

**CITY OF REDDING, CALIFORNIA
COUNCIL POLICY**

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PARTICIPATION IN STREET IMPROVEMENTS IN ESTABLISHED NEIGHBORHOODS	89-462	1301	12/05/89	1

BACKGROUND

Prior to the passage of Proposition 13, it was the City's policy to assist property owners in the improvement of streets and alleys through the formation of assessment districts. Under this informal policy, the City would provide, at no charge, the engineering services necessary to develop plans and specifications and to prepare the assessment district petition. In addition, the City participated in the street or alley construction by paying for the placement of the asphalt paving. Abutting property owners were responsible for grading, graveling, and construction of curb, gutter, sidewalk, and necessary storm drainage facilities. This proposal will re-establish the previous informal policy that existed prior to the passage of Proposition 13.

PURPOSE

To establish authority and guidelines for the City's participation in the permanent improvement of unimproved streets and alleys in established neighborhoods within the City of Redding.

POLICY

To encourage improvement of substandard streets and alleys in established neighborhoods, the City will participate with the property owners by providing the following:

1. Preliminary engineering necessary to develop construction cost estimates and prepare an assessment district petition for circulation by the property owners.
2. Hold neighborhood meetings with affected property owners to answer questions and explain the benefits of improving their street or alley.
3. Upon formation of the assessment district, prepare final plans and specifications and bid the project.
4. Provide engineering inspection during construction.
5. In addition to the above engineering services, the City would participate in the actual street or alley construction by paying the actual in-place bid cost for the asphalt paving surface.

To be eligible for the City's participation in street or alley improvements, the following conditions must be met:

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1. The street or alley must be within a dedicated public right of way in established City of Redding neighborhood.
2. All public underground facilities, i.e. sewer, water, and storm drain, must be complete and existing or included as an additional cost within the proposed assessment district.
3. The property owners abutting the street or alley would be required to fully improve the street or alley in accordance with adopted City construction standards. In the case of streets, the property owner would be responsible for all grading, graveling, and construction of curb, gutter, sidewalk, and drainage facilities. For alleys, the property owner would be responsible for all grading and graveling, and construction of concrete valley gutters and related drainage facilities.
4. The improvement of the street/alley is not a requirement of development.