The Latest Developments

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The Latest Developments is a publication of the City of Redding Development Services Department.

For additional information concerning Departmental activity, contact Jim Hamilton, Development Services Director, at 225-4122.

Or see page 4 of this newsletter for the appropriate Division Manager's e-mail address or telephone number.

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Oasis Road Specific Plan Update Environmental Impact Report Available for Review

The draft Master Environmental Impact Report (DMEIR) prepared for the Oasis Road Specific Plan has been completed and is available for public review and comment. The DMEIR addresses two separate alternatives, or "development scenarios," in detail, as well as several options related to long-term plans for the planned extension of Hawley Road from Collyer Drive to Oasis Road. These alternatives represent: (1) the current General Plan land uses for the area and (2) an alternative selected by the City Council. This latter alternative increases the commercial potential of the 760-acre planning area and provides more opportunities for multiple-family housing than does the current General Plan. The document also includes an "Environmentally Superior Alternative" formulated to satisfy the requirements of the California Environmental Quality Act. The environmental document looks at this alternative as a scenario that lessens or eliminates potential significant environmental impacts.

The DMEIR addresses the full spectrum of potential environmental impacts associated with development in the area, including traffic, noise, natural and cultural resources, flooding, and air quality, among others. The report concludes that mitigation measures can be incorporated into future development projects to reduce potential impacts to a "less than significant" level, except those related to noise and air quality. While many of the impacts associated with noise and air quality can and will be mitigated, certain significant impacts may still result from the intensive development planned for the area over the next 20 years.

Copies of the DMEIR, both bound and on compact disc (CD), are available at the Development Services Department Permit Center located at 777 Cypress Avenue in Redding. Bound copies can be purchased for $55. Copies on "CD" (PDF format) are $5. A copy is also available for review at the Permit Center as well as the main branch of the Shasta County Library. The City is taking written comments on the DMEIR until 5 p.m. on Wednesday, October 19, 2005. Any comments received will be responded to in writing in the final environmental document that will be prepared this fall.

Please submit any comments or questions to Senior Planner Kent Manuel at 777 Cypress Avenue, Redding CA 96001. Kent can be reached by telephone at (530) 225-4029.

PLANNING DIVISION

http://www.ci.redding.ca.us/devserv/planning/index.html

Planning Commission

http://www.ci.redding.ca.us/devserv/planning/

At its meeting on September 13, the Commission

Adopted Negative Declaration and Approved Tentative Subdivision Map Application S-16-03, Woodview Subdivision, by Bill and Betty Davis, dividing 7.03 acres to create **seven single-family residential lots** on property located at 5100 Woodview Drive.

Accepted comment on the information presented in a Draft Master Environmental Impact Report (DMEIR) for the Oasis Road Specific Plan (ORSP). The ORSP area encompasses approximately **760 acres surrounding the Oasis Road/Interstate 5 freeway interchange.** When adopted, the ORSP will establish allowable land uses, development standards, and necessary public-facility plans and financing programs for planned commercial and residential development in the area.

Board of Administrative Review

http://www.ci.redding.ca.us/devserv/planning/agenda.html

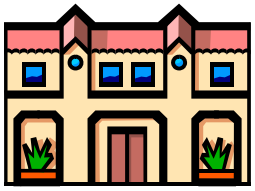
At its meeting on August 31, the Board

Approved Site Development Permit SDP-23-05, by Dan and Terri Wilson, dividing 0.41 acre to create two parcels and **construct a duplex** on the undeveloped parcel at 1733 Willis Street.

Approved Site Development Permit SDP-18-05, by Ed and Brenda Defoer, adding 481 square feet to an existing 1,300-square-foot detached garage located at 2480 Marlene Avenue.

At its meeting on September 14, the Board

Approved Parcel Map PM-21-04, by Lynn Johanson, requesting to divide 5.5 acres, creating **four multiple-family residential lots** on property located at 2093 and 2095 Victor Avenue.

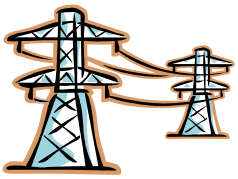


Approved Parcel Map PM-12-05, by Steve Craft and Carl Van Dyke, dividing .63 acre to create a **two-building office condominium** (4,176 square feet each) on property located at 2155 Larkspur Lane.

Approved Parcel Map PM-15-05, by Steve Parker, dividing 0.72 acre to create three parcels on property located at 3186 Lawrence Road.

Continued to a date uncertain Parcel Map Application PM-17-05 and Zoning Exception ZE-9-05, by Kelli Giovaniello, requesting approval to divide 0.44 acre to create two parcels on property at 1035 Hawthorne Avenue. A zoning exception is also being requested to allow a reduced side-yard setback of 9.03 feet along the east side yard of the existing residence where 9.33 feet is required.

PLAN TO BENCHMARK ENERGY EFFICIENCY OF STATE AND COMMERCIAL BUILDINGS MOVES FORWARD



The California Energy Commission (CEC) has a plan for implementing Governor Schwarzenegger's directive to design an energy efficiency benchmarking system for California's public and commercial buildings. (Benchmarking is a process for measuring a building's energy use and comparing it with that of similar buildings.) CEC will continue to develop a California-specific benchmarking tool and urges building owners to use ENERGY STAR's Portfolio Manager program in the meantime. CEC has developed a timetable for the implementation of benchmarking, with workshops scheduled for January 2006 and a final benchmarking tool to be developed and rolled out by the end of 2006.

ENGINEERING DIVISION

http://www.ci.redding.ca.us/devserv/eng/index.html

Construction Project Bid Results

SOCCER FIELDS
BS 3850 (Job Order 2245)
Engineer's Estimate: $6,100,000
Engineer: Danny Baugh @ (530) 225-4183
One Bidder:
Gifford Construction @ $8,982,000
(Base Bid)

FOOTHILL RESERVOIR REPLACEMENT PROJECT
BS 3865 (Job Order 2241)
Engineer's Estimate: $1,700,000
Engineer: Chuck Aukland @ (530) 245-7126
One Bidder:
Bobby Martin Construction @ $2,753,840

2005/2006 SLURRY SEAL PROJECT NO. 1
BS 3863 (Job Order 2248)
Engineer's Estimate: $469,000
Engineer: Corri Zimmerman @ (530) 245-7120
Apparent Low Bidder:
Valley Slurry Seal @ $347,764.48
Second Low:
Graham Contractors @ $361,573.48
Third Low:
California Pavement Maintenance Co. @379,785.61

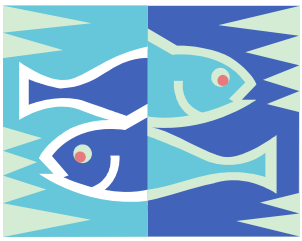
SHASTA VIEW DRIVE/HARTNELL AVENUE TRAFFIC SIGNAL
BS 3844 (Job Order 2243)
Engineer's Estimate: $320,000
Engineer: Darren Langfield @ (530) 225-4469
Apparent Low Bidder:
H & H Electric @ $319,687
Second Low:
Tullis, Inc. @ $365,950
Third Low:
Guiton & Son Construction @417,762

CLEAR CREEK AND STILLWATER WASTEWATER TREATMENT PLANTS FILTER REHABILITATION
BS 3859 (Job Order 2255)
Engineer's Estimate: $146,000
Engineer: Corri Zimmerman @ (530) 245-7120
Apparent Low Bidder:
ERS Industrial Services @ $315,484

Projects Currently Bidding

SLUDGE REMOVAL FROM ANAEROBIC DIGESTOR NO. 2 AT CLEAR CREEK WASTEWATER TREATMENT PLANT
BS 3866 (Job Order 5331)
Engineer's Estimate: $50,000
Engineer: Dennis Russo @ (530) 245-7154
Closes: September 22, 2005

HENRY AVENUE STREET IMPROVEMENTS
BS 3828 (Job Order 8648)
Engineer's Estimate: $110,000
Engineer: Darren Langfield @ (530) 225-4469
Closes: October 6, 2005



PUMP HOUSE NO. 1 FISH SCREEN RETROFIT
BS 3842 (Job Order 2144)
Consultant's Range:
$750,000 to $895,000
Engineer: Darren Langfield @ (530) 225-4469
Closes: October 11, 2005

Check for new projects, plan holder lists, and bid results online at:

http://www.ci.redding.ca.us/devserv/eng/cstrprojbids.html

BUILDING DIVISION

http://www.ci.redding.ca.us/devserv/building/index.html

The following tables represent data collected from August 15, 2005, to September 15, 2005.

Building Permits Finaled during the last four weeks:

Structure	Number of Units	Valuation
Single-family	45	$ 7,478,172
Multi-family	3	233,353
Commercial	2	981,949
Remodel, repair, & additions	136	1,266,582
Total	186	$ 9,960,056

Building Permits Issued during the last four weeks:

Structure	Number of Units	Valuation
Single-family	48	$ 7,635,397
Multi-family	15	1,224,140
Commercial	7	2,681,571
Remodel, repair, & additions	163	2,076,694
Total	233	$ 13,617,802

Development Services Department

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Engineering	Barry Tippin	245-7155	mailto:btippin@ci.redding.ca.us
GIS	Jim Coats	225-4468	mailto:coats@ci.redding.ca.us
Planning	Doug DeMallie	225-4028	mailto:demallie@ci.redding.ca.us
Permit Center	Wayne Gungl	225-4018	mailto:wgungl@ci.redding.ca.us

BURN PERMITS AVAILABLE ONLINE

Local ordinance allows burning of vegetation during the months of November and April each year. Burn permits are required and may be obtained at City Hall in the Permit Center for $8 (*payment by check or cash only*). You may also purchase your burn permit by calling the Fire Department at 225-4141, or on the Internet at www.ci.redding.ca.us under Online Services, after November 1 (*payment by cash, check, or credit card—VISA or MASTERCARD only*). The State has banned burning of paper and cardboard, and no burn barrels are allowed.

Should you need to do fire hazard mitigation work or land clearing, you can call the Fire Department for an inspection, and can obtain a permit to burn for that purpose between the months of November through April. Otherwise, we encourage you to place your green vegetation waste, such as leaves and limbs, into your City green container for composting. The City will provide at no charge two green containers, should you need them. Please call 224-6201, then push #4, for more information regarding the green containers, or call the Fire Department at 225-4150 for any burn-regulation questions.

If you have not tried obtaining a burn permit online in the past, why not save some time and gasoline and give it a try!

THE CITY OF REDDING GRANTS BUILDING PERMITS ON THE WEB WITH ASNA VISUAL RPG FOR .NET

In the September 2005 issue of **ASNA EDGE**, an article was published about the City of Redding's efforts to provide online permitting services. Tim Stinar, Programer/Analyst in the City's Information Technology (IT) Division, was the lead programmer, working with ASNA using ASNA Visual RPG (AVR) for .NET. Excepts from the article are as follows:

Says Tim, "I was very familiar with the basic AVR model and took the .NET class to learn how to write browser-based applications with Visual RPG for .NET. After taking that class, it was very apparent to me that AVR for .NET would be the perfect environment for us to use to create our online permit center."

In November 2004, the City rolled out the first version of its Permit Center Online. For that initial run, 238 burn permits were issued online—accounting for 11% of all burn permits issued that season. "We were excited that the initial pass of our Permit Center Online worked. With the experience acquired from our burn-permits online, we set out to expand the permit offerings to include as many of our over-the-counter permits as possible, says Tim."

A ROARING SUCCESS

The initial phase of the Permit Center Online was a roaring success. Early this fall, the City of Redding will roll out the first major expansion of its Permit Center Online. This will include several over-the-counter building permit types. With the experience learned on the first phase of the project, even though the next version of Permit Center Online is substantially more complex, the City of Redding development team will have created it in about a month's time.

A happy Tim concludes, **"OUR ULTIMATE GOAL IS TO ISSUE THE MAJORITY OF OUR OTC PERMITS ONLINE.** We think its reasonable to eventually, as our residents get familiar with the service, issue about 50% of the OTC permits online. This translates to about a 30% reduction in the traffic to the physical permit center at City Hall."