

DEVELOPMENT SERVICES DEPARTMENT

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

TRANSPORTATION AND ENGINEERING DEPARTMENT

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

Did you know...

The Central Valley Project delivered 6.6 million acre feet of water for cities, agriculture, and wildlife this year.

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 23, 2008

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

Flood Preparation: Protecting Life and Property and Minimizing Costs

As a result of a five-year cycle review, the City of Redding has received confirmation from the Department of Homeland Security, Federal Emergency Management Agency (FEMA), that the City will retain its high rating of a Class 6 Community in the National Flood Insurance Program (NFIP) Community Rating System (CRS) for its efforts in floodplain management. The Class 6 rating qualifies flood insurance policy holders in the community for a 20 percent discount in the premium costs for NFIP policies issued or renewed in designated floodplain areas.

The CRS is a successful FEMA program designed to meet three goals: (1) advance floodplain safety and reduce flood losses, (2) facilitate accurate insurance rating, and (3) promote the awareness of flood insurance. More than 15 years ago, the CRS was created as an incentive program based on a partnership of government agencies and insurance industry experts to provide flood insurance premium reductions in recognition of proactive community floodplain management efforts.

Modeled after the insurance industry's Community Fire Rating System, the CRS provides discounts in 5 percent increments for each of 10 rating classes. A community accrues points to improve its CRS class rating and receive increasingly higher discounts. Points are awarded for engaging in any of 18 creditable activities, organized under four categories:

- Public Information
- Mapping and Regulation
- Flood Damage Reduction
- Flood Preparedness

The CRS was implemented in 1990 with 300 communities. By 2006, the number of CRS communities had grown to 1,049. Most communities, approximately 69 percent, are rated as Classes 9 and 8. Class 6 communities, which includes the City of Redding, represent only 8 percent of all participants.

The City of Redding has been a CRS community since July of 1996. The City initially received a Class 9 rating. The following year, the City strengthened its overall Floodplain Management Program and was upgraded to a Class 7 rating. In 2001, the City was successful in achieving a Class 6 rating. The rating improvements have resulted in a cost savings to those citizens in need of flood insurance.



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

Planning Commission

At its meeting on April 22, the Planning Commission

Approved Amendment to Use Permit UP-57-93, by Living Hope Compassion Ministries, requesting approval for a 1,920-square-foot addition and internal/external remodel of an existing community social-service facility on property located at 1043 State Street in an "HC" Heavy Commercial District. **Continued from the meeting of March 25, 2008.** Environmental Determination: Categorically Exempt.

Recommended adoption of Mitigated Negative Declaration and Approval to the City Council, Tentative Subdivision Map Application S-7-07, Planned Development Plan Application PD-6-07, and Rezoning Application RZ-1-07, Lakeridge Oaks Subdivision, by Thomas Martin and Associates, requesting approval to develop a 79-unit single-family residential planned development subdivision in three phases on 21.9 acres located in north Redding at 11050 and 11106 Campers Court. The rezone would add the "PD" Planned Development Overlay District to the base "RM-9" District zoning over the entire site and allow construction of single-family units in the "RM" District and use of reduced lot sizes and variable building setbacks.

At its meeting on May 13, the Planning Commission

Recommended Adoption of Ordinance to the City Council, Proposal by the City of Redding to adopt an ordinance that would add Chapter 18.23, Historic/Architectural Preservation, to the Redding Municipal Code and establish the Local Register of Historic Places by Resolution of the City Council. This Code chapter would implement the State Mills Act Historic Property Tax Abatement Program by establishing procedures to certify properties as "Qualified Historic Properties," enabling property owners to enter into long-term contracts with the City to preserve/restore their historic properties in exchange for receiving property tax relief. The proposed City Council resolution would adopt the Local Register of Historic Places and allow property owners to participate in the Mills Act Program. The Development Services Director has determined that the proposed ordinance and resolution are not subject to the provisions of the California Environmental Quality Act, since the actions will not result in direct or indirect physical changes to the environment.

Considered – Presentation and workshop with representatives of the Shasta County Regional Transportation Planning Agency regarding "ShastaFORWARD" Blueprint Planning Effort.

Board of Administrative Review

At its meeting on April 23, the Board of Administrative Review

Approved Site Development Permit SDP-13-07, which granted Tower Energy Group approval to replace an existing 3,000-square-foot market with an 8,000-square-foot market located at 1495 Lake Boulevard at the southeast corner of Lake Boulevard and Oasis Road in a "GC" General Commercial District. Amendment request to add a 1,000-square-foot car wash. Environmental Determination: Categorically Exempt.

Approved Site Development Permit SDP-5-08, by Craig Brandol, requesting approval to establish a commercial recreational radio-controlled-car race track on property located at 3737 Meadowview Drive in a "GI" General Industry District. Environmental Determination: Categorically Exempt.

Referred to the Planning Commission Tentative Subdivision Map Application S-15-06, by Larry Goddard, requesting approval to divide 1.89 acres into six lots for development of single-family homes on property located at 6655 Mullen Parkway in an "RS-3" Residential Single Family District. Environmental Determination: Mitigated Negative Declaration.

At its meeting on May 7, the Board of Administrative Review

Approved two-year extension for Parcel Map PM-20-01, which granted Marlene Hughes permission to divide 2.29 acres into four single-family residential lots on property located at 1605 Mistletoe Lane in an "RS-3" Residential Single Family District. Environmental Determination: Categorically Exempt.

Approved Site Development Permit SDP-19-07, by John West, requesting approval to replace a house destroyed by fire that was constructed within the Prince Drive right-of-way on property located at 1002 California Street in an "RM-20" Residential Multiple Family District. The proposed reconstruction will eliminate the encroachment into the right-of-way and result in a zero setback from the street. Environmental Determination: Categorically Exempt.



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

Projects Currently Bidding

STILLWATER BUSINESS PARK-PHASE IA

BS 4121 (Job No. 2126/2292)
 Engineer's Estimate: \$17,000,000
 Engineer: James Triantafyllou @ (530) 245-7232
 Plans & Specs: \$50
 Closes: May 22, 2008

DOWNTOWN MALL ROOF REMOVAL PROJECT PHASE II

BS 9027 (Job No. 9491)
 Engineer's Estimate: \$1,900,000
 Engineer: Chris Hanna @ (530) 225-4416
 Plans & Specs: \$30
 Closes: June 5, 2008

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
 Plans & Specs: \$30
 Closes: June 5, 2008

AIRPORT ROAD 12 AND 16-INCH WATER MAIN

BS 4126 (Job No. 2291)
 Engineer's Estimate: \$777,000
 Engineer: David Braithwaite @ (530) 225-4473
 Plans & Specs: \$40
 Closes: June 10, 2008

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
 Plans & Specs: \$30
 Closes: June 12, 2008

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

Bid Results

SITE PREPARATION OF GENERATING UNIT NO. 6 AT THE CITY OF REDDING POWER PLANT

BS 4139 (Job No. 9860-09)
 Engineer's Estimate: \$750,000
 Engineer: Brian King @ (530) 339-7325
 Apparent Low Bidder:
 Advanced Geosolutions, Inc. @ \$617,000
 Second Low Bidder:
 Hayward Baker @ \$691,550
 Third Low Bidder:
 Condon-Johnson & Assoc., Inc. @ \$796,000

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

REPLACE ASPHALT CONCRETE SURFACING 2008

BS 4133 (Job. No. 2315)
 Engineer's Estimate: \$417,450
 Engineer: Ron DeMaagd @ (530) 245-7113
 Apparent Low Bidder:
 Ron Hale Construction @ \$323,150
 Second Low Bidder:
 Stimpel Wiebelhaus @ \$373,325
 Third Low Bidder:
 J.F. Shea Construction, Inc. @ \$432,875

CALIFORNIA STREET/PLACER STREET SIGNAL PAINTING

BS 9026 (Job. No. 9023)
 Engineer's Estimate: \$36,000
 Engineer: Dennis Russo @ (530) 245-7154
 Apparent Low Bidder:
 Grey Rock Inc. @ \$33,800
 Second Low Bidder:
 All Phase Excavating @ \$35,300
 Third Low Bidder:
 Aim High Enterprises @ \$39,900

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Visit the
City of
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website at
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City of Redding
777 Cypress Avenue
Redding, CA 96001

Bid Results – Continued**RABA MAINTENANCE FACILITY EXPANSION**

BS 0048 (Job. No. 9136)
Engineer's Estimate: \$2,257,550
Engineer: Chris Hanna @ (530) 225-4416
Apparent Low Bidder:
Gifford Construction @ \$1,251,400
Second Low Bidder:
Peters Construction @ \$1,288,622
Third Low Bidder:
Lackman Construction @ \$1,358,188

HILLTOP DRIVE STREETScape

BS 4132 (Job No. 2236)
Engineer's Estimate: \$3,551,168
Engineer: Chris Hanna @ (530) 225-4416
Apparent Low Bidder:
Bobby Martin Construction, Inc. @ \$3,479,142.06
Second Low Bidder:
Axner Excavating @ \$3,680,038.20
Third Low Bidder:
Ron Hale Constuction @ \$3,829,188.75

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	20	4,206,837.74
Commercial	5	3,062,788.46
Remodel, repair, & additions	138	1,908,831.95
Total	163	9,178,458.15

127 permits
were applied
for from
April 15, 2008,
to May 15, 2008.

Building permits issued during the last four weeks:

Structure	Number of Units	Valuation
Single-family	13	2,731,705.70
Remodel, repair, & additions	142	1,550,926.56
Total	155	4,282,632.26

Contact Information**Development Services Department**

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GIS	Jim Coats	225-4468	coats@ci.redding.ca.us
Land Development	Marty Wayne	225-4374	mwayne@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	Jon McClain	225-4025	jmccain@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