



# CITY OF SHASTA LAKE

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## GENERAL PLAN

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## I. INTRODUCTION

On July 2, 1993, the City of Shasta Lake incorporated and adopted the Shasta County General Plan on an interim basis. The initial City budget recommended funding for the preparation of the City of Shasta Lake General Plan, but due to a dispute with Shasta County over LAFCo approved terms of incorporation revenue transfer amounts, funds to prepare the revision to the General Plan were not available. Due to the uncertainty of funding availability, on May 7, 1996, the City Council adopted the County General Plan and Zoning Regulations for an indeterminate period per Government Code Section 65301(a). Due to an April 1997 judicial ruling, the City was able to provide the necessary funding to revise the General Plan in a comprehensive manner.

On April 1, 1997 the City Council conducted a public hearing and adopted Resolution CC-97-81 to file a request for a two-year extension to the State of California Office of Planning and Research (OPR) to revise and adopt the General Plan. On April 25, 1997, the request was approved. In November of 1997, the City Council authorized the General Plan revision effort to commence. Diaz Associates was selected to spearhead the General Plan Revision effort and in December 1997, the General Plan revision process began with the appointment of a General Plan Task Force comprised of Planning Commission Members to oversee the preparation of the Plan. The General Plan Task Force completed a series of eight public hearings and workshops which led to the acceptance of the *Draft General Plan Goals, Objectives, Policies, and Implementation Measures* and the *Land Use and Circulation Map* to be circulated for public review and comment.

On November 3, 1998, the *Notice of Preparation* and *Initial Study* determination to prepare an environmental impact report was distributed to local agencies and organizations, the State Clearinghouse, and made available to interested citizens. A scoping session was held on November 10, 1998. The comment period ended on December 11, 1998 and only one comment letter was received.

On February 5, 1999, an Administrative Draft General Plan was completed and distributed for Planning Commission review on February 10. An Administrative Draft Environmental Impact Report was provided on February 19. At public meetings held on March 3, 10 and 17 the Planning Commission provided input on the two documents and formally authorized their distribution for formal public review and comment on March 17, 1999. On March 29, the Draft Environmental Impact Report (DEIR) was submitted to the State Clearinghouse for distribution and commencement of the 45-day public review and comment period. The review period ended on May 12, 1999. On May 20, 1999 the Planning Commission recommended to the City Council certification of the Final EIR and adoption of the Draft General Plan. The City Council conducted a public hearing on June 1 to obtain public input. On June 15, 1999 the City Council certified the Final EIR and adopted the General Plan. During the time period beginning on December 4, 1997, when the first public workshop was held and ending on May 20, 1999 when the General Plan was adopted, a total of 20 public workshops and public hearings were conducted.

### A. PURPOSE

California State law (Government Code Section 65300) requires the City of Shasta Lake to adopt a general plan "for the physical development of the city, and any land outside its boundaries which . . . bears relation to its planning." The general plan serves as a "constitution" for development, the foundation upon which all land use decisions are to be based. It expresses community development goals and embodies public policy relative to the distribution of future land use, both public and private. In summary, it is a statement of the City's vision of its physical growth over the next 20 years to the Year 2020.

The City of Shasta Lake General Plan will serve to:

- Establish long-range development policies;
- Provide the Planning Commission and City Council a basis for judging whether specific private development proposals and public projects are consistent with the policies;
- Guide public agencies and private developers in designing projects that are consistent with City policies;
- Provide a basis for decision making, including a nexus to support development exactions as required by *Nollan v. California Coastal Commission* (1987) 107 S. Ct. 3141;
- Provide citizens with opportunities to participate in the planning and decision-making processes of the City; and,
- Inform citizens, developers, decision-makers, the City of Redding and Shasta County and other public agencies of the "ground rules" that will guide development within the City.

The General Plan was designed to be:

- Long range in nature since almost any development decision has effects lasting for more than several years;
- Comprehensive since the Plan must provide direction to coordinate all major components of the City's physical development; and,
- General because although it serves as a framework for detailed public and development proposals, it establishes requirements for additional planning studies which must be completed prior to any future actions to modify land use allocations.
- Simple in format so that the Community can have a clear and concise understanding of its contents.

## **B. CONTENTS**

A general plan is required by State law to address the following seven elements briefly summarized as follows:

- The ***Land Use Element*** designates the general distribution and intensity of uses of the land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses.
- The ***Circulation Element*** is correlated with the land use element and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities.

The ***Housing Element*** is a comprehensive assessment of current and projected housing needs for all segments of the community and all economic groups. In addition, it embodies policy for providing adequate housing and includes action programs for this purpose.

The ***Conservation Element*** addresses the conservation, development, and use of natural resources including water, forests, soils, rivers, and mineral deposits.

The *Open Space Element* details plans and measures for preserving open space for natural resources, the managed production of resources, outdoor recreation, public health and safety, and the identification of agricultural land.

The *Noise Element* identifies and appraises noise problems within the community and forms the basis for land use distribution.

- The *Safety Element* establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and fire hazards.

In addition to the general plan elements listed above, the City may adopt "any other elements or address any other subjects which...relate to the physical development of the county or city" (Government Code Section 65303). Upon adoption, an optional element becomes an integral part of the general plan and has the same force and effect as the mandatory elements and must be consistent with the other elements of the plan.

In spite of the lack of sufficient funds to revise the General Plan in a comprehensive manner, the mandatory *Circulation* and *Housing Elements* were revised and adopted on April 1, 1997 and June 16, 1998, respectively. An optional *Air Quality Element* was adopted on October 17, 1995. The funding for the preparation of these Elements was derived primarily from grants.

The *City of Shasta Lake General Plan Revision* addresses all of the mandatory elements and incorporates the mandatory *Housing and Circulation Elements* and the optional *Air Quality Element* into the Plan. In addition, a *Parks and Recreation Element* is integrated into the Plan.

The *Parks and Recreation Element* is closely linked with the Open Space Element since plentiful, well-designed parks and recreation facilities contribute to the quality of life in the community and help to preserve natural features and habitat areas.

### **C. FORMAT**

Some local governments adopt their general plan elements individually. However, due to the nature of the state's general plan statutes, a number of issues (such as flooding) have to be addressed more than once. This results in needless duplication and bulk, and makes administration difficult. Therefore, the City of Shasta Lake has combined elements so that the General Plan is adopted as a single general plan document arranged by primary issue topics within which each element is addressed. The format addresses all the mandatory general plan elements, but is organized to eliminate redundancies, where possible.

Support documentation for the General Plan is provided in the following documents, which provide background information and analyses and are an integral part of the General Plan. The documents are provided under separate cover.

- *City of Shasta Lake General Plan Existing Conditions Report*. July 27, 1998 and amended on September 9, 1999.
- *City of Shasta Lake General Plan Revision Land Use Alternatives Working Papers*. July 27, 1998.

The following identifies how the various general plan elements and maps were consolidated to reduce redundancy. Mandatory general plan elements are indicated with an asterisk.

Goals, objectives, policies and implementation measures are organized under the primary issue topics.

#### **Natural Resources Group**

- Conservation\*
  - Minerals
  - Energy
  - Water Resources & Quality
- Open Space\*
  - Fish, Wildlife & Vegetation
  - Open Space, Parks & Recreation
  - Heritage Resources

#### **Health and Safety Group**

- Safety\*
  - Seismic & Geologic Hazards
  - Flood Protection
  - Dam Failure Inundation
  - Fire Safety & Sheriff Protection
  - Hazardous Materials
- Noise\*
- Air Quality

#### **Community Organization Group**

- Land Use\*
  - Public Services & Facilities
- Circulation\*
- Housing\*

#### **Land Use and Circulation Map**

The *City of Shasta Lake's Land Use and Circulation Map*, located at the back of this document, is an integral part of the General Plan. Normally these maps are separate, however, to clearly identify the relationship of land use to circulation the maps were combined into one. The *Map* identifies the type of land use permitted on each property covered by the General Plan. The circulation component of the *Map* identifies current and proposed arterial and collector streets, or other roadways as well as rail lines and the conceptual location of trail systems. Other pertinent features of the *Land Use and Circulation Map* include the location of existing and proposed parks, public schools, and other public services and facilities.

## **D. CONSISTENCY**

### **INTERNAL CONSISTENCY**

The *State of California General Plan Guidelines* provide a clear discussion regarding the general plan consistency issue. The concept of internal consistency, as used in California Planning Law, means that no policy conflicts exist, either textual or diagrammatic, between the components of an otherwise complete and adequate general plan. Without consistency in the five areas described below, a general plan cannot effectively serve as a clear guide to

future development. Decision-makers will face conflicting directives; citizens will be confused about the policies and standards the community has selected; and land owners, business, and industry will be unable to rely on the general plan's stated priorities and standards for their own individual decision making.

### **Equal Status among General Plan Elements**

All elements of the general plan have equal legal status. For example, the land use and open space elements cannot contain different land use intensity standards rationalized by statements such as "if in any instance there is a conflict between the land use element and the open space element, the land use element controls"

### **Consistency among the Elements (Inter-element Consistency)**

All general plan elements, whether mandatory or optional, must be consistent with each other. As an example, the land use and open space elements should not designate different future land uses for the same site. Whenever a jurisdiction adopts a new element or amends part of a plan, it should update the rest of the plan at the same time, or immediately thereafter. It must eliminate any inconsistencies that the new element or amendment creates.

### **Consistency within an Element (Intra-element Consistency)**

Each element's data, analyses, goals, policies, and implementation programs, must be consistent with and complement one another. Established goals, data, and analysis form the foundation for any ensuing policies. For example, if one portion of a circulation element indicates that city roads are sufficient to accommodate the projected level of traffic, while another section of the same element describes a worsening traffic situation aggravated by continued subdivision activity, the element cannot be internally consistent.

### **Area Plan Consistency**

Internal consistency also means that all principles, goals, objectives, policies, and plan proposals set forth in an area or community plan must be consistent with the overall general plan.

### **Text and Diagram Consistency**

Internal consistency means that the general plan text and diagrams must be consistent with one another since both are integral parts of the plan. A general plan with written policies and programs that conflict with its corresponding diagrams is internally inconsistent. For example, if a general plan's land use element diagram *designates* extensive low density residential development in an area where the text describes the presence of prime agricultural land, and *further* contains written policies to preserve agricultural land or open space in this area, a conflict exists.

All land use regulations and plans must be consistent with the general plan. These include zoning ordinances, subdivision ordinances, specific and area plans, and redevelopment plans. Ensuring that existing ordinances and plans are consistent with the general plan is one method of implementing the general plan's policies. Other methods include development of new ordinances, plans, financing programs, capital improvement programming, code enforcement, and the entitlement process. The General Plan identifies implementation measures or programs.

## CONSISTENCY WITH OTHER PLANNING PROCESSES

To be an effective guide for future development, the general plan must provide a framework for local development that is consistent with the policies of relevant State, regional, and local programs and regulatory agencies. The General Plan takes into consideration the following plans or regulations:

- Federal Emergency Management Agency (FEMA) Maps
- Integrated Solid Waste Management Plan
- Local Agency Formation Commission (LAFCO) Sphere of Influence
- Regional Housing Needs Assessment
- Surface Mining and Reclamation Act (SMARA)
- Shasta County Air Quality Attainment Plan
- Shasta County Congestion Management Plan
- Shasta County Hazardous Waste Management Plan
- Shasta County Regional Transportation Plan

In addition, the general plan is subject to the requirements of the *California Environmental Quality Act (CEQA)*. A separately bound environmental impact report (EIR) has been prepared in compliance with *CEQA* requirements to evaluate and disclose the environmental impacts associated with implementation of the General Plan.

## **E. DEFINITIONS**

The general plan defines key terms that are used repeatedly throughout the text. The following terms are defined as used within the context of a general plan.

### **Goal**

A goal is a broad, generalized expression of commonly held community values. Since a goal is broadly stated, disagreement regarding a goal tends to be uncommon.

### **Objectives**

Objectives are similar to goals and frequently the two terms are used interchangeably. As used in the general plan, however, an objective is a more narrowly drawn expression of community intent. One goal may imply two or more objectives, each responsive to a particular aspect of a more broadly stated goal. For example, a community goal might be *Protection of natural resources*. A related objective could be *Prevention of erosion, which leads to loss of soils, degradation of water quality, and destruction of wildlife habitats*. It should be noted that the existing City of Shasta Lake Housing and Circulation Elements used goals to describe objectives.

### **Policy**

A policy is a precise statement of public regulatory powers and fiscal resources that will be exercised and allocated to achieve a specific objective. Policies may be expressed in text, maps, diagrams, or some combination thereof. Since policies are tangible, they can be quantitatively measured. It is important to note that some policies are more specific than others. Examples of policies relating to the previous examples of goal and objective include, *Construction practices shall provide for the impoundment of storm waters and removal of sediment prior to discharge into creeks, and*

*development shall not be permitted on highly erosive soil when slopes exceed 15% (or some other specified limit).*

The policies contained in the general plan are expressed in terms of *shall* or *should*. There is an important distinction between these two terms. As used in the general plan, *shall* indicates an unequivocal commitment, while *should* indicates a guide toward accomplishing a long-range goal.

### **Implementation**

The final link in the hierarchy running from an objective to its physical realization is provided by implementation. Although implementation is commonly spoken of in terms of programs implying a long-term effort, it may be of much shorter duration and simply be referred to as a measure. In any event, implementation programs and measures are concerned with the specific actions necessary for accomplishment within a definite time. Examples of implementation measures include *Revision of the zoning and grading ordinances or the development standards.*

## II. GENERAL GOALS AND OBJECTIVES

### A. GENERAL GOALS

There are four existing major ideas, or concepts that provide a summary or overview of what the General Plan is attempting to accomplish and why. There are four major goals that the General Plan advances.

- Goal 1            Preserve and enhance the quality of life by providing a variety of living environments and accommodating growth.
- Goal 2            Geographic distribution and the timing of growth shall be directly related to the provision and/or improvement of public facilities, services and utilities.
- Goal 3            Recognition that the general plan is a decision-making tool which will be reviewed and revised periodically.
- Goal 4            Apply an interjurisdictional approach to planning issues.

### B. GENERAL OBJECTIVES

The function of the following objectives is to provide guidelines for the implementation of the General Plan and the operation of the planning process. These objectives are advanced as part of the General Plan.

- 1-1                To insure that planning is a comprehensive process that is derived from public policies clearly stated in the General Plan and includes the application of these policies to lands within the City and Sphere of Influence through redevelopment, zoning, subdivision, and other mechanisms and regulations.
- 1-2                To develop a General Plan which is both internally consistent among all its elements and which provides the policy basis for the redevelopment, zoning, subdivision, and other implementing mechanisms and ordinances.
- 1-3                To develop public trust and confidence that the objectives, policies, and implementation measures shall be faithfully adhered to and equitably applied to all land use matters.
- 1-4                To provide public assurance that the General Plan shall be applied in a manner that responds to local conditions and local concerns through the interpretation of its policies, but only within well-defined and understood limits intended to preserve the overall integrity of the plan.
- I-5                To develop a planning process that resists short-term pressures exerted by narrow interests to modify the General Plan, but is capable of thoughtfully responding to significantly changing conditions or community needs.

- 1-6 To insure that administration of the planning process is characterized by:
- The efficient and expeditious handling of planning matters through the coordination and communication of the various departments and divisions of the City and other government agencies
  - Timely and decisive action on all planning matters.
- 1-7 To promote a planning process which is accessible to all citizens.
- 1-8 To fashion a planning process that recognizes the continuing need for citizen review of the objectives, policies, and implementation measures contained in the General Plan.
- 1-9 To convert the General Plan land use boundaries to precise zoning boundaries through the use of natural and man-made physical boundaries such as creeks, ridges, roads, etc., and non-physical boundaries such as property lines, section lines, etc.

### III. OBJECTIVES, POLICIES AND IMPLEMENTATION MEASURES

As previously identified, the City of Shasta Lake has combined general plan elements so that the General Plan is adopted as a single document arranged by primary issue topics within which each general plan element is addressed. The topics are Natural Resources Group, Public Health and Safety Group, and Community Organization Group. Prior to the establishment of *Goals, Objectives, Policies* and *Implementation Measures* for the General Plan, the General Plan Task Force, after a series of public workshops, identified a series of key issues that needed to be evaluated for consideration and inclusion in the General Plan. Open space, parks and recreation, land use, public services and facilities, circulation, and housing were the areas identified as being of most concern. Therefore, prior to the identification of *Objectives* and *Policies*, the issues of concern will be briefly discussed when they specifically relate to a General Plan Element. Background information, existing conditions, and analyses are provided in two documents that are an integral part of the General Plan and are provided under separate cover. The two documents are the *City of Shasta Lake General Plan Existing Conditions Report* dated July 27, 1998 and amended on September 9, 1999 and the July 27, 1998 *City of Shasta Lake General Plan Revision Land Use Alternatives Working Papers*.

#### A. NATURAL RESOURCES GROUP

##### CONSERVATION

###### MINERALS

###### Objectives

M-1 Protect known significant mineral resources from land uses both onsite and offsite, which would be incompatible with mining operations.

###### Policies

M-a Large-scale mineral resource areas shall be designated *Mineral Resource*. Based on the results of mineral resource exploration, additional lands may be placed in this category and lands presently subject to this category may be removed from it. Uses permitted in these areas shall include mineral exploration and extraction, processing, and accessory uses. Residential uses may be permitted for security and labor housing.

M-b Development and uses within and abutting *Mineral Resource* lands shall be regulated so that proposed future land uses avoid or mitigate incompatibilities with mineral extraction operations.

M-c Upon classification by the State Geologist of any land area as a *Mineral Resource Zone (MRZ)* or *Scientific Resource Zones (SZ)*, pursuant to the State Mining and Reclamation Act, the City shall apply the mineral resource category to areas classified as *MRZ-2* or *SZ*.

M-d All approved mining or mineral extraction operations shall have a reclamation plan for the rehabilitation, reuse, erosion control, and water quality protection of mineral resource lands.

- M-e Ensure that mining operations are conducted in a manner which protect the public health, safety, and welfare by minimizing impacts on adjacent land uses and mitigating potential adverse cumulative impacts.

### **Implementation Measures**

- M-(1) If aggregate mineral resources of regional or statewide significance are identified by the state, the General Plan should be amended, where appropriate, and zoning regulation should be applied permitting extraction as a conditional use and prohibiting incompatible uses, consistent with state law.

## **ENERGY**

### **Objectives**

- E-1 Utilize the City's renewable resource base to the extent feasible, including passive and active solar, wind, co-generation, and biomass.
- E-2 Conserve nonrenewable energy resources, specifically raw materials, transportation fuels, and land area, through the recovery and recycling of solid waste materials in a cost effective manner.

### **Policies**

- E-a The City of Shasta Lake in conjunction with Shasta County and the City of Redding, shall work towards land use patterns that would support a regional transit route.
- E-b City government shall review its energy consumption performance and implement programs designed to increase energy efficiency.
- E-c City ordinances and regulations shall be reviewed to eliminate barriers to the use of renewable energy resources.
- E-d Priority shall be given to energy projects and programs that provide jobs and other economic benefits within the City.

### **Implementation Measures**

- E-(1) Coordinate with the City Electric Department to educate the public about the need to conserve scarce energy resources, insulate buildings to reduce energy required for heating and cooling, and use energy-efficient appliances.
- E-(2) Require consideration of passive solar energy techniques in subdivision design; including house orientation, street and lot layout, vegetation and protection of solar access.
- E-(3) Continue to require new buildings to meet state energy efficiency standards, and develop a design manual showing examples of energy conservation in subdivision planning, site layout, landscaping, and building design.

- E-(4) Evaluate converting city-owned vehicles to alternative fuels within a specified period of time, subject to budget consideration, to reduce energy consumption.
- E-(5) Amend the zoning ordinance to permit alternative fuel/recharging facilities in *Commercial*, *Industrial*, and *Industrial Light* districts subject to appropriate standards.

## **WATER RESOURCES & QUALITY**

### **Objectives**

- W-1 Conserve and manage all surface and groundwater resources so that all City residents, both now and in the future, have reasonable assurances that an adequate quantity and quality of water exists.
- W-2 Develop and establish regional relationships to insure flexible water supply sources.

### **Policies**

- W-a The City shall maintain standards for erosion and sediment control plans for development.
- W-b Septic systems, waste disposal sites, and other sources of hazardous or polluting materials shall be designed to prevent contamination to rivers, creeks, streams, reservoirs, or the groundwater basin in accordance with standards accepted by or imposed by the City, Shasta County Environmental Health Division and the State Regional Water Quality Control Board.
- W-c Preserve and/or enhance Central Valley Project water allocations.
- W-d The City shall work cooperatively with water agencies in Shasta County.

### **Implementation Measures**

- W-(1) Continue to work with the Central Valley Regional Water Quality Control Board and Shasta County Environmental Health Department in the implementation of land use controls for the protection of groundwater quality.
- W-(2) Require new residential development at a density greater than one unit per acre and commercial and industrial areas annexed to the City be connected to the City's wastewater collection system. Develop an implementation plan for connection to the sewer system for existing residential development and individual houses where septic systems have failed.
- W-(3) Maintain an inventory of known sources of groundwater and soil contamination, including underground storage tanks, landfills, septic tanks, and industrial uses and prepare annual reports of groundwater quality and efforts being undertaken to eliminate groundwater and soil contamination.

- W-(4) In coordination with the Central Valley Regional Water Quality Control Board and the Department of Fish and Game, periodically monitor and prepare reports on surface water quality in Churn, Salt, and Moody Creeks.
- W-(5) Require the use of *Best Management Practices* to control runoff from all new development, including the issuance of building permits.
- W-(6) Continue requiring project proponents to provide plans for erosion and sedimentation control from their sites during construction.
- W-(7) Explore alternatives to storm water collection methods, including the use of detention/retention basins to implement the "no net runoff" concept.
- W-(8) Establish storm water run-off reduction standards for projects larger than five acres and incentives for "zero-net" storm water runoff, such as reduced storm drainage impact fees.

## OPEN SPACE

### FISH, WILDLIFE & VEGETATION

#### Objectives

- FW-1 Conserve and manage significant fish, wildlife and vegetation resources.
- FW-2 Recognize that wildlife habitat and development practices may on occasion conflict and shall need to be resolved according to policies specified in the General Plan.

#### Policies

- FW-a Significant wildlife habitat resources, to be determined through a comprehensive study or on a project by project basis, shall be classified on the General Plan Maps as *Natural Resources Protection-Habitat (NH)*.

In areas designated *NH*, residential units may be permitted at the density indicated on the land use map. If a project proponent agrees to cluster residential units, up to a 100 percent density bonus may be permitted if the parcels are clustered to the degree necessary to reduce the negative impacts on wildlife habitat. When the clustering option is utilized, the clustered parcels shall be sited to reduce the impacts on critical habitat elements such as wildlife watering sites, roost sites and nest concentrations. The balance of the land shall remain in open space. Recreation uses may also be conditionally permitted when identified significant adverse impacts on the habitat resource are mitigated.

- FW-b Projects that may impact rare, threatened or endangered plant or animal species, as officially designated by federal and state resource agencies, shall be designed or conditioned to avoid significant adverse impacts on those species.
- FW-c The significant creekside corridors in the City shall be designated on General Plan Maps.

## Implementation Measures

- FW-(1) Prepare a *Best Practices Manual*, including general development standards and resources management guidelines for all sensitive habitats found in the City. Standards and Guidelines should be developed for the following habitat types: oak woodlands, riparian woodlands, vernal pools, emergent wetlands, riverine habitats, and open water.
- FW-(2) Ensure that open space corridors along creeks include protective buffers (non-development setbacks), preserve existing riparian vegetation through the environmental review process and require minimum setbacks from the top-of-bank along creeks. Specific setbacks and widths will be determined on a case by case basis. Input from resource agencies, including the Department of Fish and Game will be considered in determining the setback distance.
- FW-(3) Evaluate and implement, where feasible, means to minimize or avoid interference with sensitive wildlife on the urban fringe by domestic pets.
- FW-(4) Ensure that all new developments restrict the use of fencing in locations essential for wildlife movement and place structures so as to minimize interference with wildlife movement.
- FW-(5) Evaluate the establishment of regulations and development standards for *NH* lands and lands located adjacent to *NH* lands, including provisions for clustering of development, waiver of minimum-lot-width requirements, narrower local streets widths, and other techniques where these would enhance protection of sensitive habitats and resources.
- FW-(6) Evaluate the establishment of procedures for reviewing development applications in, or adjacent to, *NH* areas and for approving off-site mitigation to replace resources affected by development.
- FW-(7) Protect and preserve areas identified for *Natural Resources Protection-Habitat (NH)*. Evaluate amending the zoning ordinance to include habitat protection standards, particularly buffering, for sites abutting *Natural Resources Protection-Habitat*.
- FW-(8) Evaluate and implement, where feasible, linking *NH* areas with interconnecting open space corridors, particularly those which provide access to water sources and enhance overall biological diversity of the area.
- FW-(9) Evaluate the establishment of a fund for acquisition and/or maintenance of *Natural Resource Protection-Habitat* areas to ensure permanent protection, if tax revenues not otherwise committed can be allocated for the purpose. Also, explore the feasibility of establishing maintenance districts for ongoing management activities.
- FW-(10) Coordinate with the Shasta County Mosquito Abatement District to ensure that acceptable disease vector control measures are coordinated with preservation of resources such as wetlands, recognizing the community's interest in meeting federal and state wetlands protection policies.

- FW-(11) Coordinate with the Department of Fish and Game to ensure the preservation and enhancement of species of resident and anadromous fish in creeks within the City.

## **OPEN SPACE, PARKS & RECREATION**

Open space, parks and recreation areas were specific areas of concern that were identified as being key to the development of the City of Shasta Lake. It was determined that open space, bike and trail routes, and flood plains needed to be carefully integrated with existing and proposed land uses. Areas needed to be designated as greenbelts to provide visual quality and as a means to preserve natural habitat. Clearly identified was the need for sufficient parkland to accommodate future development needs. However, it was determined that there currently exists a need for neighborhood parks, particularly in the developing areas of the City. Lastly, facilities to provide off-road bicycle recreation opportunities were also an identified need. Objectives and Policies evolved that would specifically address these areas of concern.

### **Objectives**

- OSR-1 Conserve and manage the open-space and recreation resources of the City of Shasta Lake for the use and enjoyment by City residents and visitors both now and in the future.
- OSR-2 Provide public access to open-space and recreation resources consistent with the need to protect these resources and consider the rights of private property owners.
- OSR-3 Establish, integrate, and maintain "natural" and "man-made" greenbelt areas along existing creeks, floodplains, natural open space areas, certain roadways, bike and trail systems.
- OSR-4 Link existing and future development in a manner that provides open space and recreational opportunities.
- OSR-5 Provide sufficient park facilities to serve the City's population.

### **Policies**

- OSR-a Parks and recreation systems, planning, acquisition, development, and operation should be coordinated among City, Shasta County, state and federal governments, as well as schools and special districts, and should take advantage of opportunities for linkages between publicly owned parks and publicly owned state and federal lands.
- OSR-b The significant creek and streamside corridors in the City of Shasta Lake shall be designated on the General Plan Maps. The primary purpose of this designation is to protect the riparian habitats from development. The purpose is also to encourage open space and recreation. Riparian habitat protection along the significant river and creekside corridors as designated on the plan maps shall be achieved, where appropriate.

The following measures are identified to provide the riparian habitat protection:

- regulation of vegetation removal
- design of grading and road construction
- establishment of a development set-back
- the siting of structures, including clustering.

- OSR-c The locations of existing and proposed large-scale community recreation facilities shall be designated on General Plan Maps as ***Natural Resources Protection Community Parks (NP)***.
- OSR-d The City may require the dedication of land and/or improvement of open space, parks, or the payment of in lieu-fees in accordance with City development standards as part of the entitlement and/or building permit process.
- OSR-e Provide for neighborhood parks.
- OSR-f Provide off-road pedestrian and non-motorized bike facilities, where feasible and practicable.

#### **Implementation Measures**

- OSR-(1) Provide 5 acres of neighborhood, community, and creekside parks per 1,000 new residents. Strive to maintain a neighborhood park standard of at least 0.9 acres per 1,000 new residents
- OSR-(2) Evaluate the establishment of a park and recreation fee on non-residential development projects commensurate with expected use of such facilities by employees in such projects.
- OSR-(3) Evaluate the feasibility of developing smaller neighborhood parks, of about two acres, in selected areas where a landscape maintenance district or other funding mechanisms can be utilized and where the development pattern lends itself to such facilities.
- OSR-(4) The ***Land Use Map*** identifies a community park in the Pine Grove Avenue area along Churn Creek which would be a combination of natural open space, trails and formal park facilities. Residential and industrial development within the area would contribute to the development of the park. A landscape maintenance district or other funding mechanisms would be required to fund ongoing maintenance.
- OSR-(5) Evaluate the establishment of a network of bike and trail systems extending throughout the City. The system will be a combination of the existing and future road and sidewalk system and through greenbelt areas along existing creeks, streams, floodplains, natural open space and ***NH*** and ***NP*** designated areas. Public access will be preserved through new and existing development to enable future use of such trails. The Circulation Map identifies the system that could be located along minor arterials and collector streets and within certain creek corridors. A parkway system could connect the Salt Creek and Churn Creek corridors along Pine Grove

Avenue and the future Shasta Gateway Industrial Drive (formerly Arrowhead Avenue) between Churn Creek and Cascade Boulevard.

OSR-(6) Require developers and/or property owners to waive their right to protest formation of landscape and lighting assessment or other City maintenance districts as a condition of approval of new development.

OSR-(7) Encourage development of future detention basins for joint storm water management/park use, where feasible, and require coordinated City review regarding the selection of sites for any detention basins and the use of storm water runoff controls built into the landscape, where appropriate.

## **HERITAGE RESOURCES**

### **Objectives**

HER-1 Conserve and manage significant prehistoric and historic cultural resources.

### **Policies**

HER-a Development projects in areas containing known significant cultural resources shall be designed to minimize degradation of these resources. Where conflicts are unavoidable, mitigation measures, which reduce such impacts, shall be implemented. Possible mitigation measures may include clustering, buffer zones, and building siting requirements.

### **Implementation Measures**

HER-(a) Require a records search for any development project proposed in areas of high archaeology sensitivity to determine whether the site contains known prehistoric or historic cultural resources and/or to determine the potential for discovery of additional cultural resources.

HER-(b) Require that sponsors of projects on sites where probable cause for discovery of archaeological resources (as indicated by records search and where resources have been discovered in the vicinity of the project) retain a consulting archaeologist to survey the project site. If unique resources, as defined by state law, are found, require preparation of an archaeological resource mitigation plan; monitor the project to ensure that mitigation measures are implemented.

## **B. PUBLIC HEALTH & SAFETY GROUP**

### **SAFETY**

#### **SEISMIC & GEOLOGIC HAZARDS**

##### **Objectives**

- SG-1 Protect development from seismic hazards; and protection of essential or critical structures, such as schools, public meeting facilities, emergency services, high-rise and high-density structures, by developing standards appropriate for such protection.
- SG-2 Avoid development on unstable slopes by developing standards for the location of development relative to these hazards.
- SG-3 Protect development from other geologic hazards, such as landslides, erosion and expansive soils.

##### **Policies**

- SG-a Comply with state seismic and building standards in the design and siting of critical facilities, including hospital facilities, police and fire stations, school facilities, hazardous material manufacture and storage facilities, bridges, and large public assembly halls. Require all new buildings in the City be built under the seismic requirements of the currently adopted codes.
- SG-b The City of Shasta Lake shall coordinate with county, state and federal agencies monitoring volcanic activity and hazards.
- SG-c Sedimentation and erosion from development shall be minimized through ordinances and implementation mechanisms as adopted by the City.
- SG-d When soil tests reveal the presence of expansive soils, require engineering design measures to eliminate or mitigate their impacts.

##### **Implementation Measures**

- SG-(1) Require all new buildings in the City to be built under the seismic requirements of the Uniform Building Code.

#### **FLOOD PROTECTION**

##### **Objectives**

- FL-1 Protect public health and safety, both on-site and downstream, from flooding through floodplain management which regulates the types of land uses which may locate in the floodplain, prescribes construction designs for floodplain development, and requires mitigation measures for development which would impact the floodplain by increasing runoff quantities.

## **Policies**

- FL-a New development in floodplains shall be regulated through zoning regulations addressing land use type, density, and siting of structures.
- FL-b City of Shasta Lake flood control measures should advance, in so far as possible, the goals of providing for domestic and industrial water uses, recreation, resource conservation (including streamside vegetation and habitat) and the preservation of the scenic values of water resources.
- FL-c Flood control measures shall consist of channel diversions or limited floodplain designs, which avoid to the maximum extent feasible, alteration of creeks and their immediate environs.
- FL-d The City shall participate in region-wide emergency preparedness plans to protect the public from flooding hazards.
- FL-e The City shall participate in the preparation of a region-wide flood control drainage plan to reduce existing and future regional flooding.
- FL-f New critical or high occupancy structures (e.g., schools, hospitals) shall not be located in the 100 year floodplain unless those structures and supporting utilities are designed to prevent damage and service interruption during the 100 year flood.
- FL-g A Citywide Master Drainage Plan shall be prepared that will reduce existing and future flooding hazards.
- FL-h Flood Hazard Maps shall be maintained by the City to aid in the project review process.
- FL-i The impacts of new development on the floodplain or other downstream areas due to increased runoff from that development shall be mitigated.

## **Implementation Measures**

- FL-(1) As part of project review, ensure that structures subject to the 100-year flood provide adequate protection from flood hazards.
- FL-(2) In designing flood control facilities, consider the need to protect anadromous fisheries and allow for adequate water passage to ensure the survival of downstream riparian ecosystems.

## **FIRE SAFETY & LAW ENFORCEMENT**

### **Objectives**

- FS-1 Protect development from wildland and non-wildland fires by requiring development to incorporate design measures responsive to the risk from this hazard.
- FS-2 Protect life and property from crime by encouraging the incorporation of defensible space design techniques in the physical design of new development.

## **Policies**

- FS-a Establish levels of service thresholds for fire protection and law enforcement services.
- FS-b All land divisions and development shall be required to conform to *Shasta Lake Fire Protection District Fire Safety Standards*.
- FS-c Known fire hazard information should be reported as part of every general plan amendment, zone change, use permit, variance, building site approval, and all other land development applications subject to environmental assessment.
- FS-d New development shall be encouraged to incorporate site planning and appropriate structural design features designed to deter crime.
- FS-e Development in areas requiring additional levels of police and fire services shall participate in offsetting costs for the additional services.

## **Implementation Measures**

- FS-(1) Maintain an average response time of four minutes or less for all proposed urban development.
- FS-(2) Maintain mutual aid agreements with other agencies in Shasta County.
- FS-(3) Evaluate the possibility of requiring automatic fire sprinklers for all new development that is not within 1.5 miles of an existing or planned fire station.
- FS-(4) Encourage the County to require development in unincorporated and within the City's Sphere of Influence to conform to development standards within the City, including but not limited to Uniform Building Code, Uniform Fire Code, water, wastewater, and street improvement standards.
- FS-(5) Develop standards to protect structures in wildland fire areas for inclusion in the *Best Practices Manual* or similar implementing program. These standards will include, for example, use of fire-resistant building and roofing materials, installation of fire-resistant landscaping, maximum road gradients, and clearance of vegetation proximate to structures.
- FS-(6) Provide rapid and timely response to all law enforcement emergencies and maintain the capability to have minimum average response times.
- FS-(7) Identify geographical areas or population groups experiencing noticeable crime victimization in order to improve effectiveness of crime prevention efforts and commit resources, as appropriate, to these areas to help them.
- FS-(8) Periodically evaluate the feasibility of maintaining contract services for Law Enforcement or establishing the City's own law enforcement services.

## HAZARDOUS MATERIALS

### Objectives

- HM-1 Protection of life and property from contact with hazardous materials through site design and land use regulations and storage and transportation standards.
- HM-2 Protection of life and property in the event of the accidental release of hazardous materials through emergency preparedness planning.

### Policies

- HM-b The City shall maintain an emergency preparedness plan for hazardous materials.

### Implementation Measures

- HM-(1) Promote greater community awareness and preparedness by working with business associations, homeowners' associations, community groups and utilities.
- HM-(2) Coordinate emergency drills with all affected operating departments including, local and County Fire, Law Enforcement, Public Services, Public Works, Finance, and Emergency Medical Services.
- HM-(3) Design critical public facilities to remain operative during emergencies.

## NOISE

### Objectives

- N-1 Protect noise sensitive areas of the City by regulation of new noise-generating development.
- N-2 Protect noise sensitive new development from existing and future noise generators by regulations encouraging each to locate within compatible noise environments.
- N-3 Protect established noise-generating development from noise sensitive new development.

### Policies

- N-a New development shall use appropriate site planning and building design to reduce undesirable noise impacts. The noise sensitivity of land uses as established in *Table N-1* shall be used in the location of new development, preparation of general plan amendments and specific plans. The noise exposure level shall be established by reference to the *Noise Contour Map* (on file with the City) or project-specific measurements or calculations.

The interpretive guidelines in *Figure N-1* shall not be applied mechanically, but with the degree of flexibility required in each case to achieve a sound and

feasible land use decision. However, in no case shall a residential land use be located where the existing noise environment, combined with the measured or calculated noise reduction of the type of structure under consideration, makes it impossible to maintain an interior noise environment at or below 45dBA CNEL.

- N-b The planning and design of improvements in the circulation systems shall consider their noise impacts on adjacent land uses and shall include measure to mitigate significant noise impacts.

### **Implementation Measures**

- N-(1) Condition approval of all new development in residential areas with an actual or projected exterior noise level of greater than 60dB CNEL on the use of noise mitigation measures to reduce exterior sound levels in those residential areas to less than or equal to 60 dB CNEL.
- N-(2) Where noise mitigation measures are anticipated to be needed based on a review of a project, require that project applicants secure the services of a qualified acoustical engineer to perform a detailed technical study and to design mitigation measures.
- N-(3) Where site conditions permit, require noise buffers along the Union Pacific Railroad for all new adjoining developments that are subject to unacceptable noise levels.
- N-(4) Site-specific railroad noise studies shall be prepared for noise sensitive development projects anticipated to be affected by railroad noise. Generalized railroad noise contours are shown on the *Noise Contour Map* and serve as a "trigger" indicating where future study is advisable.
- N-(5) Control noise at the source through use of insulation, berms, building design and orientation, buffer yards, staggered operating hours, and other techniques; where necessary, use noise barriers to attenuate noise to acceptable levels; require that barriers are landscaped to reduce negative visual impacts on the community.
- N-(6) Encourage noise attenuation programs that avoid visible sound walls, where practical. Open space, parking, accessory buildings, frontage roads, and landscaping can be used to buffer development from noise.
- N-(7) Request Caltrans to provide freeway sound walls adjacent to residential areas where existing noise levels exceed 67 dB, consistent with State standards and Caltrans' priorities for community noise abatement.

<b>TABLE N-1</b>			
<b>NOISE SENSITIVITY STANDARDS</b>			
<b>New Land Use</b>	<b>Outdoor Activity Area - Ldn</b>	<b>Interior Activity Area- Ldn/Peak Hour Leq<sup>1</sup></b>	<b>Notes</b>
All Residential	60-65	45	2,3,4
Transient Lodging	65	45	5
Hospitals & Nursing Homes	60	45	6
Theaters & Auditoriums	-	35	
Churches, Meeting Halls, Schools, Libraries, etc.	60	40	
Office Buildings	65	45	7
Commercial Buildings	65	50	7
Playgrounds, Parks, etc.	70	-	
Industrial Facilities	65	50	7
<b>Notes:</b>			
<ol style="list-style-type: none"> <li>1. For traffic noise within the City of Shasta Lake, Ldn and peak-hour Leq values are estimated to be approximately similar. Interior noise level standards are applied within noise-sensitive areas of the various land uses, with windows and doors in the closed positions.</li> <li>2. Outdoor activity areas for single-family residential uses are defined as back yards. For large parcels or residences with no clearly defined outdoor activity area, the standard shall be applicable within a 100 foot radius of the residence.</li> <li>3. For multi-family residential uses, the exterior noise level standard shall be applied at the common outdoor recreation area, such as at pools, play areas or tennis courts. Where such areas are not provided, the standards shall be applied at individual patios and balconies of the development.</li> <li>4. Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB Ldn may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.</li> <li>5. Outdoor activity areas of transient lodging facilities include swimming pool and picnic areas.</li> <li>6. Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients.</li> <li>7. Only the exterior spaces of these uses designated for employee or customer relaxation have any degree of sensitivity to noise.</li> </ol>			

## AIR QUALITY

The *City of Shasta Lake Air Quality Element of the General Plan* adopted on October 17, 1995 was not revised as part of this General Plan update and is incorporated herein by reference. However, the objectives, policies and implementation measures are provided. Some minor changes have been made to policies and implementation measures that are identified by an asterisk. It should be noted that none of the changes result in less restrictive criteria or measures. Policies AQ-n and AQ-o and Implementation Measures AQ-(1) and AQ-(2) are new.

### Objectives

- AQ-1\* Improve and maintain air quality to protect human health and preclude damage to plants and property.
- AQ-2 Meet applicable California air quality standards and avoid violating Federal air quality standards.
- AQ-3 Encourage integration of land use, transportation, and energy planning efforts which help to reduce air pollution.
- AQ-4 Improve the design of proposed development to reduce potential air pollution.

### Policies

- AQ-a The City shall strive to meet and/or maintain applicable State and Federal air quality standards.
- AQ-b\* Land use decisions shall be made with consideration given to the improvement of air quality. New development projects shall be conditioned to reduce air quality impacts. *Standard Mitigation Measures* and *Best Available Mitigation Measures* shall be incorporated into new projects when thresholds are exceeded. The City should consult with the Air Quality Management District regarding mitigation of air quality impacts.
- AQ-c\* All parcels created by new land divisions and new multi-family residential, commercial and industrial development (or with expansion of such uses) shall be served by paved roads, driveways, and parking areas.
- A comprehensive plan shall be developed by the City that establishes when a road paving deferral should be granted, for what period of time, standards for determining the fair share of a paving requirement, and the level or standard of the paving work.
- AQ-d Encourage a land use pattern that reduces reliance on the automobile and encourages alternative modes of transportation for travel to employment and shopping by encouraging:
- infill development
  - mixed-use development near employment centers (day care, restaurant, and bank)
  - increased residential densities near employment and shopping, and along major traffic corridors

- employment opportunities and shopping near to residential development
- AQ-e Encourage a reduction in vehicle trips and vehicle miles traveled by encouraging:
- public transportation
  - carpooling, ridesharing, and vanpooling
  - shortened and combined motor vehicle trips for work, shopping, and services
  - use of bicycles
  - pedestrian access and walking
- AQ-f Encourage pedestrian-oriented and transit-oriented design in new development.
- AQ-g Adopt guidelines for developers to encourage and promote pedestrian movement, bicycling, and public transit.
- AO-h Encourage local development in order to encourage local employment and shopping opportunities, and reduce the number and distance of vehicle trips.
- AQ-i Coordinate with the Air Quality Management District regarding proposed land uses near hazardous air pollution sources.
- AQ-j Work with the Redding Area Bus Authority, Caltrans and other agencies to establish multi-nodal transfer sites for automobiles, bicycles, pedestrians, and public transit.
- AQ-k The City should develop a bikeway plan to encourage the use of bicycles, where practicable.
- AQ-l The City should develop a pedestrian plan to encourage walking, where practicable.
- AQ-m Encourage and promote public education regarding air quality, transportation alternatives, and wood burning.
- AQ-n Discourage the use of wood burning stoves that do not meet current EPA standards.
- AQ-o The City shall facilitate programs that encourage and promote the recycling and composting of residential waste grasses, leaves, shrubs, trees, and other waste vegetation as an accessible alternative to disposal by lawful burning on-site.
- AQ-p The City will cooperate with the Air Quality Management District and the Regional Transportation Agency in implementing provisions of the California and Federal Clean Air Acts.
- AQ-q Establish a reporting program to quantify the cumulative air emissions from motor vehicles associated with approved discretionary and ministerial

development, for the purpose of advising the Air Quality Management District of the emissions associated with new development.

### **Implementation Measures**

- AQ-(1) All new construction shall comply with the energy efficiencies mandated by Title 24 construction requirements.
- AQ-(2) Evaluate the feasibility of requiring existing older wood burning devices to be retrofitted with devices meeting federal EPA standards at the time the residence is sold or a major alteration or addition initiated.

## **C. COMMUNITY ORGANIZATION GROUP**

### **LAND USE**

The *Land Use Element* and the *Land Use and Circulation Map* constitute the physical framework for the General Plan which designates the proposed location, distribution, and extent of land uses. As required by state law, land use classifications, shown as letter designations on the *Map*, specify a range for population density for each type of residential land use. These standards of population density and commercial and industrial intensity allow for the determination of circulation and public facility needs. They also reflect the environmental carrying capacity limitations.

Land use was a specific area of concern identified as being key to the development of the City of Shasta Lake. Some of the major issues identified included an evaluation and establishment of urban, rural and urban reserve boundaries. This was accomplished by identifying areas that currently lack infrastructure that would be required to develop in an orderly manner through the development of Area Plans. Land use compatibility adjacent to the City of Redding and Shasta County was another issue area. In addition to Objectives and Policies that call for cooperative efforts, the Land Use Maps for the City of Redding and Shasta County were reviewed to determine compatibility. In addition, both agencies were provided opportunities to review and comment. Other issues of concern were:

- Addressing non-conforming land uses and undersized lots
- Promoting the community village concept through quality and character
- Improving neighborhood aesthetics
- Scaling back design review
- Reinforcing the need to undertake a market analysis to determine specific commercial uses in the *Village Commercial* land use classification
- Integrating the *Central Business District Plan* into the General Plan
- Providing for light industrial and service commercial lands
- Determining a Sphere of Influence line and annexation potential
- Designating appropriate land use classifications for federal lands

Directly affecting the future land use pattern of the City are the last two issues. Currently, the City encompasses approximately 6,942 acres of land. The General Plan proposes inclusion of the 1,948 acres (3 square miles) within the City Sphere of Influence. Of this total, 1,894 acres is owned by the Minnesota Mining and Manufacturing Company (3M) and lies generally to the north of the current City Limits. Of the total acreage, approximately 788 acres is suitable for future annexation in addition to 34 acres located at the Mountain Gate/I-5 Interchange. An additional 20 acres at the northeast corner of Ashby Road and Lake Boulevard is also suitable for annexation.

The Bureau of Land Management currently has approximately 234 acres of land located within the existing City Limits. The majority of these lands are suitable for lower density residential designations of *Rural Residential A* and *Rural Residential B* and are designated as such on the *Land Use and Circulation Map*.

*Table LU-1* identifies land use and population projections for ultimate buildout of land within the City and the area proposed for future annexation.

<b>TABLE LU-1</b>						
<b>GENERAL PLAN LAND USE AND POPULATION PROJECTIONS</b>						
	<b>Acres</b>	<b>Vacant</b>	<b>Dwelling Units</b>	<b>Commercial Square Feet</b>	<b>Industrial Square Feet</b>	<b>Population</b>
1995 Base	6,942	3,356	3,603	1,904,225	4,528,672	9,535
General Plan	6,942		6,068	998,504	11,461,681	16,081
<b>Sub-Total</b>	<b>6,942</b>	<b>3,356</b>	<b>9,671</b>	<b>2,902,730</b>	<b>15,990,353</b>	<b>25,616</b>
Annexation Area	842	842	860	640,332	1,229,960	2,280
<b>Total</b>	<b>7,785</b>	<b>4,198</b>	<b>10,531</b>	<b>3,543,062</b>	<b>17,220,313</b>	<b>27,895</b>

The Objectives, Policies and Implementation Measures advanced in this Land Use Element component of the General Plan specifically address the key issues of concern.

### **Objectives**

- LU-1 Promote a development pattern which will accommodate, consistent with the other objectives of the Plan, the growth which will be experienced by City of Shasta Lake during the planning period (1999-2020), and as such period is extended by future revisions of the Plan.
- LU-2 Guide development in a pattern that will provide opportunities for present and future City residents to enjoy the variety of living environments, which currently exist within the City, which are served by the full range of urban services.
- LU-3 Guide development in a pattern that will minimize land use conflicts between adjacent land users.
- LU-4 Guide development in a pattern that will establish an acceptable balance between public facility and service costs and public revenues derived from new development.
- LU-5 Fashion a development pattern whose implementation mechanisms such as zoning, subdivision, and other regulations, explicitly define a relationship between public and private expectations and responsibilities concerning land use that is based on the following principles:
  - Public programs shall recognize both the expectations of individual property owners to be able to use their lands as they desire and the responsibility of government to provide a regulatory climate, which does not impede reasonable private expectations.

- Property owners shall recognize public programs emphasizing that land be used in a responsible manner that does not adversely affect either adjacent property owners or the community values of the citizens of the City.

LU-6 To recognize that the major economic resources for achieving the development pattern will come from the private sector, rather than government, and that the General Plan, as the expression of community values, will guide the use of these resources.

LU-7 To integrate the Central Business District Plan into the General Plan.

LU-8 To establish a sense of community "village" quality and character throughout the City.

LU-9 To improve existing neighborhood aesthetics.

**Policies**

LU-a The City shall ensure the availability of an inventory of developable lands sufficient to accommodate growth projected for the planning period.

LU-b The City shall monitor, on a yearly basis, the rate at which the developable land inventory is being consumed, the population and employment growth of the City, and other useful indicators of City growth.

LU-c The procedure for adding lands to the inventory shall be by amendment of the Plan at five year intervals. This policy shall not preclude any resident or property owner in the City from requesting a general plan amendment upon submission of the required application and payment of the prescribed fee.

LU-d The City shall ensure that a 15-20 year supply of commercial and industrial land required for employment purposes is available within the City. The City shall continue its close working relationship with economic development groups to monitor the demand and supply of land.

LU-e Expand the City Sphere of Influence and establish urban, rural and urban reserve boundaries within the planning area, where appropriate.

LU-f To the degree feasible, develop and ensure land use compatibility through coordination and cooperation with the City of Redding and Shasta County. All development applications which have the potential to impact lands or facilities in the City of Redding and in the unincorporated areas of Shasta County shall be submitted to the respective agencies for review and comment.

LU-g Federal and State lands will be recognized as part of the land use pattern and designated accordingly.

LU-h The General Plan shall contain residential, commercial, and industrial land use categories, each of which is described in the *Table LU-2* and shall be implemented through more specific zone districts:

- LU-i The density limitations described in *Table LU-2* do not apply to pre-existing legal lots. Such lots would be permitted to develop at a density of at least one dwelling unit per lot, provided that the applicable City Development Standards are satisfied.
- LU-j The City shall ensure that a 15-20 year supply of land required for residential purposes is available within the City. The City shall continue its close working relationship with private, public and non-profit development groups to monitor the demand and supply of land for housing purposes. The City shall make appropriate, periodic revisions to the General Plan in order to maintain the availability of residential lands.
- LU-k Lands to be considered for industrial development shall demonstrate that public services are available, the site is compatible with adjacent uses or of adequate size to accommodate a variety of uses, and that transportation access be available.
- LU-l As soon as feasible, address the issue of non-conforming land uses to improve land use compatibility.
- LU-m Encourage the consolidation of undersized lots to promote efficient and orderly development.
- LU-n The City's regulatory systems should accommodate new economic development and should be reviewed periodically to facilitate the development and the permitting process.
- LU-o Continue efforts to streamline and simplify the design review process.
- LU-p To reduce time and costs associated with development, the transportation system of the City shall be maintained and developed as described in the Circulation component in order to facilitate economic development and employment growth.
- LU-q The *Rural Residential A (RA)* and *B (RB)* designations shall be primarily applied to the rural fringes where limited services and facilities are available in order to accommodate large lot residential development.
- LU-r All residential designated lands in excess of 30 percent slope shall not be developed. Development on slopes in excess of 20 percent may be considered subject to additional design requirements as part of a land division map or building permit submission. At a minimum the following shall be provided: comprehensive grading, erosion and landscaping plans; a soils report by a soils engineer with specific recommendations; and a visual impact analysis, depending on the project location.
- LU-s In order to ensure orderly future growth and development, the minimum size for newly created parcels not served by a public or package sewage treatment facility or for parcels not contributing to a sewer assessment district shall be five (5) acres in the *Suburban Residential (SR)*, *Urban Residential (UR)* and *Urban Residential High (URH)* land use designations.



**TABLE LU-2  
LAND USE CLASSIFICATIONS**

Classification		Description	Density/Intensity
RB	Rural Residential B	Provides living environments receiving no urban services and located in areas characterized by one of more of the following conditions: severe limitations on septic tank and leachfield use, uncertain long-term availability of water, proximity to lands categorized as public or timber, extreme wildland fire hazard, and inaccessibility via publicly maintained roads.	1 DU/5 Acres
RA	Rural Residential A	Provides living environments receiving no or only some urban services.	1 DU/2 Acres
SR	Suburban Residential	Provides urban services, but characterized by lower population densities.	3 DU/Acre
UR	Urban Residential	Provides living environments receiving a full range of urban services.	10 DU/Acre
URH	Urban Residential High	Provides high density living and office commercial environments, or a combination thereof, receiving a full range of urban services.	20 DU/Acre
C	Commercial	Provides for commercial uses. Specific categories are determined by Zoning which include: Local Convenience Center, Retail Commercial, Commercial/Light Industrial, Office Commercial or Business Park, Highway Commercial, and Commercial Recreation.	Floor Area Ratio of 0.25
CC	City Center Commercial	Provides for municipal and social services integrated though design and landscaping with recreation, open space and office commercial uses in the acknowledged physical center of the City.	Floor Area Ratio of 0.25
VC	Village Center Commercial	Provides for local and tourist oriented retail and service commercial uses emphasizing rehabilitation and in-fill to create a "village" pedestrian oriented concept with unified landscaping, signage, parking and circulation.	Floor Area Ratio of 0.25
I	Industrial	Provides for Industrial uses. Specific categories are determined by Zoning which include: General Industrial, Light Industrial and Industrial Park. A description of each Zoning designation is provided in the appendix.	Floor Area Ratio of 0.40
IL	Industrial Light	Provides for uses in a planned industrial park development characterized as generally quiet in nature with activities that do not produce odor, vibration, glare, or dust. Uses include, but are not limited to, research and development, warehousing, wholesale distribution, manufacturing, assembling, and ancillary office and support uses.	Floor Area Ratio of 0.30
MU	Mixed Use	Provides for residential, commercial, industrial and recreation uses integrated in a master planned designed fashion with a full complement of services, facilities and utilities. Applied primarily to vacant lands in excess of 200 acres held under single ownership.	Varying residential densities and Floor Area Ratios
MR	Mineral Resource	Provides for the extraction, processing and distribution of minerals in areas where information indicates that significant mineral deposits are present. Typically these areas are large and held under one or two ownerships.	
NP	Natural Resources Protection-Community Parks	Provides for large-scale community recreation facilities.	
NH	Natural Resources Protection- Habitat	Provides for the protection of significant wildlife habitat resources.	Underlying density
PF	Public Facilities	Provides for public facilities including but not limited to schools, parks, and public utilities and facilities.	

- LU-t Proposed land divisions that lie in two or more General Plan land use designations that allow residential development may be permitted to create smaller parcels (including clustering), than indicated by the density of any of the land use designations provided that:
- The maximum number of residential units does not exceed the combined total allowed by each designation, and
  - If the area is designated as a resource area, the resource is protected.
  - If developed to the maximum allowable combined density, further residential development for the property will be forfeited unless additional density is permitted by a general plan amendment.
- LU-u Where existing parcels of land contain two or more detached legally constructed or installed residences or mobilehomes, residential land divisions may be allowed to exceed the general plan land use density provided that:
- All such residences or mobilehomes were constructed or installed before January 10, 1984; and  
Each newly created parcel is occupied by at least one of these residences, and  
Each newly created parcel meets applicable City development standards in effect when the land division is approved.
- LU-v The City shall develop and utilize a fiscal impact analysis system for evaluation of public service costs for development projects. When this system is developed, projects that prove not to be cost effective for the provisions of services must provide offsets for those fiscal impacts.
- LU-w Develop Area Plans for the Pine Grove Interchange, Summit City, and North and South Shasta Dam Boulevard areas.
- LU-x Prior to any approval of any entitlements, Area Plans shall be developed for those vacant lands referenced as the Peri Property, Eastern Washington Property, and the vacant lands to the north and south of the Pine Grove Avenue Extension. Costs shall be borne by the property owner/developer.

### Implementation Measures

- LU-(1) Establish zoning districts and development standards in the Zoning Ordinance consistent with the General Plan, and amend the Zoning Map to be consistent with the General Plan Map within six months. Two new commercial land use designations, ***Village Commercial - VC*** and ***Civic Center Commercial - CC*** have been developed to integrate the Central Business District Plan into the General Plan.
- LU-(2) As part of the Annual General Plan Report, monitor and report on; cumulative residential development since Plan adoption; the overall density of residential projects approved during the previous year; and the supply of vacant land by use.

- LU-(3) Ensure that the Zoning Ordinance provides for:
- Minimum and maximum densities consistent with the Plan's land use classifications. (In order to promote compact development, and ensure the availability of adequate sites in transit-accessible corridors for high-density housing and development of the proposed neighborhood centers, sites designated for *Urban Residential High* residential uses should be reserved for the intended use.);
  - Developing standards that permit zero-lot line attached or detached single-family dwellings on sites designated for *Urban Residential* and *Urban Residential High* densities in the General Plan.
  - Allowing existing commercial development within areas designated *Urban Residential (UR)* and *Urban Residential High (URH)* accessing streets identified in *Table C-1* be legally conforming. However, the structures on the site should be on a residential scale, be in standard condition and painted and that the site is clean, landscaped and fenced, where necessary.
- LU-(4) Distribute shopping centers so that new neighborhood centers are located at least one mile away from existing major shopping centers.
- LU-(5) For development along Cascade and Twin View Boulevards, adopt appropriate standards to improve the character of these corridors, including but not limited to site access, building and off-street parking orientation to street, building height, on-site lighting, transitional requirements adjacent to residential uses, and incentives to encourage office/residential mixed use.
- LU-(6) Lands along Pine Grove Avenue between Salt Creek and Churn Creek and along Shasta Gateway Drive at appropriate locations are to be designated and zoned to permit research and development (R&D) and light manufacturing/warehousing facilities.
- LU-(7) Establish use regulations, development standards, and minimum performance requirements for R&D facilities and light manufacturing/warehousing facilities in the Zoning Ordinance consistent with the General Plan, and amend the Zoning Map to be consistent with the General Plan Map.
- LU-(8) In new and undeveloped industrial areas, require master plans and infrastructure financing programs as a condition of subdivision approval, so haphazard development, without a coordinated plan for land use, incompatibility with adjacent residential areas, circulation, infrastructure, and public services, does not occur.
- LU-(9) Use the Redevelopment Agency to facilitate funding infrastructure improvements needed for industrial areas to accommodate expansion of existing industry or provide sites for new industry.

- LU-(10) Monitor changes in the number of jobs by sector, workforce characteristics, and residents' commuting patterns, and work with local industry and business leaders to target those with the greatest imbalance.
- LU-(11) Prepare Area Plans for those areas identified in *Policies LU-w* and *LU-x* that will specifically address the following in a narrative and diagram form:
- Master Development Plan
    - The services and facilities necessary to serve the identified area based on ultimate development. Services and facilities include, but are not limited to roads, water, sewer, storm drainage, power, law enforcement, fire protection, schools, parks, and trail system.
    - Construction, maintenance and operation costs.
    - Financing mechanisms to provide the necessary services and facilities.
    - Maintenance finance mechanisms.
    - A fiscal impact analysis of public services and facilities over a 20 year time period.
    - A schedule of the phasing of public improvements and anticipated development.
    - Preliminary grading and tree removal and replacement.
    - The design and character of development must be identified including, but not limited to parcel sizes, building types, general architecture, scale, landscaping, and amenities.
    - Compatibility with adjacent land uses.
- LU-(12) Currently there are a series of substandard size lots adjacent to each other and often held under one ownership that are difficult to develop due to their dimensions. Often, property owners do not willingly merge the parcels because the resulting density would be less than the density available due to the separate parcels. The City will identify the groups of parcels and evaluate mechanisms to encourage the merger of the lots by, at minimum, not reducing the density of the parcel(s) resulting from the merger, or by initiating general plan amendments and/or rezonings to allow for higher densities.
- LU-(13) Application of the Design Review overlay district shall be limited to properties that have unique natural and development attributes and/or that have special circumstances that warrant discretionary review by the Planning Commission. Specific design objectives, guidelines, and development standards shall be developed and adopted by the City.
- LU-(14) The City shall strictly enforce the non-conforming use provisions of the Zoning Code in instances when a preexisting non-conforming use is clearly in conflict with other surrounding uses which fully conform with the existing zoning.
- LU-(15) Revise the R-4 Zone District through a textual amendment to remove the minimum one (1) acre lot size requirement and to clarify that "a density bonus of at least 25 percent will be allowed for fully subsidized units as provided by State density bonus law provisions."
- LU-(16) The area immediately east and north of the Pine Grove Avenue and Interstate 5 interchange is currently designated as *Urban Residential* and

*Urban Residential High.* The area is bounded by Pine Grove Avenue to the south, Leona Avenue to the east, the parcels along the northern side of Akrich Street to the north, and Interstate 5 to the west. At such time that either Pine Grove Avenue is extended easterly, or the interchange is modified, conversion of those lands to a *Commercial* classification should be evaluated.

## **PUBLIC SERVICES & FACILITIES**

Key to development within the City of Shasta Lake is that growth be guided by the ability of public services and facilities to accommodate it. This requires the assurance that new development does not create demands that cannot be met without adversely impacting the quality of services and facilities currently being provided to existing residents and businesses.

Recognizing the need to provide current and future public services and facilities in an orderly manner to meet existing needs and accommodate growth, the following issues were identified that needed to be addressed through Objectives, Policies and Implementation Measures:

- Extension of sewer and improved water services to the Summit City Area
- Development of a City-wide drainage plan
- Improvement of the water distribution system
- Maintenance of the water system
- Recognition that the existing water supply is limited and should be increased
- Establishment of "Level of Service" thresholds for services and facilities
  - Recognizing a need for higher education facilities
  - Recognizing that there is a potential need for more schools

The Objectives, Policies and Implementation Measures advanced in this public service and facilities component of the General Plan specifically addresses the key issues of concern.

### **Objectives**

- PF-1 Provide for a full range of public services and public facilities throughout the City.
- PF-2 Develop a Citywide mechanism for managing the water resources available to the City. Adequate supplies and quality of water should be available to serve development projected for the planning period and evaluate additional water supply resources.
- PF-3 Improve and maintain the Citywide water system facilities.
- PF-4 Improve and maintain the Citywide wastewater system facilities.
- PF-5 Encourage water conservation in all new development through the use of measures which result in the more efficient use of water.
- PF-6 Encourage the use and expansion of recycled wastewater for irrigation purposes.
- PF-7 Develop a comprehensive long-term plan for wastewater treatment within the City.

- PF-8 Extend community wastewater treatment services to the Summit City area.
- PF-9 The City shall implement the solid waste program in accordance with the adopted *Solid Waste Management Plan and Source Reduction and Recycling Element*.
- PF-10 Develop a land use pattern that can be adequately served with community facilities such as schools, libraries, and community recreation facilities.
- PF-11 Encourage specialized educational facilities that expand and provide additional training opportunities.

**Policies**

- PF-a Establish levels of service thresholds for public services and facilities.
- PF-b Participate in the development of a region-wide groundwater resource management plan.
- PF-c Evaluate the water infrastructure system and develop a plan to improve the system, where applicable.
- PF-d The City shall take actions required to implement the *Solid Waste Management Plan and Source Reduction and Recycling Element*.
- PF-e The City will cooperate and coordinate its planning with the Gateway Unified School District and develop plans that respond to the growth of the City.
- PF-f Public uses (e.g. schools, parks, waste disposal sites) and public utilities (e.g. substation, transmission lines) whose site specific locations often cannot be identified in advance by the General Plan may be permitted throughout the City to serve the public need. Appropriate zoning on site specific locations will be determined in response to the identified need as it occurs. Solid waste disposal facilities shall be conditionally permitted to ensure that the site is compatible with adjacent land uses. Surrounding land uses, to the extent feasible, shall be regulated to avoid incompatibility with the solid waste disposal facility.

**Implementation Measures**

- PF-(1) If cost effective, require annexation to the City as a condition of extending City services.
- PF-(2) Explore the feasibility of a drainage fee to fund storm water drainage and ongoing maintenance. Require all new development to pay this fee as a condition of project approval.
- PF-(3) As part of the project review and building permit process, ensure that all new development has a minimal impact on natural drainage channels and flow capacity.
- PF-(4) Explore the feasibility of using reclaimed water for landscaping of residential landscaping in new subdivisions, major commercial and industrial projects, and landscaping at public facilities, including schools, government facilities, parks and golf courses.

- PF-(5) Establish guidelines and standards for water conservation and actively promote use of water-conserving devices and practices in both new construction and major alterations and additions to existing buildings.
- PF-(6) Undertake maintenance efforts, in cooperation with Shasta County, City of Redding, and Caltrans to ensure that surface drainage channels are not obstructed.
- PF-(7) Evaluate, and if feasible, implement a requirement that new development pay its fair share of costs associated with the provision and maintenance of streets, parks, water supply and treatment, wastewater treatment and disposal, drainage, and facilities for police and fire protection.
- PF-(8) Evaluate and adopt an "adequate public facilities and services" ordinance, or other regulatory mechanism, establishing a procedure for reviewing major development applications and requiring a determination as a condition of approval that:
- Adequate public facilities and services would be available at the time of project occupancy and performance standards maintained following project occupancy; or
- Funds for required improvements are assured and that improvements would be completed within a stipulated time of project occupancy.
- PF-(9) Use the Redevelopment Agency to facilitate funding needed for infrastructure improvements throughout the City in designated redevelopment areas of the City.

## **CIRCULATION**

In addition to the provision of public services and facilities, an efficient and maintained road circulation system is key to the orderly development of the City. A balanced transportation system must not only serve the needs of vehicular traffic but must also serve the needs of bicyclists and pedestrians, in particular school children. As the City grows, connections between neighborhoods, commercial and industrial areas need to serve the transportation needs of residents and businesses.

- There is a need for curb, gutter and sidewalks in the older areas of the City  
 Insure the safety of foot traffic to and from schools  
 Evaluate the establishment and expansion of scenic routes
- Establish an alignment for Wonderland Blvd

Recognizing the need to provide transportation services and to construct and maintain a road circulation system to meet existing needs and accommodate growth in an orderly manner, the following issues were identified that needed to be addressed through Objectives, Policies and Implementation Measures:

### **Objectives**

- C-1 Provide for safe and efficient vehicular movement.

- C-2 Promote alternative travel modes, including transit, pedestrian and bicycle circulation systems and Transportation Demand Management (TDM) programs.
- C-3 Coordinate policies for land development and circulation.
- C-4 Coordinate local transportation planning and administration with the activities of other government agencies and concerns of local citizens and businesses.
- C-5 Design and implement the circulation system to protect natural features, conserve energy, and mitigate, to the degree feasible, air and noise pollution.
- C-6 Designate local scenic routes and enhance and protect their scenic qualities.

**Policies**

- C-a Monitor, maintain and improve, as necessary, the operation, safety and performance of the street system, including roadway surfaces, capacity, and traffic signals. For capacity and operational purposes, strive to attain a Level of Service (LOS) “C,” to the maximum degree feasible, so that potential traffic congestion on streets and at intersections is minimized.
- C-b Improve unpaved roads, driveways and parking areas.
- C-c Provide for adequate, safe, and direct, and if necessary, alternative access to public facilities, schools, parks and shopping areas.
- C-e Encourage the continued development and expansion of local and regional public transit systems.
- C-f Encourage bicycle and pedestrian transportation, both on-and off-street.
- C-g Construct, improve and maintain the system of curb, gutters, sidewalks and crosswalks for pedestrian circulation safety and drainage control.
- C-h Promote the use of TDM programs and strategies to reduce overall vehicle travel, particularly during peak commute periods.
- C-i Coordinate transportation planning and implementation with regional and local plans.
- C-j Protect natural features, to the degree feasible, when maintaining and expanding the City’s circulation system.
- C-k Establish Route 151 between North Boulevard and Shasta Dam, Shasta Park to Digger Bay, and the existing and future road segment of Wonderland Boulevard (changed to Cascade Boulevard) between Shasta Dam Boulevard and the Mountain Gate Interchange with Interstate 5 as scenic routes.

- C-1 Evaluate the acquisition, development and maintenance responsibilities associated with the relinquishment of Route 151 to the City by Caltrans.

### Implementation Measures

- C-(1) Establish a data collection program for the street system to include a physical inventory, condition of surfacing, maintenance needs, traffic volumes and accident reports. Update the program at least yearly.
- C-(2) Develop a priority system for physical improvements based on demonstrated needs according to the collection of data on physical conditions, traffic volumes and safety reports.
- C-(3) Develop a priority system of road improvement projects financed in part by redevelopment fund.
- C-(4) Respond quickly to correct traffic signal breakdowns, sign damages and losses.
- C-(5) Review high frequency accident locations and develop specific mitigation measures or improvements.
- C-(6) Complete a "Safe Route to School" study to determine requirements for new walkways, school crossings, traffic control and roadway improvements.
- C-(7) Develop and adopt street standards that provide flexibility in design, especially in residential neighborhoods. Revise right-of-way and pavement standards to reflect adjacent land use and/or anticipated traffic, and permit reduced right-of-way dimensions where necessary to maintain neighborhood character. Standards should consider median construction, or intersection lane widening which may require additional width and right of way. Alternative standards should be provided for new and existing alignments, since having just one set of standard may conflict with existing facilities, which for various reasons are inconsistent in right-of-way or other constraints. Interpretations and/or recommendations regarding minimum street widths is the responsibility of the City Engineer with input from the planning process.
- C-(8) Continue to require that new development pays a fair share of the costs of street and other traffic and transportation improvements based on traffic generated and impacts on service levels.
- C-(9) Update the *Traffic Impact Fee Study* within six months after adoption of the General Plan. The fees should be reviewed or updated at least every two years.
- C-(10) The City has been divided into four geographic areas that function relatively independently of each other for circulation purposes and are therefore named "Circulation Areas." For each Circulation Area (identified in the *Planning and Circulation Areas Map*), develop the necessary fee structure, or other financing mechanisms, for the construction of the traffic signals, existing and future "Minor Arterial" and "Collector" streets, and,

where applicable, the trail system identified in the *Land Use & Circulation Map*.

- C-(11) Development of vacant parcels will require the construction, or a deferral agreement for the construction of curb, gutter, sidewalk and the necessary tie-in paving along the street frontage of the affected parcel(s), whichever combination of improvements are applicable, as a requirement of the entitlement or building permit approval. A deferral of curb, gutter and sidewalks can be considered for existing vacant parcels where drainage requirements have not been established. New development that requires road extension beyond parcel frontage will be required to construct and/or pave, at minimum, the road surface and insure proper drainage.

Development of vacant parcels will require the developer or property owner to pay a fee that will be used toward the improvement of the "Minor Arterial" and "Collector" streets identified in *Circulation Table C-1* that are located within the geographic area (identified in the *Planning and Circulation Areas Map*) the parcels are located within.

*Circulation Table C-1* and the *Land Use & Circulation Map* identify the existing and future "Minor Arterial" and "Collector" Street system in the City of Shasta Lake. The system not only reflects a priority for moving vehicles throughout the City in a safe and expeditious manner, but also prioritizes the movement of pedestrians, in particular children to and from schools, parks and commercial uses. As part of the *Capital Improvement Plan* programming process, the City will prioritize the "Collector" streets to be improved from the fees collected within each geographic zone.

For those City streets not identified in *Circulation Table C-1*, an evaluation should be undertaken to prioritize the streets where curb, gutter, sidewalk and tie-in paving improvements (whichever combination of improvements are applicable) are necessary. For those streets where deferral agreements have been made, a prioritization of the streets to be improved should also be undertaken.

- C-(12) Undertake and approve Plan Line studies for future collector roads identified on the *Land Use & Circulation Map* to establish precise alignments in order to identify future right-of-way needs. No entitlements for any properties affected by the proposed alignments can be approved until the Plan Line study is undertaken or the precise alignment is identified as part of an entitlement process.
- C-(13) Development proposals shall be reviewed according to the provisions of the zoning and subdivision ordinance to insure that adequate access, on-site circulation, parking and loading areas are provided.
- C-(14) Development shall mitigate any adverse impacts of a proposed development project on the existing street system. This may include necessary street improvements, traffic signs or signals.
- C-(15) Design roads created by development to tie into the existing and anticipated road systems.

PLANNING AND CIRCULATION AREAS MAP (Under Separate Cover)

- C-(16) Discourage through traffic in residential neighborhoods without inhibiting the movement of residents. Traffic diversions, stop signs, or the street design or alignment may accomplish this.
  
- C-(17) As part of the development review process, include consideration of the visual aspects of a development from roadways. Aesthetic consideration shall include architectural compatibility and landscaping. Development review will include visibility requirements at intersections.
  
- C-(18) Provide crosswalks at signalized intersections.
  
- C-(19) Require sidewalks in all new public and private developments.
  
- C-(20) Implement a program to install handicapped ramps at all intersections as street improvements are being installed.
  
- C-(21) Either individually, or in coordination with the Regional Transportation Planning Agency (RTPA), pursue ISTEA and other funding sources for new bikeways, road construction and improvements, to the extent possible under federal and state law.
  
- C-(22) Review proposed designs for large traffic generating uses with transit service in mind, and require minor arterial and collector streets to be improved to provide bus loading and unloading without disruption of through traffic.
  
- C-(23) Insure compatibility of proposed City actions with the transportation plans of the City of Redding, Shasta County and Caltrans.
  
- C-(24) Continue to work with Caltrans and the RTPA to achieve timely construction of programmed freeway and interchange improvements and state highway improvements.
  
- C-(25) Continue cooperative efforts with Caltrans.
  
- C-(26) Participate in the location and acquisition of land with Caltrans and other agencies for the provision of park and ride lots.
  
- C-(27) In cooperation with Caltrans and the U.S. Bureau of Reclamation, evaluate the establishment of Route 151 between North Boulevard and Shasta Dam as a designated scenic route.
  
- C-(28) In cooperation with the U.S. Bureau of Reclamation, evaluate the establishment of Shasta Park from Shasta Dam Boulevard to Digger Bay as a designated scenic route.
  
- C-(29) In cooperation with the property owner of the Peri Property establish the precise alignment and design section of the future extension of Cascade Boulevard (previously Wonderland Boulevard). The City shall designate the road section as a City of Shasta Lake Scenic Route.

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## CIRCULATION TABLE C-1

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### MINOR ARTERIAL & COLLECTOR ROAD SYSTEM

The following existing and future streets are classified as “collector” streets in the Circulation Element component of the General Plan. Shasta Dam Boulevard is the only street that is classified as a "Minor Arterial."

#### Circulation Area I

- Red Bluff Street – Between Montana Avenue and Mussel Shoals Avenue
- Main Street – Between Mussel Shoals Avenue and an extension to Cascade Boulevard
- Mussel Shoals Avenue – Between Shasta Dam Boulevard and Black Canyon Road
- Montana Avenue – Between Shasta Dam Boulevard and Red Bluff Street
- Hardenbrook Avenue – Between Shasta Dam Boulevard and a new connection with Black Canyon Road at Red Bluff Street
- Black Canyon Road – Between Red Bluff Street and the northern City limit
- Black Canyon Road Extension – New construction between the northern City limit and connection with the Interstate 5/Mountain Gate Interchange
- Cascade Boulevard Extension – New construction between Shasta Dam Boulevard and the intersection with the Black Canyon Road extension

#### Circulation Area II

Lake Boulevard – Between Shasta Dam Boulevard and the intersection with Ashby Road

Ashby Road – Between Lake Boulevard and the railroad tracks

Hill Boulevard – Connection to Lake Boulevard at the south and north ends

Toyon Avenue – Between Lake Boulevard and Sacramento Street

Sacramento Street – Between Toyon Avenue and Shasta Dam Boulevard

#### Circulation Area III

- Montana Avenue – Between Shasta Dam Boulevard and Vallecito Street
- Hardenbrook Avenue – Between Shasta Dam Boulevard and its southern terminus
- Hardenbrook Avenue – Between the existing southern terminus and the Pine Grove Avenue extension
- La Mesa Avenue – Between Ashby Road and Montana Avenue
- Vallecito Street – Between Montana Avenue and a future intersection with Grand Coulee Boulevard
- Grand Coulee Boulevard – Between Shasta Dam Boulevard and Cascade Boulevard
- Cascade Boulevard – Between its new realignment with Shasta Dam Boulevard and the southern City limit
- Ashby Road – Between Shasta Dam Boulevard and the railroad tracks
- Pine Grove Avenue – Between the interchange at Interstate 5 and Ashby Road
- Shasta Gateway Drive Extension – New construction between its existing southern terminus and Cascade Boulevard
- Unnamed Street – Between Pine Grove Avenue and the new extension of Shasta Gateway Drive

#### Circulation Area IV

Twin View Boulevard – Between Pine Grove Avenue and the southern City limits

Pine Grove Avenue – New construction of the east side of the Interstate 5 interchange and an extension to the eastern City limits

Pine Grove Avenue Extension – Between the interchange at Interstate 5 to a new connection with the new east side Pine Grove Interchange

## HOUSING

The *City of Shasta Lake Housing Element of the General Plan* adopted on June 16, 1998 was not revised as part of this General Plan update and is incorporated herein by reference. The June 16, 1998 *Housing Element* provides the mandatory *Housing Needs Assessment; Governmental Constraints to Maintenance, Improvement, and Development of Housing; Nongovernmental Constraints to Maintenance, Improvement, and Development of Housing; Energy Conservation and Opportunities; Goals and Policies;* and the *Five Year Action Program*.

As a point of clarification the June 16, 1998 *Housing Element Goals* are identified as *Objectives* in this General Plan Revision. In addition, the *Five Year Action Program* identifies *Implementation Programs* and *Quantified Objectives*. In this document, the *Implementation Programs* and the *Quantified Objectives* have been summarized as *Implementation Measures*. Some minor changes have been made to *Objectives, Policies* and *Implementation Measures* in this General Plan Revision and are identified by an asterisk.

Whereas, the General Plan Task Force recognized that the *Housing Element* had been recently adopted in June of 1998, the Task Force reaffirmed the need for additional multi-family classified lands, the need for more low income housing, and the necessity to improve housing condition through rehabilitation. In addition, the Task Force identified that as part of the effort to improve housing conditions, the abatement of substandard housing and the enforcement of the housing code were necessary to improve the quality of life for residents of the City.

The Planning Commission also determined that the *Urban Residential High* land use classification with densities of up to 30 dwelling units per acre was not realistic or financially feasible. Therefore, a density range of 10 to 20 dwelling units per acre for the *Urban Residential High* classification was adopted. This is consistent with land use classifications currently being advanced by the City of Redding General Plan revision effort. Land costs in the Shasta County region compared to those of metropolitan areas like Sacramento and the San Francisco Bay area are significantly lower. In those areas, higher densities are necessary in order to justify land and construction costs associated with development, such is not the case in the City of Shasta Lake, or the region.

**Objectives**

- H-1            Improve and conserve the existing housing stock.
- H-2\*          Provide for additional low income housing opportunities.
- H-3            Encourage the provision of affordable housing.
- H-4            Promote adequate sites for housing types.
- H-5            Support a mix of housing for all income groups
- H-6            Promote equal housing opportunities.
- H-7            Encourage energy conservation.

**Policies**

- H-a\*          Pursue and increase the public and private rehabilitation of housing.
- H-b            Continue to apply for Federal and State funding to rehabilitate substandard housing.
- H-c\*          Pursue the abatement of unsafe structures.

- H-d\* Enforce the Housing Code by establishing a code enforcement program to conserve the existing housing stock.
- H-e Establish an information program to inform residents of available housing programs dealing with rehabilitation, improvements, new construction and acquisition.
- H-f Encourage the construction of affordable housing units utilizing all available federal and state programs.
- H-g The City shall support the Shasta County Housing Authority's efforts to secure all rental housing subsidies.
- H-h In accordance with State law, provide density bonuses and other incentives such as cost saving development concessions to encourage the private development of housing.
- H-i Develop working partnerships with other community providers of housing services in order to increase affordable housing opportunities.
- H-j Actively support HUD's *Joint Venture for Affordable Housing* efforts by entering into partnerships with private developers wanting to build affordable units.
- H-k Continue to monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing affordability.
- H-l Maintain an adequate supply of residentially classified land to meet all residential housing needs based on projected growth rates and as a stabilizing factor for land prices.
- H-m\* Allow the mixing of commercial/residential development in the Town Center and Central Business District of the City through appropriate general plan and zoning designations.
- H-n Establish and maintain, with periodic updates, the City's inventory of existing structures, as well as vacant or under-utilized land which would be appropriate for specialized residential uses (i.e. shelters, group homes etc.).
- H-o Use redevelopment powers or other appropriate mechanisms to acquire and/or assemble sites for residential purposes.
- H-p Evaluate incentives, including the reduction of fees and development standards that do not compromise health and safety, for the development of housing for above-moderate and high income families in order to provide additional design, recreational, and landscaping amenities.
- H-q Promote and encourage homeownership for all income levels and utilize available federal, state, and local resources to achieve this end.
- H-r Support the use of tax-exempt revenue bonds for housing developments and provide standards for the occupancy of such housing to include all income levels.

H-s	Support the use of Mortgage Credit Certificates for low and moderate-income first-time homebuyers.
H-t	Encourage a mixture of housing types (single-family attached/detached, condominiums, townhouses, duplexes, garden/conventional apartments, group quarters) through current zoning ordinance and planning practices.
H-u	Encourage development of housing for groups with special needs; such as the elderly, and the handicapped.
H-v	Promote the nondiscrimination enforcement activities of the State Department of Fair Employment and Housing.
H-w	Continue to support programs which promote and require accessibility and adaptability of housing for the handicapped.
H-x*	Allow for residential care facilities in all residentially zoned neighborhoods as required by state law.
H-y	Display information on housing discrimination in City Hall, the Community Center and local business display cases, where applicable.
H-z	Promote public awareness of cost-saving energy conservation measures offered by utility providers for new and existing housing units.
H-aa	Enhance public awareness of landscaping measures that promote resource conservation and energy cost-savings for new and existing housing units.
H-bb	Require weatherization measures be taken on all residential property participating on any City rehabilitation programs.
H-cc	Require the use of energy conservation features in the design and construction of all new residential structures to increase energy efficiency and reduce utility costs.

### **Implementation Measures**

H-(1)	The City through Shasta County will continue to provide a comprehensive housing rehabilitation program available to homeowners who are low-income or below.
H-(2)	The City shall utilize the <i>Rental Rehabilitation Program (RRP)</i> which is a program that consists of a stipulated grant provided to owners of rental property in order to elevate property to local acceptable dwelling standards. The program requires that the owner match the grant portion with private funds in order to cover the cost of repairs.
H-(3)	The City will continue to make information available to interested developers regarding the <i>California Housing Rehabilitation Rental Program</i> . The program currently provides assistance for the acquisition and rehabilitation of multi-family rental units, including single-room occupancy units. The owner must agree to reserve a minimum of 30% of the acquired units for occupancy by lower-income households. In addition, the contract rent for

the "assisted" units must remain at an affordable level for the term of the financing.

- H-(4)\* The City shall continue their abatement program which provides for the abatement of hazardous properties/structures at the owner's expense. Owners are instructed to fix hazardous conditions. Ultimate action by the City due to noncompliance by the owner is to remove the offending structure or condition from the property.
- H-(5) The State of California *Government Code Section 65915* allows for a developer to obtain a "density increase of at least 25 percent over the otherwise maximum allowable residential density under the applicable Zoning Ordinance and Land Use Element of the General Plan as of the date of application by the developer." In addition, the Code identifies that a city shall provide the developer incentives, if needed, to enhance affordability of the project or provision by the City of other incentives of equivalent financial value. The City will develop and adopt an ordinance that specifies the method of providing developer incentives.
- H-(6) The City shall continue to support the *HUD Section 8 Rental Assistance Program* which provides rental assistance to very-low income seniors/disabled individuals and families.
- H-(7) The City will evaluate the establishment of a rental assistance program similar to the *HUD Section 8* program.
- H-(8) The City will continue to support the development of new affordable multifamily projects by both for-profit and non-profit developers. The City can provide direct financial support to these projects through application to the State for *Community Development Block Grant (CDBG)* and *HOME* funds. The City will also participate with developers of affordable housing in the issuance of mortgage revenue bonds.
- H-(9) Federal and State tax credits for eligible low-income rental housing projects are currently available by application to the State Tax Credit Allocation Committee. The City will act as an information and referral service to interested developers regarding available tax subsidies.
- H-(10) State law requires redevelopment agencies to provide 20% of their tax increment income to improve housing opportunities for low- to moderate-income persons. A total of \$833,151 is projected to be available during the five-year housing planning period. The City has designated the expenditure of funds for low and moderate-income housing. Land acquisition, infrastructure improvements, housing construction subsidies and rent payment supplements are amongst the activities envisioned for set-aside funds.
- H-(11) The City shall continue to seek funding from the *HOME Investment Partnership Act* program which provides funding to provide incentives to develop and support affordable rental housing and homeownership opportunities. Eligible activities include real property acquisition, rehabilitation, down payment assistance and construction of affordable housing.

- H-(12) The City will support obtaining funds from the *HOPE* grant program which is designed to increase homeownership for lower-income households through resident purchase of public housing, purchase of vacant or foreclosed properties held by the government, and purchase of distressed properties held by FHA.
- H-(13) As part of the General Plan update, an inventory of existing land for residential development will be compiled and updated as needed on a regular basis and as part of the General Plan review process, every five years.
- H-(14) The City will study current land use patterns within the urban core to identify areas which have the potential for intensification of use due to current under-utilization or changing market conditions, rendering an area economically obsolete.
- H-(15) Revise the R-4 Zone District to remove the minimum one (1) acre lot size requirement and to clarify that "a density bonus of at least 25 percent will be allowed for fully subsidized units as provided by State density bonus law provisions."
- H-(16) Mortgage revenue bonds can be issued by the City or the Shasta County Housing Authority to support the development of multi-family or single-family housing for low-and moderate-income households. Bonds can be used for the purchase, rehabilitation, and construction of housing, as well as capital improvements related to housing. Federal and State law requires that a percentage of the total units in an assisted project be reserved for lower income households. Issuance of bonds is conditioned upon the affordability of project units for lower-income households. The City shall evaluate the potential use of this funding source.
- H-(17) The City shall support the *Downpayment Assistance Program (DAP)* which offers assistance with the downpayment required when purchasing a home. Eligible participants must be first-time homebuyers, buying a home in the City, and be moderate-income or less. Assistance is in the form of a second mortgage recorded as a lien on the newly purchased property.
- H-(18) The City shall continue support of the *Mortgage Credit Certificate Program* offers IRS tax credits for low-to-moderate level income first-time homebuyers. It enables the potential homebuyer to qualify more easily for the primary financing on the purchase as well as to realize substantial tax savings. This program, administered by the Shasta County Housing Authority has issued 25 Mortgage Credit Certificates for home purchases in the City since inception in 1990.
- H-(19) The City shall support the *Fair Housing Referral and Information Program* that provides basic information regarding fair housing rights to both landlords and tenants. Housing discrimination complaints are referred to the State Department of Fair Employment and Housing. Special outreach efforts are made to include groups likely to experience discrimination in housing including minority, elderly, handicapped, and lower-income families. These efforts include, but are not limited to; providing brochures to be available and on display at City Hall, the Community Center, and local business bulletin boards; providing staff speakers at service agency meetings; and,

periodic informational mailings to service organizations. In addition, all tenants and landlords participating in the HUD Section 8 Programs are counseled as to fair housing rights and responsibilities.

- H-(20) The City shall require compliance with the *Uniform Building Code, Title 24 Handicapped Adaptability/Accessibility Regulations Compliance* and the *Disabled Americans Act*. In general, compliance requires handicapped adaptability/accessibility features on new multifamily residential projects containing 5 or more units per building. The City is responsible for reviewing proposed projects prior to construction for compliance. Furthermore, *Title 24* compliance is monitored during the construction process.
- H-(21) Planning Division staff will review and revise the language of the City's Zoning Ordinance to specify both transitional housing and homeless shelters as uses in specific zoning categories.
- H-(22) Proposed projects are to be reviewed by the City prior to construction for compliance with *Uniform Building Code, Title 24 Energy Conservation Compliance*. The City, during the construction process, also monitors compliance with *Title 24* regulations. The program advances local code enforcement of required energy conservation features and appliance guidelines for construction of residential structures.
- H-(23) The City shall support the assortment of programs designed to lessen the consumption of electricity by both homeowners and businesses. At this stage, the programs are completely voluntary, however, as energy resources decrease by increasing public demand due to population growth and irresponsible usage, it is likely that energy providers will begin to utilize punitive measures such as imposing higher costs on excessive users to encourage participation.
- H-(24) The City shall evaluate entering into an agreement with the *Self Help Home Improvement Program (SHHIP)*, or any other experienced agency, to administer a weatherization improvement program. Weatherization improvements could be provided to eligible homeowners and landlords as part of a City Homeowner and Rental Rehabilitation Program. Eligible repairs could include weather-stripping, insulation, installation of storm doors, installation of dual-pane windows, and caulking. These types of repairs should be encouraged and in some cases required by all City housing programs.

## IV. GLOSSARY

**ADT - Average Daily Traffic.** The total volume of traffic on a given road during a specific period of time.

**A-Weighted Decibel (dBA)** - A numerical method of rating human judgment of loudness. The sound pressure level in decibels, as measured on a sound meter, uses an A-weighting filter to de-emphasize the very low and very high frequency components of sound in a manner similar to the response of the human ear.

**Affordable Housing** - Housing is considered affordable to all households if it costs no more than 30 percent of gross monthly income for rents and up to 3.0 times annual income for purchasing a home. These are the standards used by the Federal and State governments and the majority of lending institutions.

**Air Basin** - A self-contained region minimally influenced by air quality in contiguous regions.

**Air Pollutant Emissions** - Discharges into the atmosphere, usually specified in terms of weight per unit of time for a given pollutant from a given source.

**Air Quality Standard** - A health-based standard for air pollution established by the Federal government and the State.

**Alluvium** - Soil, sand, gravel or similar detrital material deposited by running water.

**Ambient Noise Level** - The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

**Aquifer** - A geologic formation that stores, transmits, and yields significant quantities of water to wells and springs.

**Arterial** - A major street carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to nonresidential properties.

**Bikeway** - Designated facilities classified, and specifically designed, constructed, and primarily intended for the use of bicycle travel.

**Bikeway, Class I** - (Trail or Path) A facility provided upon a completely separated right-of-way designated for exclusive use of bicycles.

**Bikeway, Class II** - (Lane) Restricted right-of-way designation for exclusive or semi-exclusive use of bicycles with prohibitions of pedestrian and motor vehicle through travel but vehicular parking and crossflows by pedestrians and motorists permitted.

**Bikeway, Class III** - (Route) A facility which is shared by motorists, pedestrians and bicyclists which provides for a right-of-way designation by signs or surface markings.

**CNEL** - Community Noise Equivalent Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of 10 decibels to sound levels in the night before 7 a.m. and after 10 p.m.

**Collector** - A street for traffic moving between arterial and local streets, generally providing direct access to properties.

**Conservation** - The management of natural resources to prevent waste, destruction or neglect.

**Coverage** - The proportion of the area of the footprint of a building to the area of the lot on which it stands.

**Day-Night Average Level (Ldn)** - The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m.

**Decibel, dB** - A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

**Density** - The number of families, individuals, dwelling units or housing structures per unit of land.

**Dwelling** - A structure or portion of a structure used exclusively for human habitation.

**Encourage** - The City will not actively promote, but will welcome and stimulate others to pursue a particular goal or end.

**Fair Share Allocation** - A distribution of lower income housing need among the cities in the region which is prepared by the State of California Department of Housing and Community Development for cities in Shasta County. The idea behind the allocation is that each jurisdiction should bear proportional responsibility for housing the low and moderate income population of the region. The allocation is expressed in terms of the number of additional lower income households that each jurisdiction should absorb over a five year period.

**Fault** - A fracture in the earth's crust forming a boundary between rock masses that have shifted.

- **Active Fault** - A fault that has moved recently and which is likely to move again. For planning purposes, "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.
- **Potentially Active Fault** - (1) A fault that last moved within the Quaternary Period before the Holocene Epoch (the last 2,000,000 to 11,000 years); (2) A fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.
- **Inactive Fault** - A fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

**Fire Flow** - The quantity of water necessary to attack and extinguish structure fires. Fire flow is further established at a minimum pressure of 20 pounds per square inch for a duration consistent with established Insurance Services Office Guidelines and based upon the size and type of construction, occupancy hazards, and distance to exposures. The formula is found in the 1974 edition of the Insurance Services Office Guide for the Determination of Required Fire Flow.

**Flood Plain** - A lowland or relatively flat area adjoining inland or coastal waters that is subject to a one percent or greater chance of flooding in any given year (i.e., 100-year flood).

**Floor Area Ratio** - The gross floor area of all buildings on a lot divided by the lot area.

**Ground Failure** - Mudslide, landslide, liquefaction or the compaction of soils due to seismic-induced ground shaking.

**Ground Water** - The supply of fresh water under the ground surface in an aquifer or soil that forms a natural reservoir for potable water.

**Handicapped** - The count of persons with disabilities or handicaps in the U.S. Census is based on self-definition with no medical documentation required. As a result, the definition of handicaps may include asthma, arthritis, mental illness, diabetes, etc., as well as musculoskeletal diseases, paralysis, etc., which require modification to housing.

**Hazardous Material** - An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals and nuclear fuels.

**Historic Area** - A district or zone designated by local, state or federal authorities within which buildings, structures and places are of basic and vital importance due to their association with history, or their unique architectural style and scale, or their relationship to a square or park, and therefore should be preserved and/or developed in accord with a fixed plan.

**Household** - The Census considers all persons living in a dwelling unit to be a household whether or not they are related. A single person living in an apartment and a family living in a house is considered a household.

**Household Income** - The total of income of all the people living in a household. Households are usually described as very low income, low income, moderate income, middle income, and upper income according to their household size and relation to the regional median income for that household size.

- Very Low Income = 0-50% of the regional median income.
- Low Income = 51-80% of the regional median income.
- Moderate Income = 80-120% of the regional median income.
- Upper Income = over 120% of the regional median income.

**Infrastructure** - The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.

**Intensity** - The level of land use (low to high) for buildings--lot coverage, floor area ratio, building bulk.

**Land Use** - A description of how land is occupied or used.

**Liquefaction** - A process by which water-saturated granular soils transform from a solid to a liquid state due to ground shaking. This phenomenon usually results from shaking from energy waves released in an earthquake.

**Local Street** - A street providing direct access to properties and designed to discourage through-traffic.

**Median Income** - The income category for each household size which is defined annually by the Federal Department of Housing and Urban Development. Half of the households in the region have incomes above the median and half below.

**Mitigation** - The lessening or elimination of the impacts of an action through changes in the proposed action or the undertaking of additional measures.

**Noise** - Any unwanted or undesirable sound.

**Noise Exposure Contours** - Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and Ldn are two measures used to describe noise exposure.

**Open Space** - Any parcel or area of land or water essentially unimproved and set aside, designated, dedicated or reserved for public or private use or enjoyment.

**Response Time** - The amount of elapsed time between the notification of a fire or police unit for a call for service and that unit's arrival at the incident.

**Special Housing Needs** - Those characteristics of the population (other than income) which cause households to have difficulty obtaining housing. The elderly, the handicapped, large families, the homeless, migrant farmworkers, and female-headed households are all considered to have special housing needs under state law.

**Subsidence** - The gradual, local settling or sinking of the earth's surface with little or no horizontal motion. (Subsidence is usually the result of gas, oil, or water extraction, hydrocompaction, or peat oxidation, and not the result of a landslide or slope failure.)

**Substandard Buildings** - Section 1001 of Chapter 10 of the 1994 *Uniform Housing Code* defines a substandard building as one where the "building or portion thereof which is determined to be an unsafe building in accordance with Section 102 or the Building Code; or any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the conditions referenced in this section to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and hereby declared to be substandard buildings."

The conditions referenced in the section include inadequate sanitation, structural hazards, nuisances, hazardous electrical wiring, hazardous plumbing, hazardous mechanical equipment, faulty weather protection, fire hazard, faulty materials of construction, hazardous or unsanitary premises, inadequate exists, inadequate fire-protection or firefighting equipment and improper occupancy.

Section 102 of the Uniform Building Code addresses unsafe buildings or structures. "All buildings or structures which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are, for the purposes of this section, unsafe." Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use."

Housing which does not comply with the applicable building or housing codes is considered substandard. Generally two types of substandard housing are identified - that which can be repaired or rehabilitated and that which is so deteriorated that it should be replaced.

**Surface Rupture** - A break in the ground's surface and associated deformation resulting from the movement of a fault.

**Tenure** - Whether a housing unit is owner-occupied or renter-occupied.

**Transportation System Management (TSM)** - A cooperative process involving all transportation agencies in an urban area attempting to increase the efficiency of a transportation system through

low-cost and relatively short-term actions. TSM typically includes traffic controls, improved public transportation, regulatory and pricing measures, and improvements to the management of the existing transportation system.

**Vacancy Rate** - The percentage of unoccupied housing units in a jurisdiction. Vacancy rates usually differ according to tenure and housing type.