

Development Services
Department

- Building
- GIS
- Land Development
- Permit Center
- Planning

Transportation and
Engineering
Department

**Special point of
interest:**

**The
ANNUAL REPORT
of the
Development
Services
Department
is attached.**

**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 8

October 19, 2007

CITY COUNCIL APPROVES NORTH REDDING TRAFFIC BENEFIT DISTRICT

On October 16, 2007, the City Council took the next major step in implementing the Oasis Road Specific Plan, by voting to establish the North Redding Traffic Benefit District (NRTBD) impact fee area. Under development over the past year, the benefit district establishes a mechanism to collect traffic impact fees that will be used to fund needed Oasis Road interchange and related street improvements in the area. The program will also allow for reimbursement for street work done that is in excess of what would be considered to be beyond a project's "fair share."

The fees will fund rebuilding and expanding the Oasis Road/Interstate 5 interchange and freeway ramps, realigning the Oasis Road intersections at Twin View Boulevard and Cascade Boulevard, expanding bridges across Churn Creek and Salt Creek, and widening Cascade Boulevard and Twin View Road.

The fee is based on the estimated construction costs for the improvements and will be paid by new development that benefits from the street improvements as determined by extensive traffic modeling. Approximately 13 percent of the traffic in the area is attributable to areawide growth, and as a result, the action of the Council also resulted in a small increase in the Citywide Traffic Impact Fee program (TIF).

The NRTBD will go into effect January 15, 2008, and the following table outlines the NRTBD fee amounts and the amendment of the Citywide TIF program.

Please drop by the Permit Center or call Senior Planner Kent Manuel at (530) 225-4029 if you have any questions or would like to obtain a map of the NRTBD boundaries.

| Land Use Type | NRTBD | Citywide TIF |
|---|---------------|---------------|
| | Jan. 15, 2008 | Jan. 15, 2008 |
| Single-Family Residential per Unit | \$ 4,058 | \$ 5,159.34 |
| Multiple-Family Residential per Unit | \$ 2,759 | \$ 3,508.59 |
| Commercial, Low-Generation Uses* | \$ 7,102 | \$ 6,186.11 |
| General Commercial (Medium-Generation Uses) * | \$ 9,131 | \$12,372.22 |
| Commercial, High-Generation Uses * | \$18,263 | \$24,744.44 |
| Office Uses * | \$ 7,102 | \$ 9,622.64 |
| Industrial Uses * | \$ 3,652 | \$ 4,949.49 |

* per 1,000 square feet of new floor area

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 | 18 | \$ 3,669,597 |
| Multiple-family | 0 | 0 |
| Commercial | 11 | 14,941,478 |
| Remodel, repair, & additions | 110 | 3,654,945 |
| Total | 139 | \$22,266,020 |



158 permits were applied for from Sept. 15, 2007, to Oct. 15, 2007

Building permits issued during the last four weeks:

| Structure | Number of Units | Valuation |
|------------------------------|-----------------|--------------------|
| Single-family | 16 | \$ 2,865,296 |
| Multiple-family | 2 | 226,836 |
| Commercial | 2 | 1,305,284 |
| Remodel, repair, & additions | 138 | 4,582,638 |
| Total | 158 | \$8,980,055 |

Employee Spotlight – New Development Services Employees

The Development Services Department welcomes three new employees: Josh Keener, Assistant Planner, in the Planning Division; and Terri Webster, GIS Analyst II, and Devon Hedemark, GIS Analyst I, both in the GIS Division.

Josh is a 29-year-old single father of three: Damian-8, Connor-6, and Aurora-2. He grew up in Redding and attended Humboldt State, receiving a degree in Natural Resource Planning. He previously worked for three years at the County as an Associate Planner and is happy to now be working for the City. He enjoys reading and hiking.



Josh Keener



Terri Webster

Terri worked in the private sector for 15 years at VESTRA Resources, Inc. doing GIS for a variety of clients, including utility providers and natural resources firms. She and husband Jeff have lived in Redding for 16 years and have 2 children—Eric, a senior at Humboldt State University, and Katie, who is a freshman at Cal Poly, San Luis Obispo. She enjoys kayaking and camping in her spare time.

Devon is a 29-year-old Redding native who “married my beautiful wife Mina in May 2007.” They have no children yet but



Devon Hedemark

plan to in the future. Prior to joining the City, he worked for ENPLAN, a local environmental planning/GIS consulting firm. He graduated from California State University, Chico, in 2003, with a degree in Geography and enjoys mountain biking, hiking, and playing basketball in his spare time.

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

Board of Administrative Review

At its meeting on September 12, the Board

Recommended to the Planning Commission approval of Tentative Subdivision Map Application S-22-05, Perso Vigna Estates, by Mark Lascelles, requesting permission to divide 8.1 acres into 21 lots for development of single-family homes.

Approved Site Development Permit SDP-18-07, granting permission to Betty Evans and Dean Nocerini to establish a wine and microbrew bar with retail sales, including related gifts and accessories, on property located at 2155 Hilltop Drive, Suite C.



At its meeting on September 26, the Board

Approved Site Development Permit SDP-D-18-07, granting permission to Don Hoff to remodel the existing car wash, with the addition of a related office, and to allow a drive-through coffee kiosk on property located at 1210 Market Street in the Uptown Business District within the Downtown Redding Specific Plan.



At its meeting on October 10, the Board

Approved Site Development Permit Application SDP-13-07, granting permission to Tower Energy Group to replace the existing 3,000-square-foot market with an 8,000-square-foot market on property located at 1495 Lake Boulevard.

Planning Commission

At its meeting on September 11, the Planning Commission

Recommended to the City Council approval of the Parkview-Wyndham Neighborhood Traffic Protection Plan. The Parkview-Wyndham Traffic Protection Plan Committee, formed under direction of the City Council, has developed a recommendation for a traffic-circulation and traffic-calming improvement plan that addresses key circulation issues in the Parkview-Wyndham neighborhood.



At its meeting on October 9, the Planning Commission

Recommended to the City Council approval of Abandonment Application A-1-06, by Village Development, requesting permission to abandon a narrow strip of designated open-space easement over usable rear-yard areas on certain lots in The Villages at Shasta View Gardens Subdivision.

Approved Use Permit UP-1-07 granting MetroPCS approval to install at 1345 Lake Boulevard a wireless communication facility.

Code Changes on the Way



The State of California is on its way back to the future! For the last ten years, the California Building Standards Code (CBSC) in use by state agencies, as well cities and counties throughout the state, has been based on the 1997 Uniform Building Code, while the rest of the United States has been using the more modern and updated International Building Code. State law requires that effective January 1, 2008, state agencies and local jurisdictions within the state must enforce the 2007 CBSC, which is based on the 2006 International Building Code. The CBSC is an inclusive document which includes not only the Building Code, but the Plumbing, Mechanical, Fire, and Electrical Codes as well. The

changes in the Building and Fire Codes are significant and will constitute a major change in the way structural calculations are prepared and in determining such things as the maximum allowable area of a particular building type. While the changes to the Plumbing, Mechanical, and Electrical Codes are not as significant as those found in the Building and Fire Codes, there are some significant and important updates being made in order to keep pace with the ever changing and increasingly technical building trades.

Local jurisdictions cannot make the requirements of the CBSC less restrictive, but they can make changes which do not lessen the requirements or that make the requirements more restrictive. Amendments to the codes must be based on findings of fact which justify the changes due to climatic, geologic, or topographic reasons. On November 6, 2007, at 7 p.m., the City Council of the City of Redding will hold a public hearing to consider a proposed ordinance amending the Redding Municipal Code and adopting the 2007 California Building Code, the 2007 California Electrical Code, the 2007 California Plumbing Code, and the 2007 California Mechanical Code, with amendments and findings of fact.



A summary of substantive changes to the ordinance includes deleting various construction standards now considered unnecessary; clarifying existing requirements for gravel under below-slab vapor barriers for residential construction; and amending snow-load design requirements, calculation of service-load deflections for the design of slender concrete wall panels, calculation of required separation for adjoining structures, minimum seismic design category determination, torsional restraint of horizontal bending members, fiberboard sheathing panels used as braced wall panels, and swimming pool barrier requirements.

Questions regarding the proposed amendment to the Redding Municipal Code may be directed to Building Official Bill Nagel at (530) 225-4127 or e-mail at bnagel@ci.redding.ca.us.

Engineering Division – <http://www.ci.redding.ca.us/transeng/engineering/engineering.cfm>

Projects Currently Bidding

RMU MICROWAVE RADIO NETWORK INSTALLATION

BS 4076 (Job. No. 2300)

Engineer's Estimate: \$100,000

Engineer: Jeff Tedder @ (530) 225-4421

Closes: October 25, 2007 (NEW DATE)

Plans & Specs: \$25

ADDENDUM 1: 10/5/07



CORPORATION YARD HVAC MODIFICATIONS

BS 4084 (Job No. 2282)

Engineer's Estimate: \$119,000

Engineer: Corri Zimmerman @ (530) 245-7120

Closes: October 25, 2007—Plans & Specs: \$25

SACRAMENTO RIVER TRAIL PEDESTRIAN BRIDGE DECK COATING

BS 4089 (Job. No. 2181)

Engineer's Estimate: \$60,000

Engineer: Corri Zimmerman @ (530) 245-7120

Closes: October 30, 2007—Plans & Specs: \$25

FOOTHILL WATER TREATMENT PLANT FILTRATION SYSTEM IMPROVEMENTS

BS 4081 (Job. No. 2301)

Engineer's Estimate: \$2,800,000

Engineer: Corri Zimmerman @ (530) 245-7120

Closes: October 25, 2007—Plans & Specs: \$25

ADDENDUM 1: 10/2/07

ADDENDUM 2: 10/15/07



Bid Results

SACRAMENTO RIVER TRAIL OVERLAY

BS 4086 (Job No. 2181)

Engineer's Estimate: \$105,500

Engineer: James Triantafyllou @ (530) 245-7232

Apparent Low Bidder:

Sunrise Excavating @ \$93,635.20

Second Low Bidder:

Valley Paving @ \$103,754

Third Low Bidder:

Blaisdell Construction @ \$106,604.88

CHURN CREEK ROAD REALIGNMENT & WIDENING

BS 4023 (Job No. 2238)

Engineer's Estimate: \$5,700,000

Engineer: Chuck Aukland @ (530) 245-7156

Apparent Low Bidder :

Axner Excavating @ \$4,266,913.85

Second Low Bidder:

JF Shea @ \$4,631,155

Third Low Bidder:

Bobby Martin Construction @ \$4,807,161

CLEAR CREEK WASTEWATER TREATMENT PLANT REHABILITATION AND EXPANSION PROJECT

BS 4057 (Job. No. 2198)

Engineer's Estimate: \$18,603,000

Engineer: Jeff Tedder @ (530) 225-4421

Apparent Low Bidder:

Ray Toney & Associates @ \$16,812,970

Second Low Bidder:

TICO Construction @ \$17,000,000

Third Low Bidder:

CW Roen @ \$17,606,000

TRAFFIC SIGNAL INSTALLATION AT THE INTERSECTION OF BROWNING & OLD ALTURAS RD.

BS 4043 (Job. No. 2264)

Engineer's Estimate: \$440,574

Engineer: Corri Zimmerman @ (530) 245-7120

Apparent Low Bidder:

H & H Electric @ \$316,205

Second Low Bidder:

Northern Industrial Electric @ \$389,690.22

Third Low Bidder:

Stimpel Wiebelhaus @ \$390,390



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Transportation and
Engineering Department

- Airports
- Engineering Capital
- RABA

Visit the City's Website

www.ci.redding.ca.us



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Redding, CA 96001

CONTACT INFORMATION

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| Land Development | Darren Langfield | 225-4374 | dlangfld@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

| | | | |
|--------------------|---------------|----------|--|
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