committee determined that the most appropriate sites for further consideration by the Planning Commission and City Council are lands generally located near the State Route 44/Old Oregon Trail interchange and the Interstate 5/South Bonnyview interchange. The Committee also acknowledged that the Kmart/Ross site may also be appropriate as an infill-type site. As part of this task, the Committee will begin reviewing General Plan policies related to commercial land uses.

It appears that the Committee is on track to complete its work by the end of the year, if not sooner. If you have any questions, please feel free to contact Development Services Director Jim Hamilton at 225-4122 or Senior Planner Kent Manuel at 225-4029.

Contact Information

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