

GENERAL PLAN UPDATE BACKGROUND

➤ **Growth Projections**

The General Plan 2040 Update reflects both *projected* growth that is expected through 2040, and *total potential growth* assuming full buildout of the land area within City limits. The City has a large amount of vacant land area in relation to its total population and its historic growth rates since incorporation. Buildout of the entire General Plan land area at the maximum development potential for residential, commercial, and industrial development is identified in the Plan but is extremely unlikely to ever be achieved. However, projected growth during the 20-year life of the Plan is based on historic trends in the community over the previous 20 years, and assumes a residential growth rate of 0.9% per year, and a commercial/industrial growth rate of 1.02% as reflected in the following tables:

Table 1 - Residential Development Potential Table

20-Year Projections			Annual Projections		
Growth Rate	Unit Growth	Population Growth ³	Unit Growth	Population Growth	Compound Annual Growth Rate (CAGR)
	550	1,371	28	69	0.7%
6.0%	5	11	0	1	0.5%
25.0%	4	10	0	0	5.6%
13.0%	268	666	13	33	1.7%
4.0%	274	683	14	34	0.5%
	149	372	7	19	1.2%
27.0%	28	71	1	4	4.1%
12.0%	121	301	6	15	1.1%
	152	380	8	19	8.4%
1.2%	126	313	6	16	19.0%
4.8%	27	67	1	3	2.9%
	852	2,122	43	106	0.9%

Table 2 - Commercial/Industrial Development Potential Table

20-Year Projections			Annual Projections	
Growth Rate	Square Feet Growth	Employment Growth ³ (Jobs)	Square Feet Growth	Compound Annual Growth Rate (CAGR)
	60,304	147	3,015	0.88%
1.0%	60,304	147	3,015	0.88%
	202,070	269	10,103	0.83%
0.9%	181,256	242	9,063	0.75%
1.2%	20,814	28	1,041	7.01%
	115,411	286	5,771	2.00%
0.9%	109,772	273	5,489	13.97%
1.0%	5,639	13	282	0.12%
	377,784	703	18,889	1.02%

➤ Elements

The term “element” refers to the topics that California law requires to be covered in a general plan (Gov. Code § 65302). Those elements include Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety and Environmental Justice. Once added into a general plan, each element assumes the same legal standing, and must be internally consistent with the other elements. The City of Shasta Lake is exempt from the requirement to prepare an Environmental Justice Element. The draft Elements are briefly described below.

- 1) **Vision Statement:** The Vision Statement is developed in the first part of the planning process and helps shape the direction of General Plan. The vision and its 10 “General Plan Element Goals” guide the development of the goals and policies of the Plan as reflected in the seven mandatory elements. At the public workshops’ participants were asked what they value about the City of Shasta Lake and what they would like to see improved in the future. Areas such as social and economic well-being, physical character of the built environment, arts and culture, growth and development standards, and employment were important issues considered as part of the vision.
- 2) **Land Use Element:** The Land Use Element, and the Land Use and Circulation Diagrams (Maps), designate the location, distribution, and extent of all land uses which will shape the future physical development of the City. The Land Use Element sets forth specific goals, policies, and implementation measures to guide land use and community development through 2040. The draft Land Use Element creates 14 separate Land Use Districts in the City. Once the Plan is adopted, these districts will govern the type and intensity of use of properties in the City. The General Plan Land Use Map, Land Use Classifications, and related goals and policies will become the foundation of the update of the City’s Zoning Ordinance and Zoning Map which will be required following adoption of the Plan update.
- 3) **Housing Element.** The City of Shasta Lake’s Housing Element serves to understand and analyze the City’s housing needs and to develop programs and policies that can help meet those identified needs. The Housing Element is a component of the City’s 2040 General Plan, which demonstrates that the City is adequately planning to meet the housing needs of everyone in the community and that the Housing Element is consistent with other elements of the General Plan. The Housing Element was adopted in 2021, and will be in place through 2028 when the next update of the Element must be completed.
- 4) **Circulation Element:** The Circulation Element focuses on the movement of people, goods, energy, water, sewage, storm drainage, and communication through the City of Shasta Lake. The policies and implementation actions in the Land Use Element tie directly to those in the Circulation Element. Creating connected and complete systems of circulation and utility networks requires coordination between land use and circulation planning.
- 5) **Conservation Element:** The City of Shasta Lake is home to a range of natural resources that help define the City’s identity, and that are relied upon for continued economic prosperity. This element addresses the conservation, development, and utilization of the water, forests, soils and minerals, wildlife and energy conservation. The Conservation Element establishes goals for the retention, enhancement, and development of these natural resources in coordination with the

Land Use and Open Space Elements. Together, these elements guide conservation efforts by balancing the City’s development policies with environmental preservation.

6) Open Space Element. In California, open space is defined as any parcel or area of land or water that is unimproved and devoted to open-space use. (Cal. Gov. Code § 65560(b)). The General Plan Vision Statement recognizes that parks and recreational amenities are critical to creating a high quality of life for all citizens, and the Open Space Element implements a community vision to protect and enhance the City’s open space resources including trails, parks, and other recreational amenities. The Open Space Element works in coordination with the Land Use and Conservation Elements to achieve the General Plan vision.

7) Public Safety and Community Health Element (including Air Quality and Noise). The City of Shasta Lake is a vibrant and diverse community that strives to provide safety and access to healthy lifestyles to its residents. This element identifies potential hazards and pollution sources, discusses important public safety issues, and highlights other community health, wellness, and safety priorities. The element provides goals, policies, and implementation actions to mitigate and protect the community against associated impacts. Specific topics covered in this element include:

- Public Safety and Emergency Response
- Natural Hazards
- Community Health and Wellness
- Environmental Quality (including Noise and Air Quality)

The Noise and Air Quality sections were developed utilizing the draft Land Use and Circulation Elements for the needed analysis. The Public Safety Element also includes the “Local Hazard Mitigation Plan” adopted in May 2022, and the SB 379 required “Climate Vulnerability Assessment” which is now a major statewide priority in efforts to protect property and the public from the hazards of flooding and wildland fires.

➤ **Public and Agency Comments Considered**

Included in this packet are the “**Response to Public and Agency Comments with Recommendations Matrix**” which was used by the Planning Commission in its consideration. A total of 47 relevant comments were extracted to allow comments to be addressed in an efficient manner by staff and policy makers. Some individual comments contain multiple requested modifications or additions to Plan goals and policies, or to the direction of the Plan. Several of the comments are applicable to the adopted Housing Element.

In addition, the “**Planning Commission’s Recommended Modifications and Additions to the Draft 2040 General Plan Update**” are included as well. If accepted by the City Council at time of adoption of the Plan, these changes will be incorporated into the 2040 General Plan Update.

Planning Commission Recommended Modifications and/or Additions to the Draft 2040 General Plan Update

The following modifications and/or additions to the draft 2040 General Plan and Land Use Diagram that were approved for circulation by the City Council on January 18, 2022, were reviewed by the Planning Commission at noticed public hearings on Aug 18, September 13 and 22, and October 6, 2022.

The changes recommended by the Planning Commission, reflect responses to public and agency comments received on the draft General Plan, the draft Land Use Diagram, and Draft Programmatic Environmental Impact Report prepared for the project. Provided under separate cover are the comments and responses to comments on the General Plan.

Planning Commission recommended modifications and additions reflect changes in response to the following:

- I. Responses to comments on the General Plan and modifications which are needed to meet state planning law requirements;
- II. Responses to issues and comments identified in the Environmental Impact Report prepared for the project; and
- III. Modifications to the draft Land Use Diagram addressing comments or requests received by the Commission on draft land use designations.

Classification and Tracking Nomenclature

Commission recommended changes to policies circulated in the Draft Plan are identified by underlines or strikeouts. The comment numbering (ex: *Comment A-7*) in this document matches the comment or change tracking number reflected in the document: **"2040 General Plan Errata – Planning Commission Review: Response to Public and Agency Comments with Recommendations"** considered by the Commission prior to their action, and provided to the City Council under separate cover on 10/21/22.

RECOMMENDED GENERAL PLAN MODIFICATIONS

1. Comment A-7 modification to Circulation Element Title page to read as follows:

"CIRCULATION - focuses on moving people, vehicles, goods, energy, water, sewage, storm drainage, and communication within the City of Shasta Lake. Creating connected, accessible, and complete systems of infrastructure networks and ensuring access to opportunities and transportation systems within a community and region requires coordination between land use and circulation planning."

2. Comment A-8 modification to Circulation Element text as shown below:

Pg. 4-14, last paragraph: *Bikeways, defined as all facilities that are primarily provided for bicycle travel, are identified by Class I, II, III, and IV based on a bicyclist's level of comfort and the amount of protection from vehicles and the roadway. Figure 4-6 illustrates levels of comfort for users of the various bikeway classification levels.*

3. Comment A-17 modification to the title page of the Public Safety and Community Development Element. *PUBLIC SAFETY & COMMUNITY HEALTH reduces risk of public harm, property damage, and economic impacts from natural hazards, identifies public safety and emergency evacuation measures, and fosters overall community health.*

4. Comment A-23 modification under Goal HS-7 of the Public Safety and Community Development Element.

Add IMPLEMENTATION-HS-7.9: Discourage or restrict the location of sources of harmful or addictive substances near schools, youth centers, and other similar facilities, potentially through policy or regulatory changes consistent with the Land Use Element. Sources of such substances may include tobacco, alcohol, and cannabis retailers, among others. (Source: New)

Responsibility: City Development Services Department and SCHSA

Time Frame: 1-5 years

Funding Source: General fund (staff)

5. Comment A-24 under Goal HS-7 of the Public Safety and Community Development Element.

Add the following phrase to paragraph 2, page 7-38: "Along this stretch of Shasta Dam Boulevard, between Interstate 5 and the Union Pacific Railroad underpass, there are two health care clinics, two dental service providers, two vision service providers, and one mental health counseling service, and one substance abuse treatment provider."

6. Comment A-24 under Goal HS-7 of the Public Safety and Community Development Element.

Add the following sentence to paragraph 3, page 7-38: "Additional substance abuse (or substance use disorder) treatment facilities are located to the south in the City of Redding. These facilities offer resources and services to assist residents in cessation and recovery for abuse of alcohol, tobacco, and other harmful or addictive substances."

7. Update IMPLEMENTATION HS-7.5:

"Support the development and continuation of high-quality health care services, including services for vision, dental, and mental health, and substance abuse care, and promote connectivity to those services through transit and active transportation options, consistent with the Circulation and Land Use Elements."

8. **Figure 7-18 (page 7-37) is also updated with the location of the SHASTA COMMUNITY HEALTH CLINIC treatment facility.**

9. **Comment A-25, under Goal HS-7 of the Public Safety and Community Development Element. Update POLICY HS-7.5:**

“Encourage the co-location and accessibility of health care services, including for vision, dental, and mental health, and substance abuse care.”

10. **Comment A-32 modification. Public Safety and Community Development Element. Update to Implementation Action HS-7.6**

“Evaluate existing supportive service programs and promote new programs that increase the capacity for aging-in-place through active engagement with the senior community. Work with the development community to identify and encourage new housing designs that will support aging-in-place. (Source: New)”

11. **Added required CONSERVATION ELEMENT SECTION 5.4 – Conservation of Soil and Mineral Resources**

The General Plan Conservation Element includes text and policies which are necessary to comply with state law. The Conservation Element must address the conservation, development, and utilization of natural resources, including soils and mineral resources [required by CGC 65302(d)].

These resources are considered of statewide significance as they are needed to both maintain and repair current infrastructure, and to construct future projects. They are addressed in the General Plan to ensure the continued availability and sustainability of surface soils and subsurface mineral deposits (See Figure 5-7 Mineral Resource Zones, below).

Although included in the 1999 General Plan, this discussion and the related policies were not included in the draft General Plan authorized by the City Council for circulation on January 18, 2022. The Section was provided to the State Department of Conservation for review, and added to the draft Plan *prior* to public circulation of the Plan on July 25, 2022.

The policy language primarily carries forward policies from the 1999 Plan, but strengthens the requirement that such activities cannot occur be approved where they would *preclude* successfully achieving implementation of other General Plan goals. Implementation measure CON 5.6 was added to establish a higher level of discretionary review and protection for the environment and surrounding uses.

The complete new Section is available for review in the Draft General Plan provided to the Council in July, and on-line in the Conservation Element: [City-of-Shasta-Lake-General-Plan-2040 \(cityofshastalake.org\)](http://City-of-Shasta-Lake-General-Plan-2040(cityofshastalake.org)), pages 5- 16 through 5-17, and Pages 5-27 through 5-28.

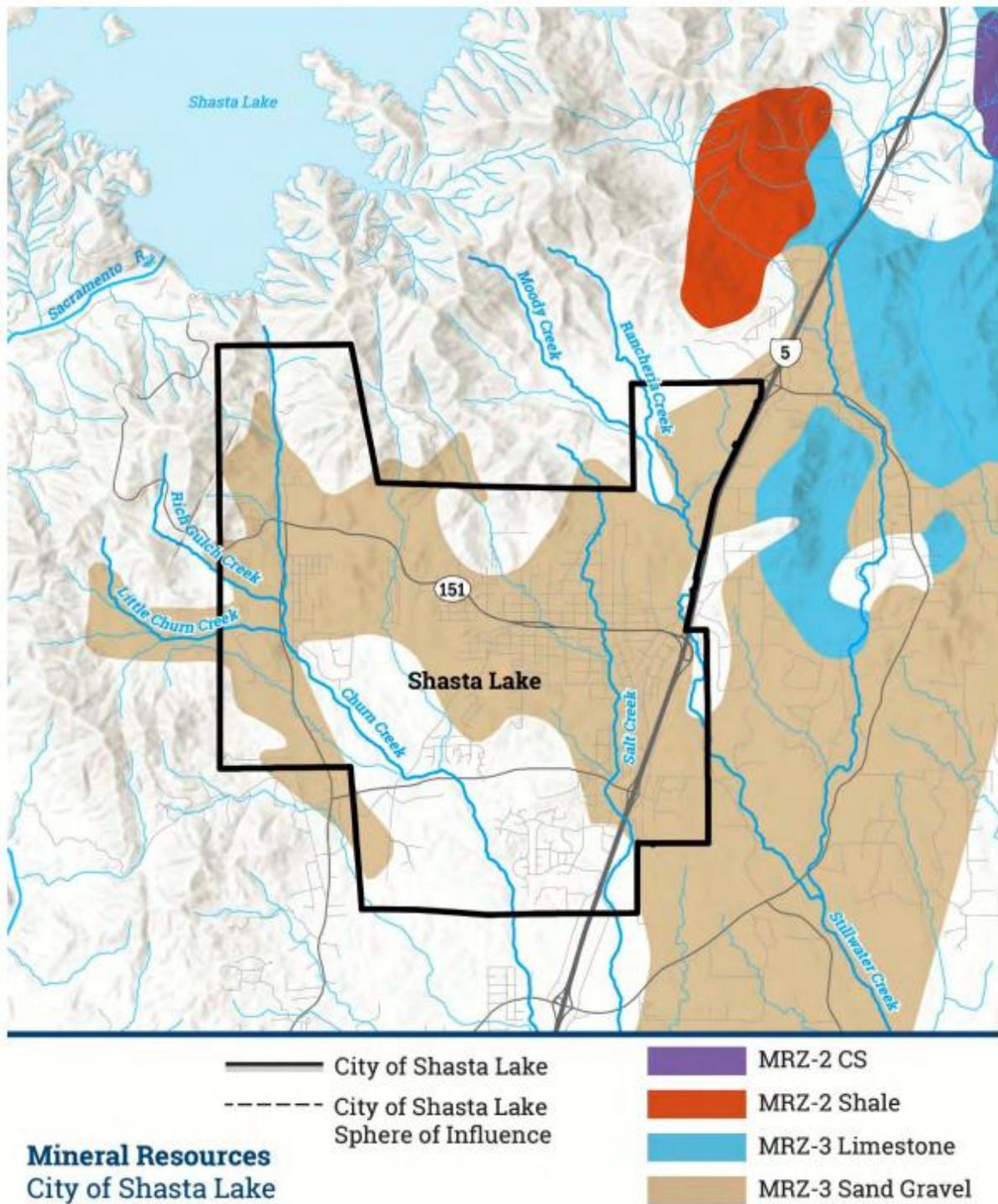


Figure 5-7: Mineral Resource Zones

GENERAL PLAN ENVIRONMENTAL IMPACT REPORT

11. Response to potential environmental impact identified in Draft PEIR.

Environmental Impact 4.18-5 states: “There could be insufficient water supplies available to serve development under the 2040 General Plan during dry and multiple dry years.” (See Final PEIR Table 4.0-1: “Effects Determined to have a Less-Than-Significant Impact with Mitigation Incorporated” and recommended Mitigation Measure 4.18-1).

Inclusion of the following Policy and Implementation Actions in the Conservation Element of the General Plan to address the identified potential impacts, thereby supporting the “Self-Mitigating” General Plan policy framework that is a foundational goal of the project. The EIR identifies that to minimize potential water supply impacts during dry and multiple dry years, the City should implement the following policies and actions in the General Plan:

- a. **Add Policy CON 4.8 to the General Plan Conservation Element:** *Prior to the approval of major new development, Specific Plans, major infrastructure improvements, or other projects that would result in significant increased demand on existing water supplies, require that projects demonstrate proof of availability of adequate water supply (e.g., that existing supplies are adequate to accommodate the increased project demand, or that improvements to the capacity of the system to meet the increased demand will be made prior to project implementation), and that potential impacts to water supplies will be addressed.*
- b. **Add Implementation Action CON-4.9 to the General Plan Conservation Element:** *As part of the development review process require new large-scale development to mitigate the potential project demand on the community’s available water supply.*
- c. **Add Implementation Action CON-4.10 to the General Plan Conservation Element:** *Explore opportunities to develop mechanisms and infrastructure to deliver reclaimed water to city water users from the City’s Wastewater Treatment System and other sources.*

12. Response to potential environmental impacts identified in the Draft PEIR Section 4.13 Noise.

Noise modeling developed to complete the analysis of noise impacts from transportation sources in the draft Environmental Impact Report has resulted in the need for modification under Noise Goal HS-8 of Policy HS 8.3, and the addition of Policy 8.4. Inclusion of the following revisions in the Public Safety and Community Health Element – Noise Section of the General Plan to address the identified potential impacts, will support the “Self-Mitigating” General Plan policy framework that is a foundational goal of the project.

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DRAFT 2040 COMMISSION RECOMMENDED GENERAL PLAN MODIFICATIONS
11/01/22

HS-8.3 New development shall use appropriate site planning and building design to reduce undesirable noise impacts in accordance with standards established through the Noise Ordinance. (Modified)

HS-8.4. The noise sensitivity of land uses as established in Figure 7-24 [Figure 4.13-5 of this Draft PEIR] shall be used in the location of new development, new circulation improvements, and preparation of general plan amendments and specific plans. The noise exposure level shall be established by reference to the noise contour maps (Figure 7-26 and Figure 7-27) [Figures 4.13-2, 4.13-3, 4.13-4, and 4.13-7 of this Draft PEIR] or project-specific measurements or calculations made pursuant to the Noise Ordinance. The guidelines in Figure 7-24 [Figure 4.13-5 of this Draft DEIR] shall be applied with the degree of flexibility required in each case to achieve a sound and feasible land use decision. (New)

GENERAL PLAN LAND USE DIAGRAM

The following Land Use modifications have been recommended to the City Council.

- 13. Comment P4 modification:** Change parcels 006-470-008, 006-470-007 and 006-470-006 on Lake Blvd. from draft Land Use Diagram proposed "Urban Residential" designation, to "Village Mixed Use" designation to match adjacent properties VMU designations.

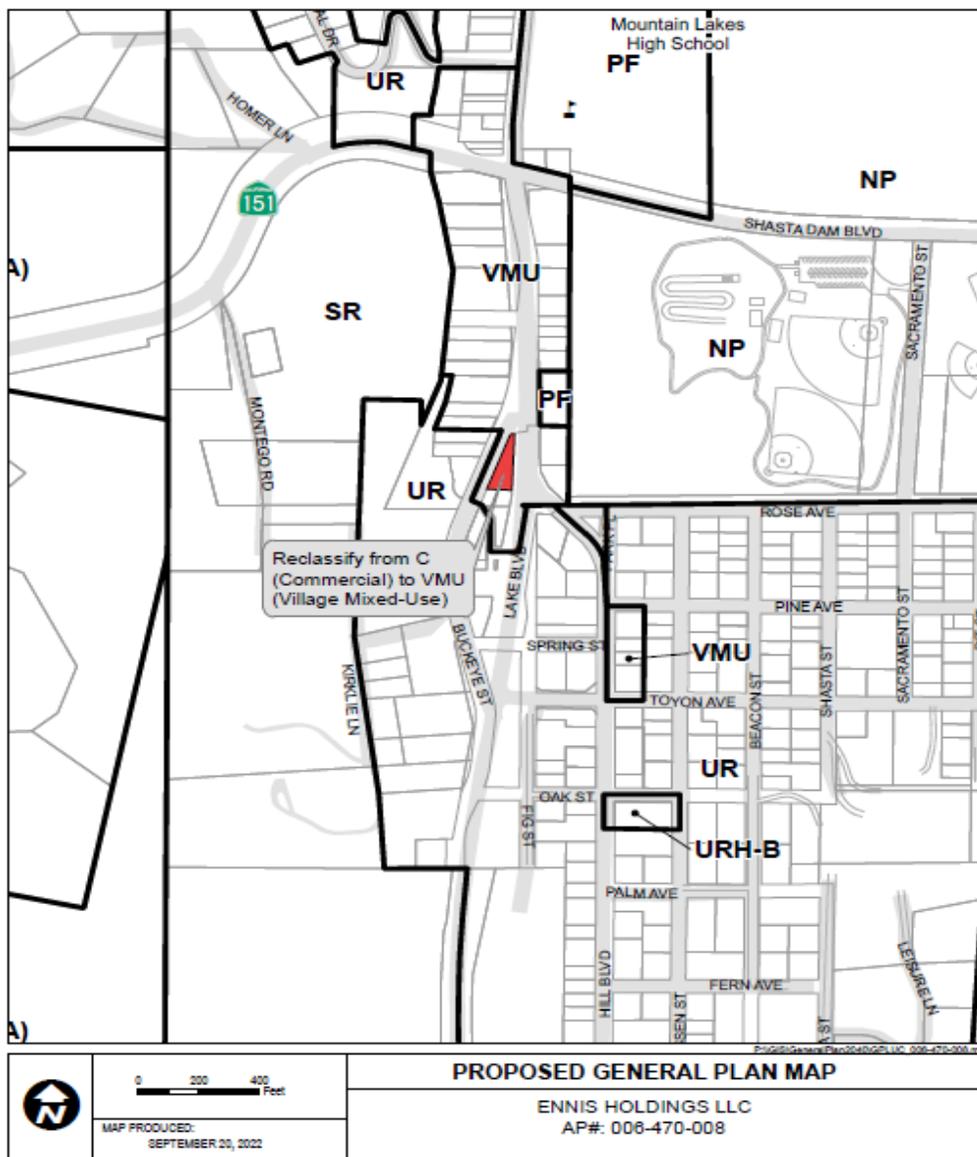
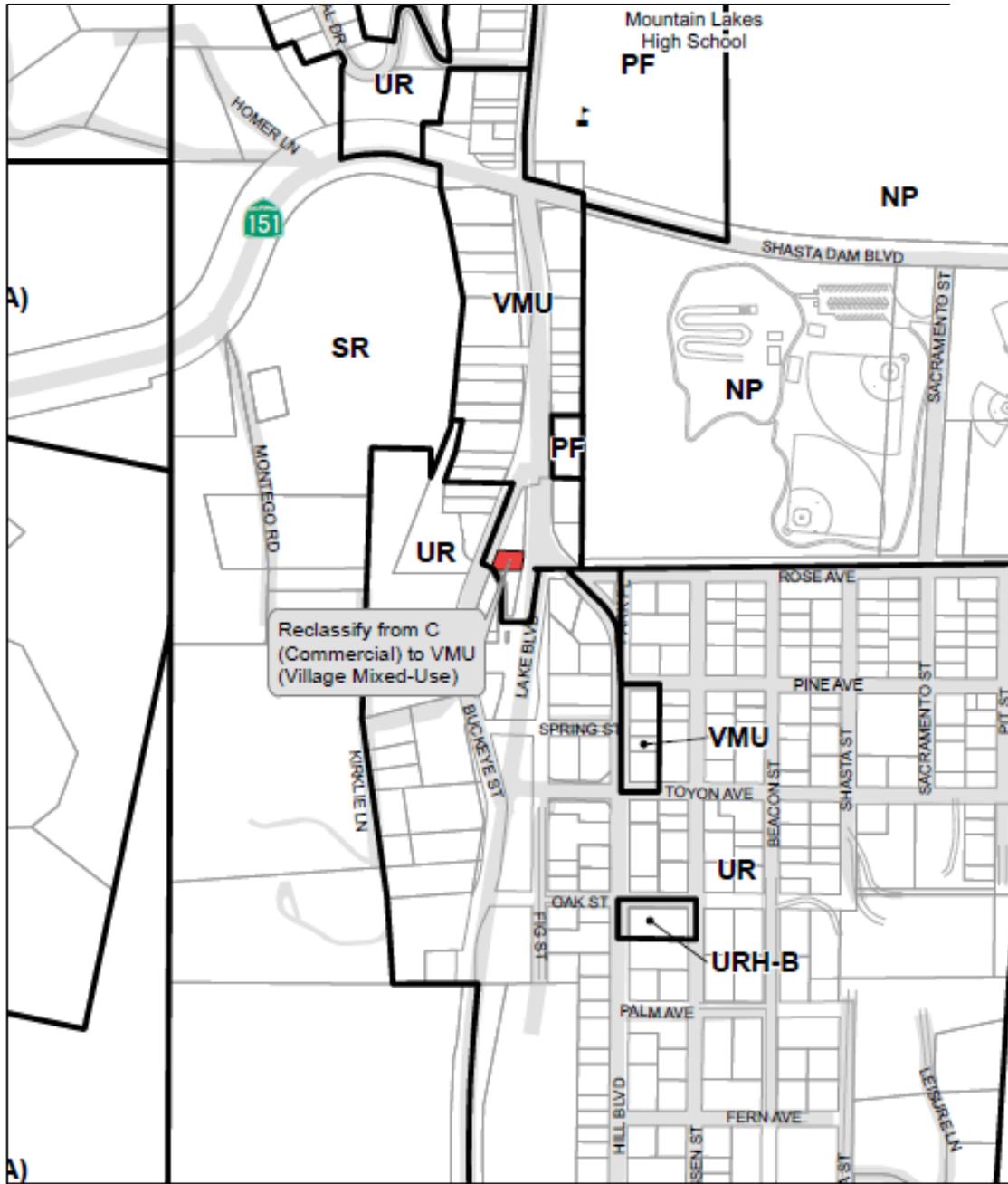
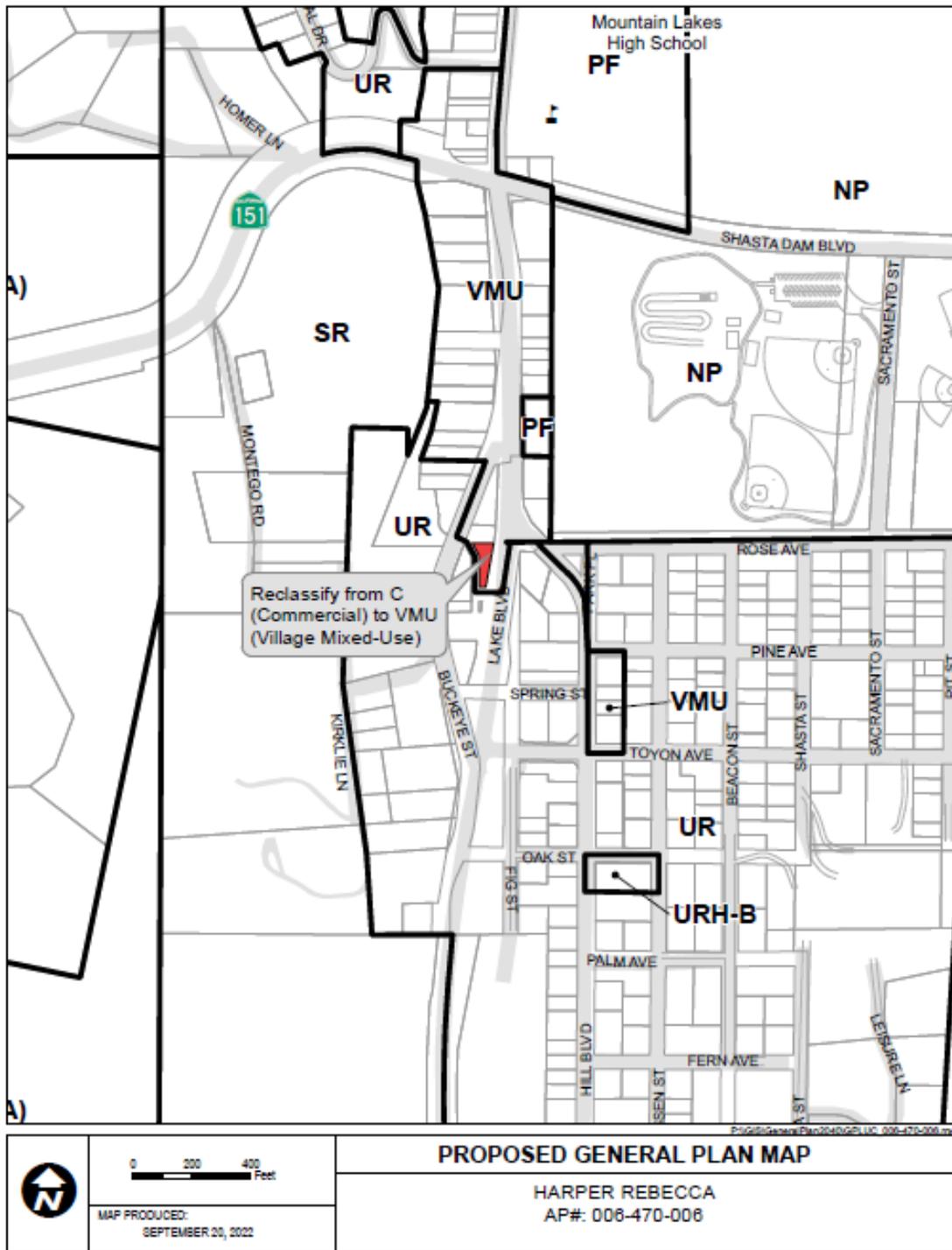


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 DRAFT 2040 COMMISSION RECOMMENDED GENERAL PLAN MODIFICATIONS
 11/01/22



		PROPOSED GENERAL PLAN MAP	
	MAP PRODUCED: SEPTEMBER 20, 2022	RICO FAMILY TRUST AP#: 006-470-007	

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 DRAFT 2040 COMMISSION RECOMMENDED GENERAL PLAN MODIFICATIONS
 11/01/22



0 200 400 Feet

MAP PRODUCED:
 SEPTEMBER 20, 2022

PROPOSED GENERAL PLAN MAP

HARPER REBECCA
 AP#: 006-470-006

14. **Comment P4 modification: Retain “IL” designation on APN 007-190-006.** Property owner requested at PC meeting on 8/18 that parcel remain UR rather than Industrial-Light (“IL”) as reflected in the draft General Plan. The Commission reviewed the request on 9/13/22, and after consideration recommended that given the property location within the surrounding Light Industrial area, and the noise impact and air-quality impact contours from I-5 (as reflected in General Plan land use and health and safety policies), determined the property should remain “IL” designation as reflected in the draft General Plan Land Use Diagram.

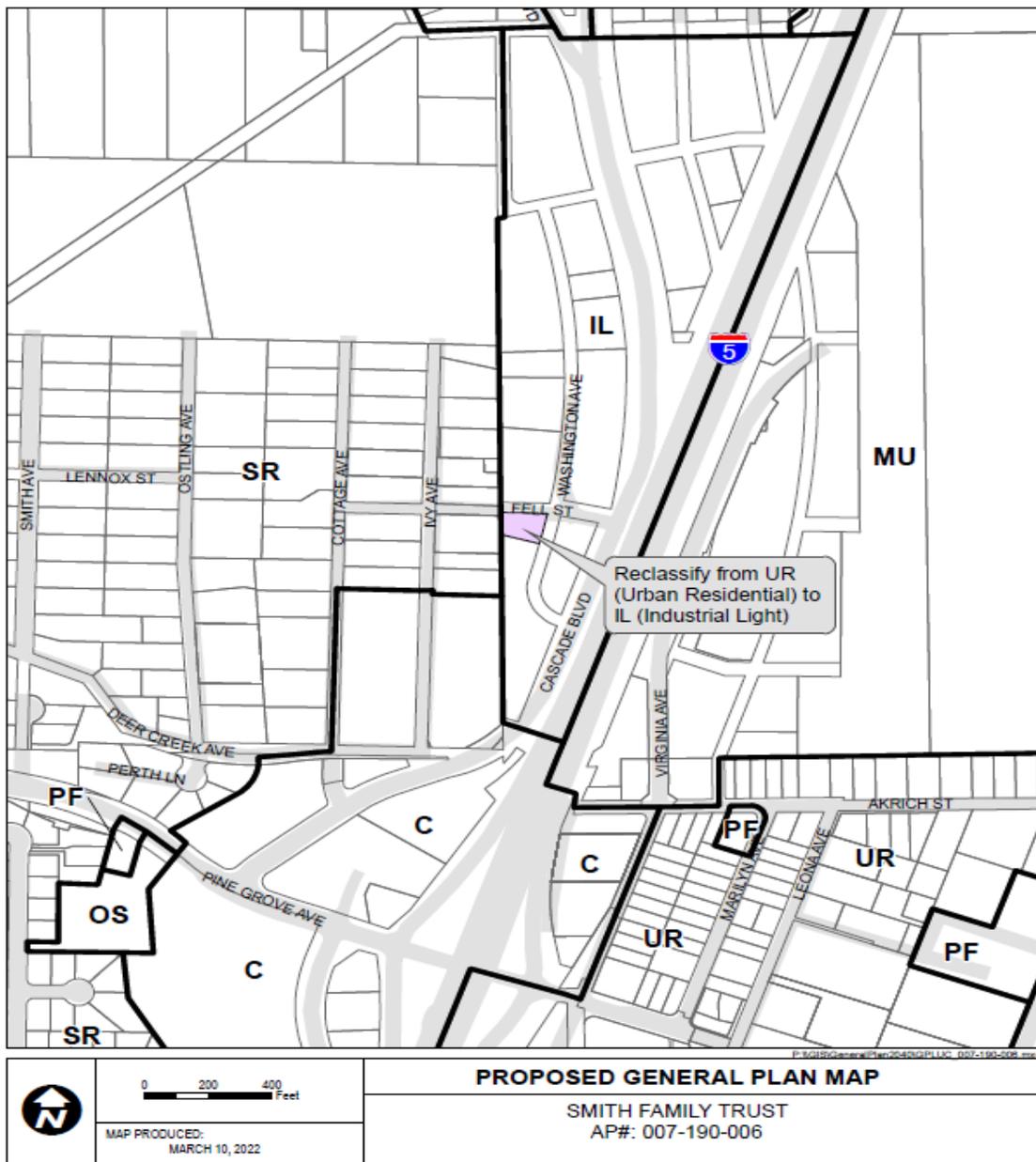
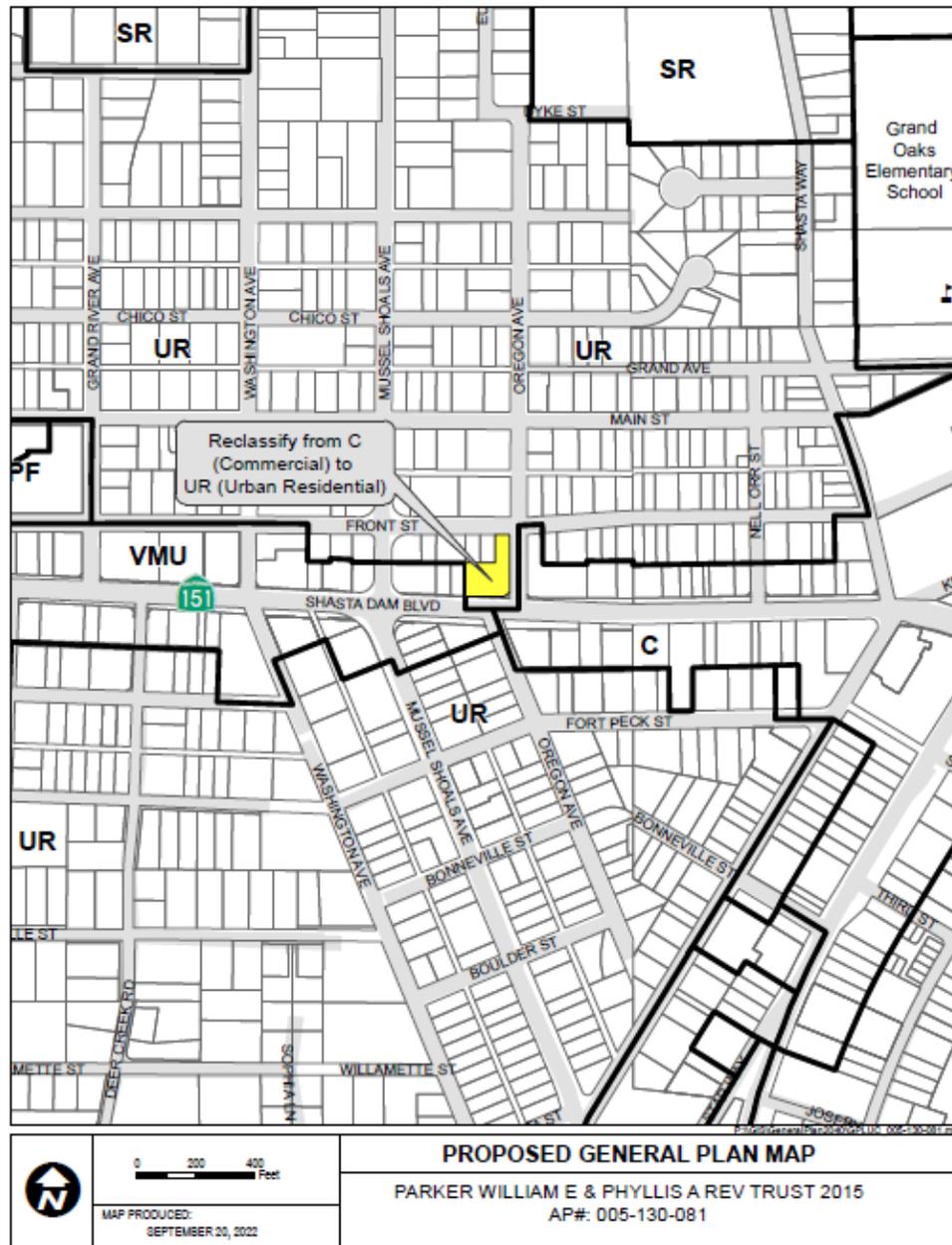
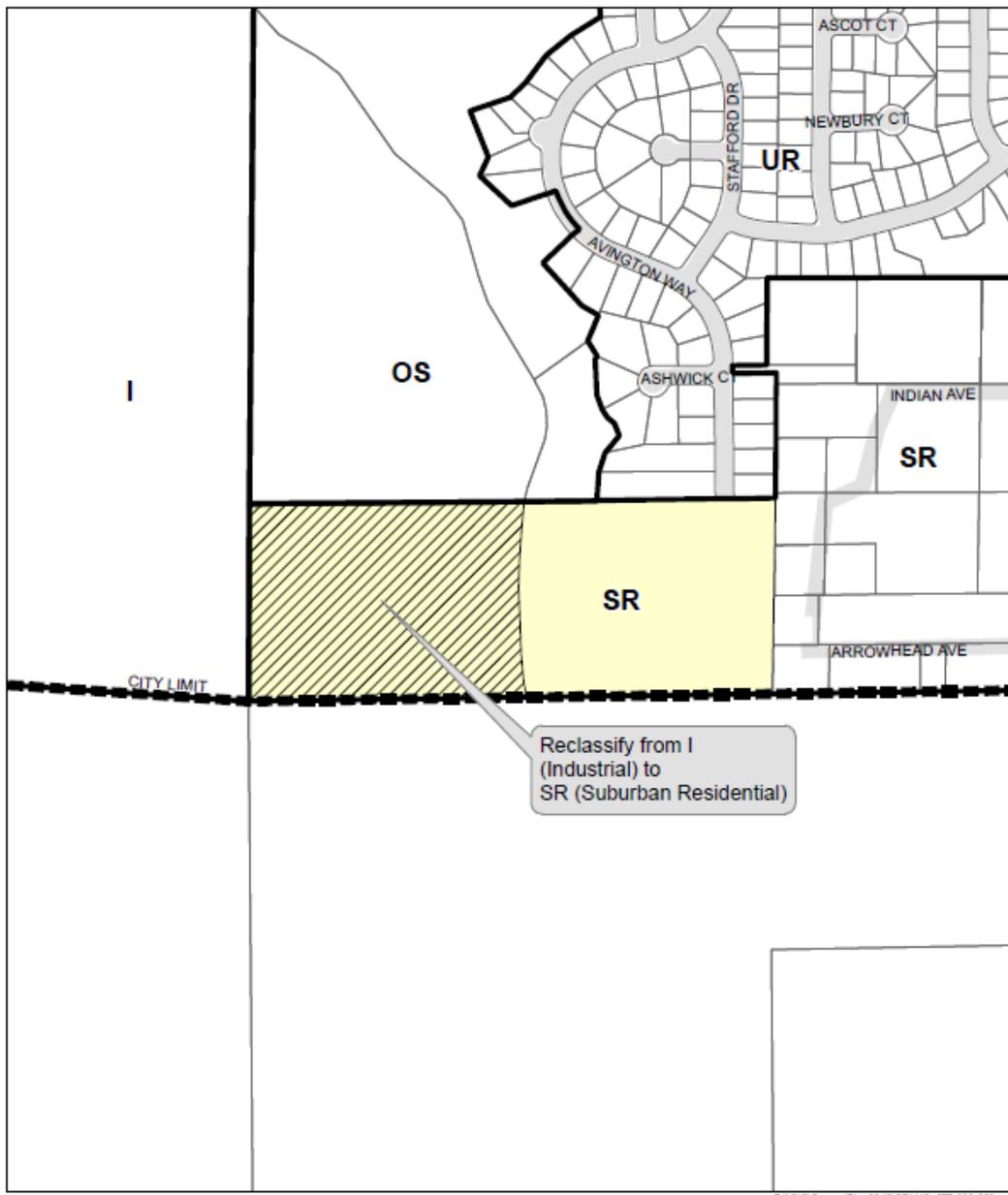


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DRAFT 2040 COMMISSION RECOMMENDED GENERAL PLAN MODIFICATIONS
11/01/22

15. **Comment P6 modification on APN 005-130-081:** Request from adjacent property owner. 1999 General Plan designation is Urban Residential. The Commission recommended change from “VMU” to “UR” based on property topographic issues and frontage access is only available from Front Street, a residential street. VMU designation was applied because of property abutting Shasta Dam Blvd. Change from VMU to UR was reviewed with the property owner who requested that the property retain VMU. Current 1999 Plan zoning on the property is “R-4”, Multiple Family Residential.

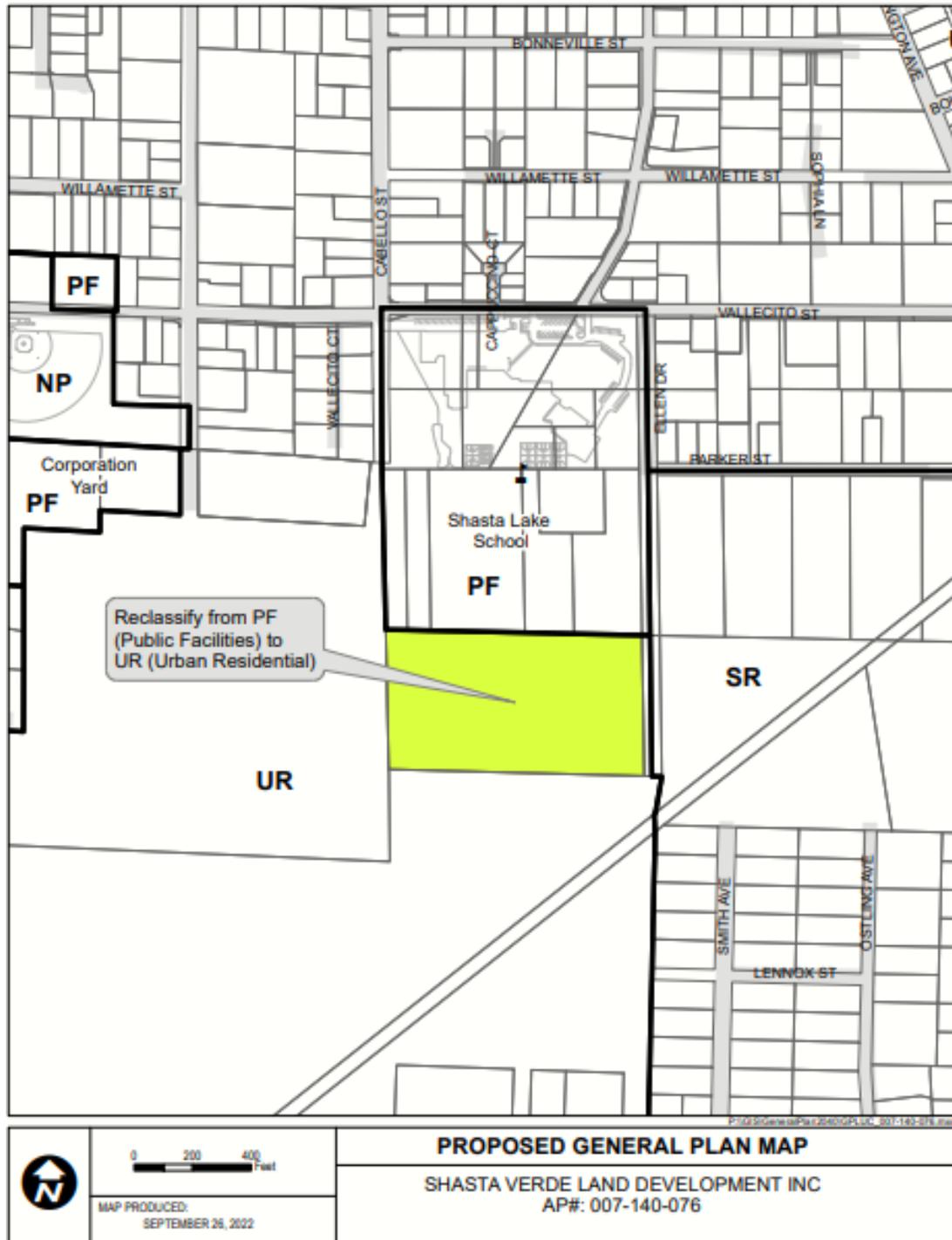


16. Recommendation – Mapping Error for APN 075-030-003. The draft General Plan Land Use Diagram was circulated with the property identified as 50% “Industrial (I)” and 50% “Suburban Residential”. The entirety of the property should have been identified as “Suburban Residential (SR),” and the property owner was noticed regarding the full SR designation.



		PROPOSED GENERAL PLAN MAP
	MAP PRODUCED: MARCH 11, 2022	MUSE BOYCE & JOAN FAMILY TRUST AP#: 075-030-003

17. **Mapping Error - Draft General Plan Land Use Map for APN 007-140-076**, adjacent to Shasta Lake School; 9.65 acres. The property is identified as “PF” but is not part of the school site and is privately owned. Property should be Urban Residential (UR) to match adjacent properties.



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 DRAFT 2040 COMMISSION RECOMMENDED GENERAL PLAN MODIFICATIONS
 11/01/22**

17. Mapping error - draft General Plan Land Use Diagram for APN# 007-230-001; 3.07 ac. Adjacent to I/5. The draft Land Use Diagram reflects the entirety of the property as Open Space (OS), and it should be designated as Urban Residential High – B (URH-B). URH-B reflects the adjacent undeveloped property designations. Given that the property is sandwiched between developed property and I-5, potential highway noise and air quality impact issues, and a property shape that is difficult for development, its viability for future residential development may be limited. (Parcel is 3.07 acres/49 potential units.)

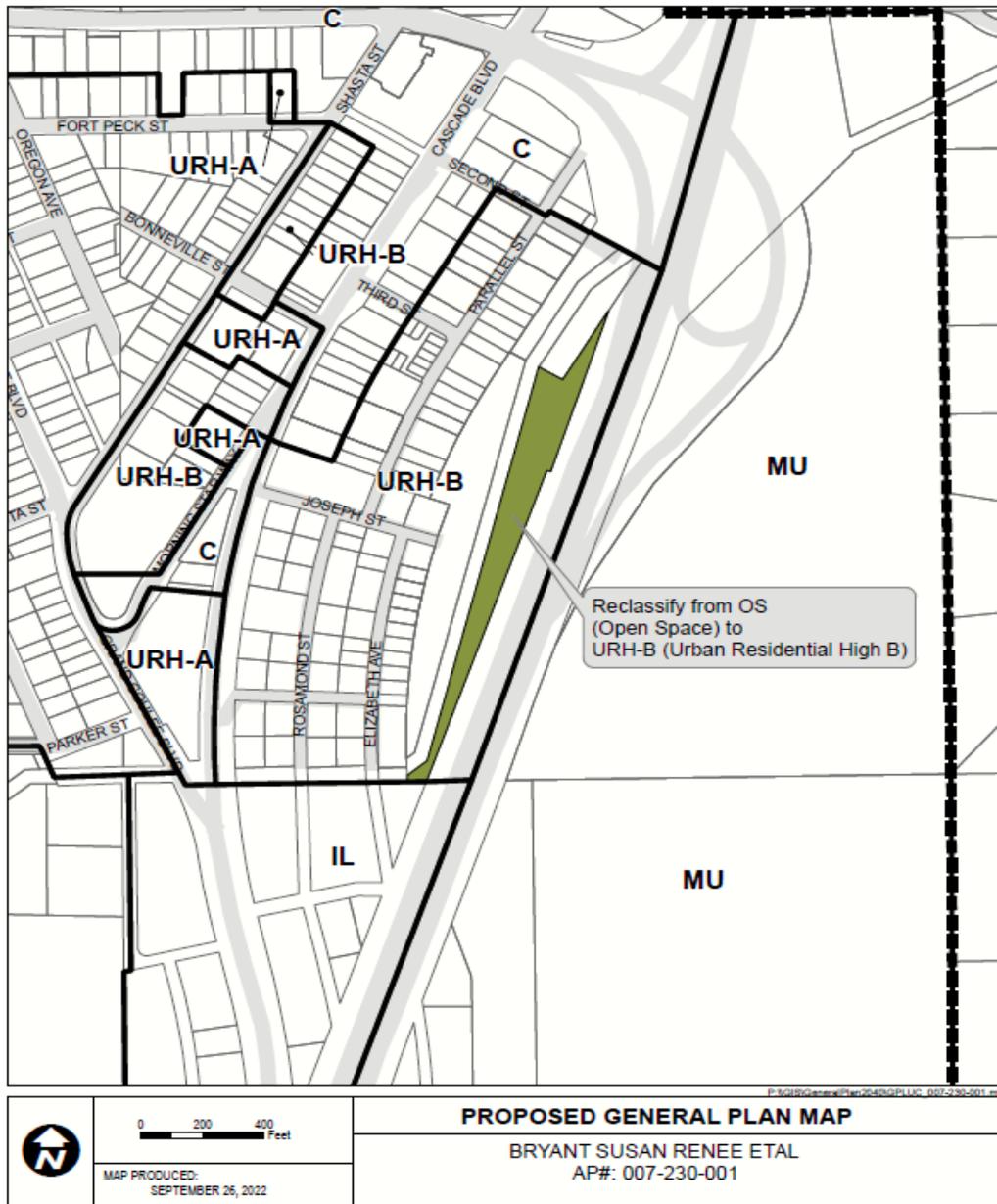


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11/01/22

18. Mapping error - draft General Plan Land Use Diagram for APNs 007-230-001, 006-610-041; Lake Blvd., 25.11 acres; Property is owned by the City of Shasta Lake. Property is designated as Suburban Residential (SR) in the draft Land Use Diagram and should be designated as Public Facility (PF).

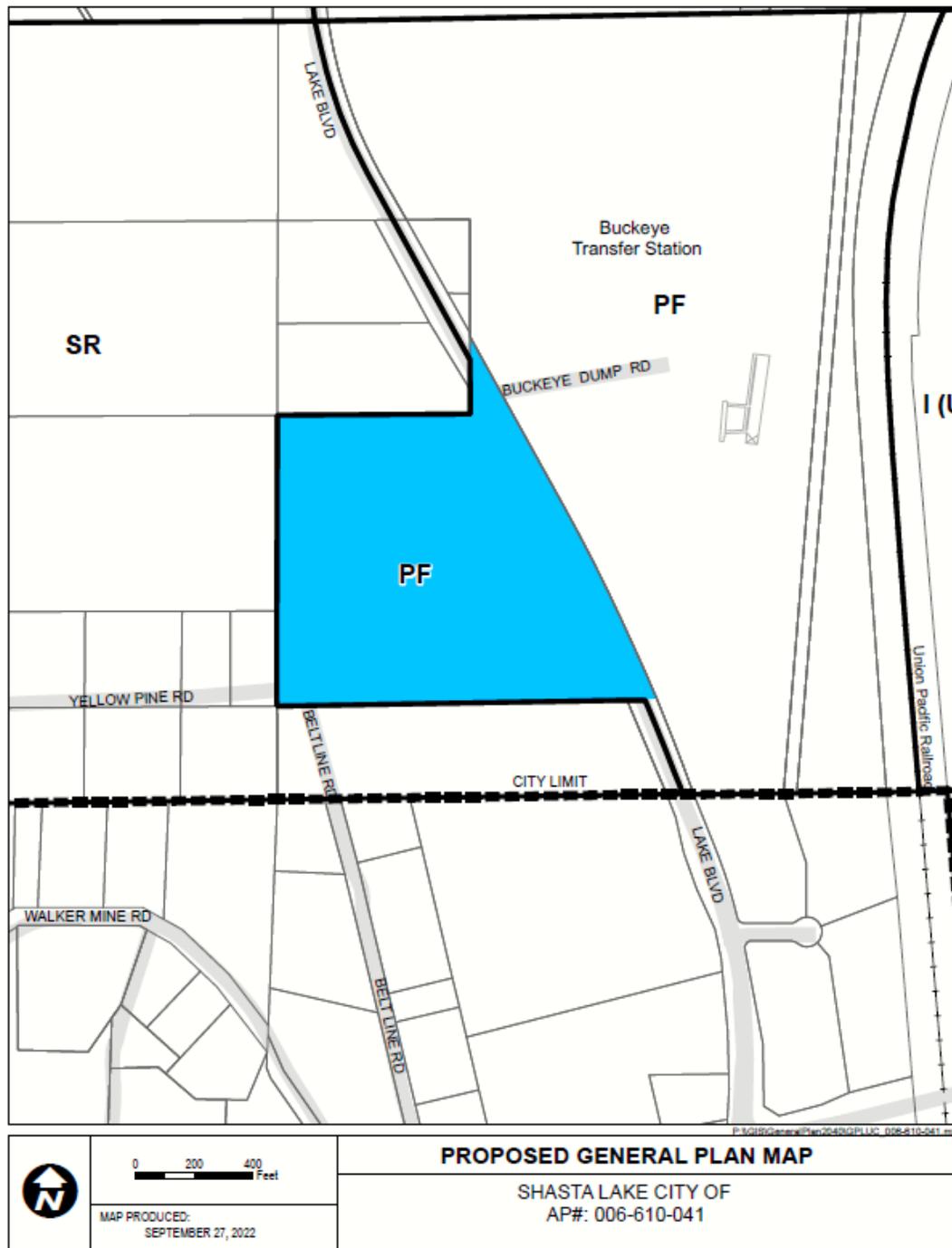
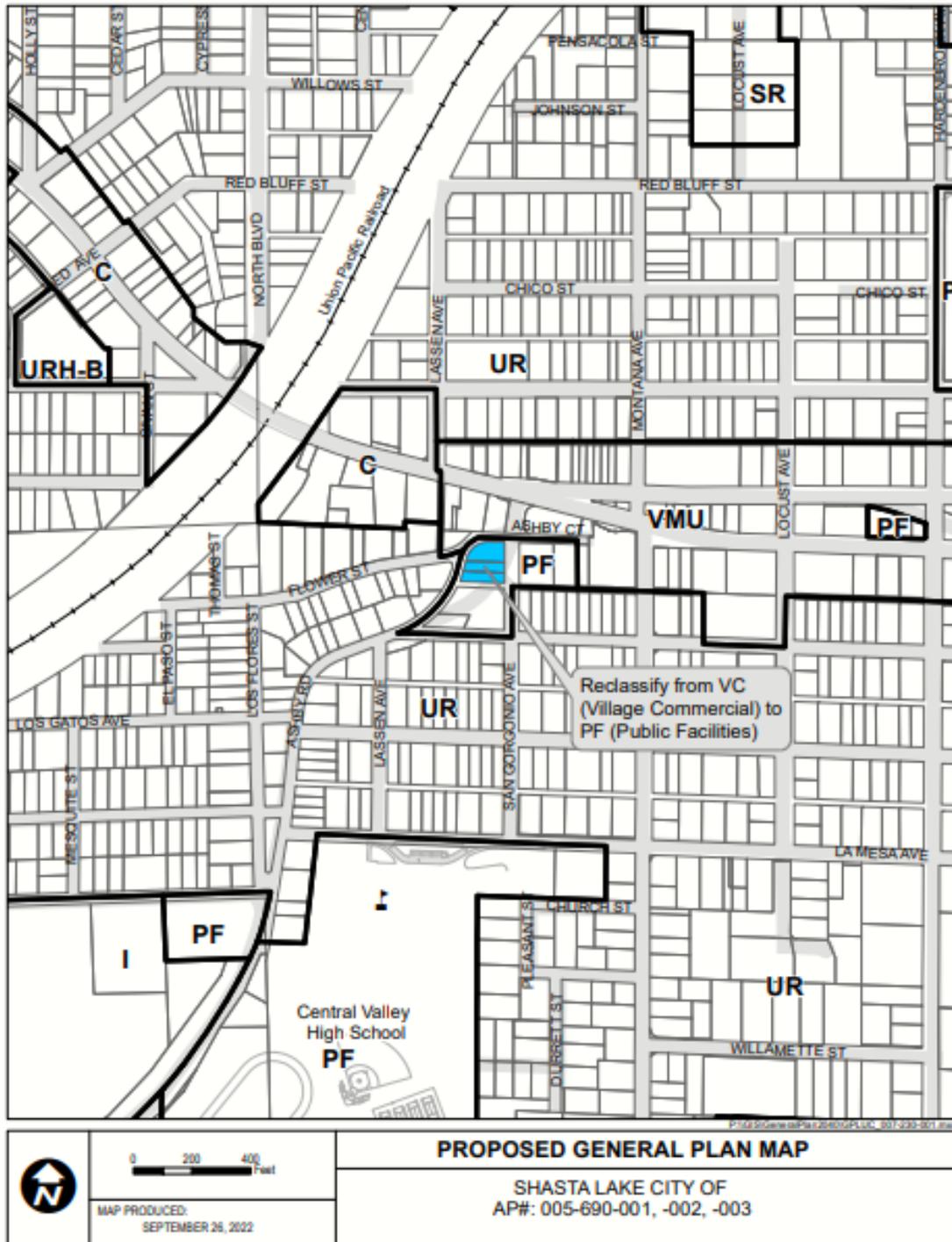


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DRAFT 2040 COMMISSION RECOMMENDED GENERAL PLAN MODIFICATIONS
11/01/22

19. Ashby Road Right-of-Way, multiple parcels (see exhibit) 005-690-001, 002, and -003, total .41 acres. Properties are owned by the City and were reflected as Village-Commercial (VC) on the land use map. Should be designated as Public Facilities (PF) at this time.



20. Ashby Road Right-of-Way, multiple parcels (see exhibit) totaling 1.15 acres. Parcels are reflected as entirely Ashby Road right-of-way. The change would differentiate between the 80-foot Ashby Road Right-of-Way, with the remainder of the parcels designated as Urban Residential (UR).

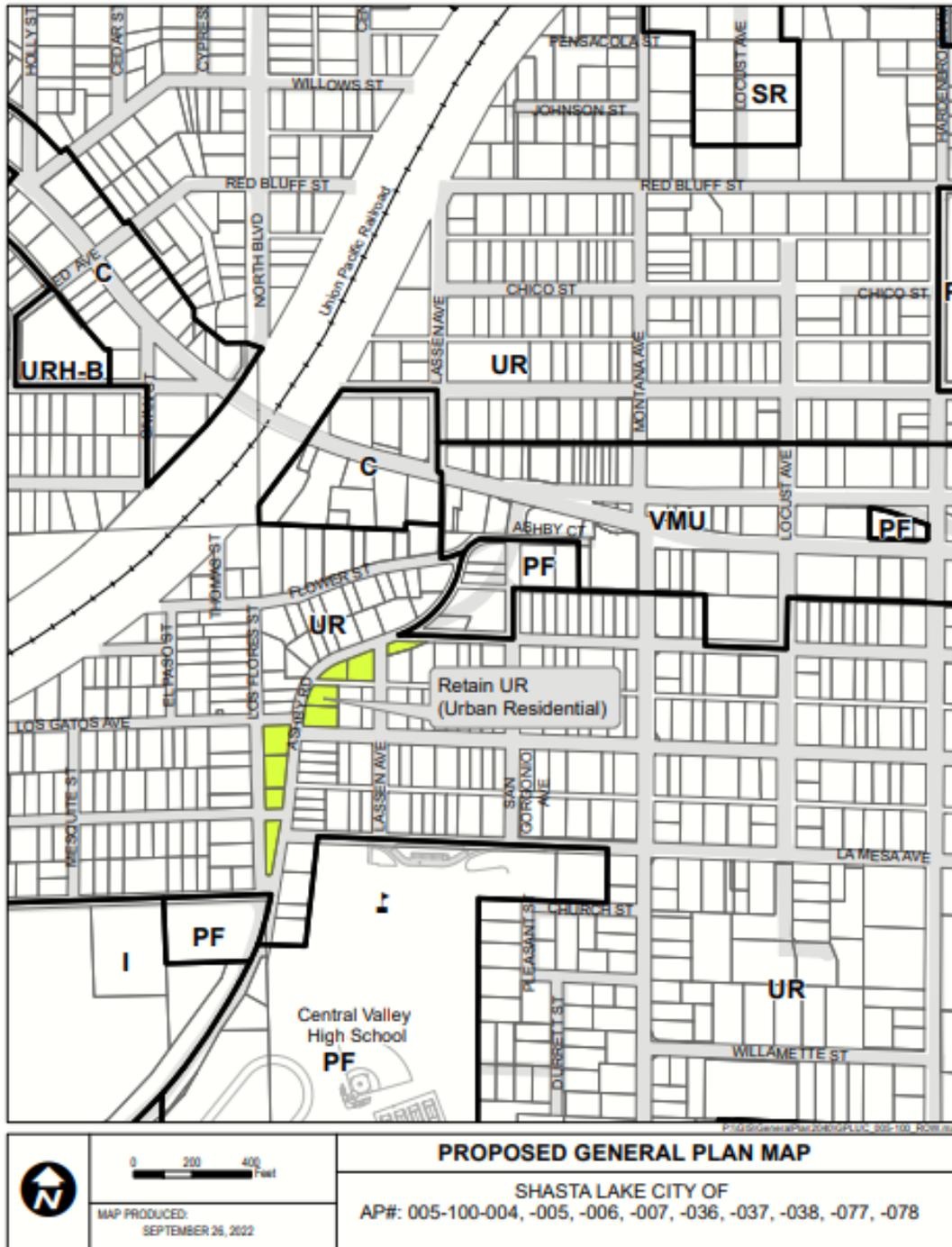


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DRAFT 2040 COMMISSION RECOMMENDED GENERAL PLAN MODIFICATIONS
11/01/22

21. Ashby Road Right-of-Way, multiple parcels (see exhibit) 005-690-004, and 005; Ashby Road .68 acres. Parcels are reflected as entirely Ashby Road right-of-way, and are City owned. The map should be amended to differentiate between 80-foot Ashby Road Right-of-Way, with the remainder of the parcels designated as Public Facilities (PF)

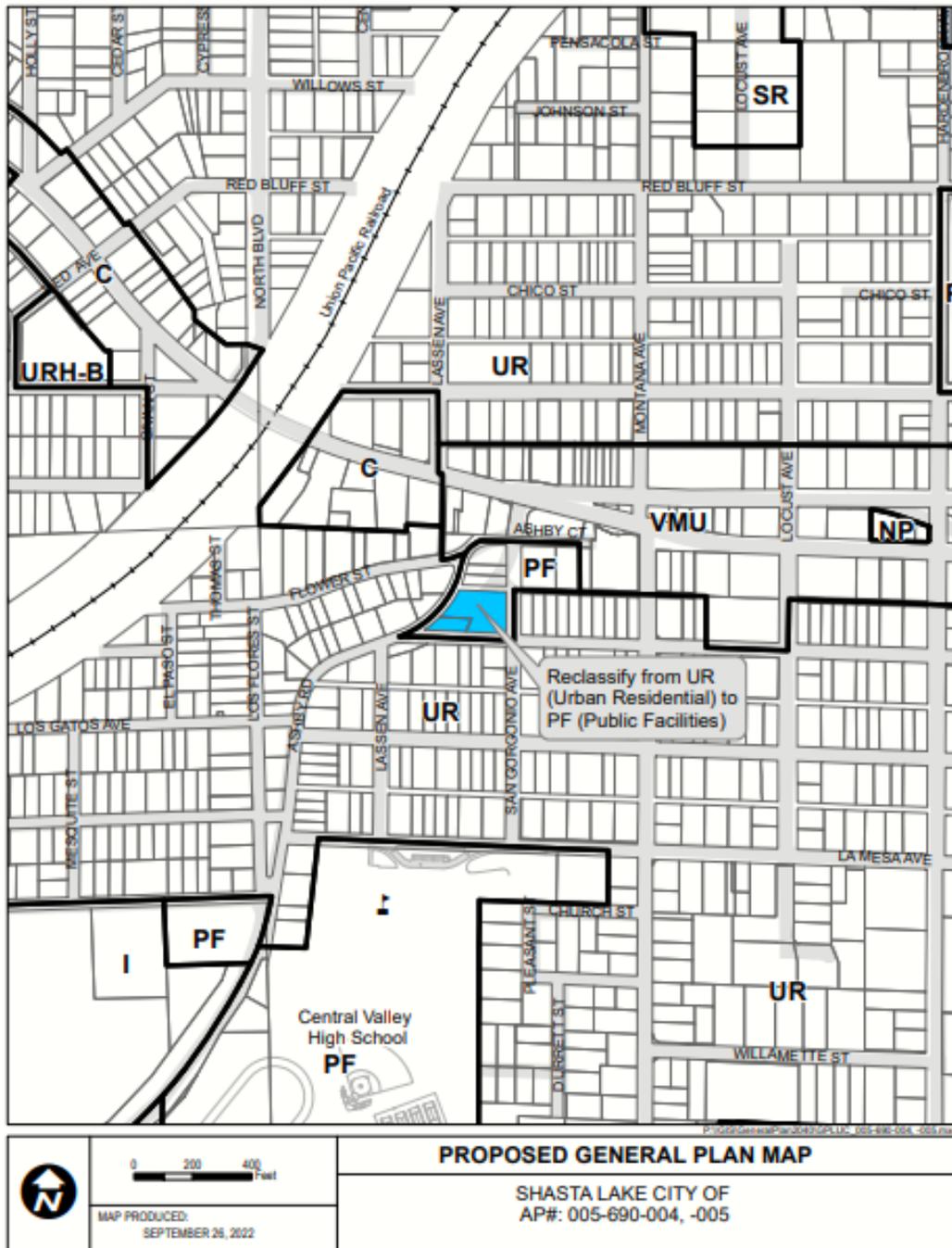


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DRAFT 2040 COMMISSION RECOMMENDED GENERAL PLAN MODIFICATIONS
11/01/22

22. **006-030-035, Ashby Road, 5.74 acres.** Parcel is City owned is entirely reflected as Ashby Road right-of-way. The map should be amended to differentiate between 80-foot Ashby Road Right-of-Way, from the remainder of the parcel designated as Public Facilities (PF). Currently is used by Public Works as a materials yard.

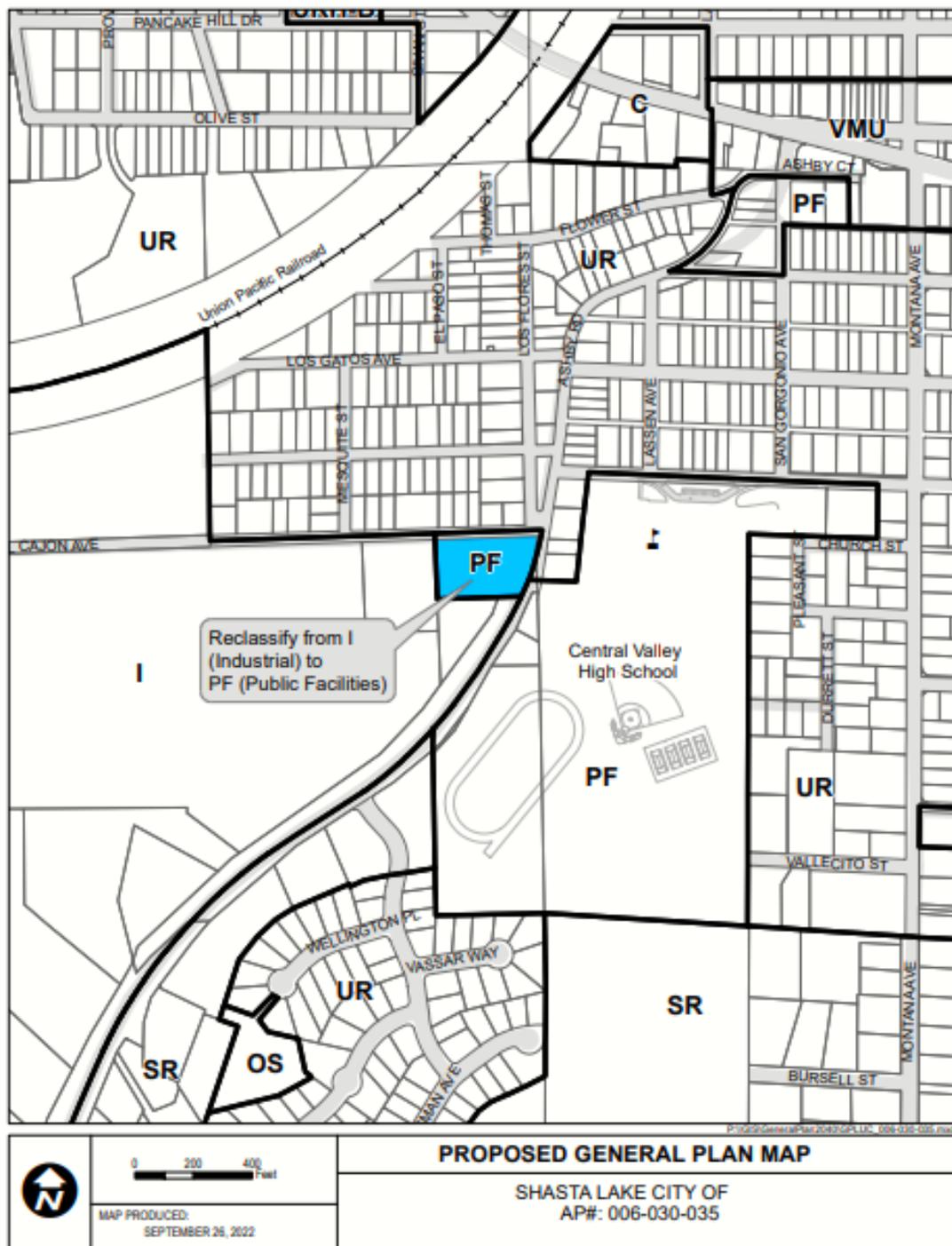
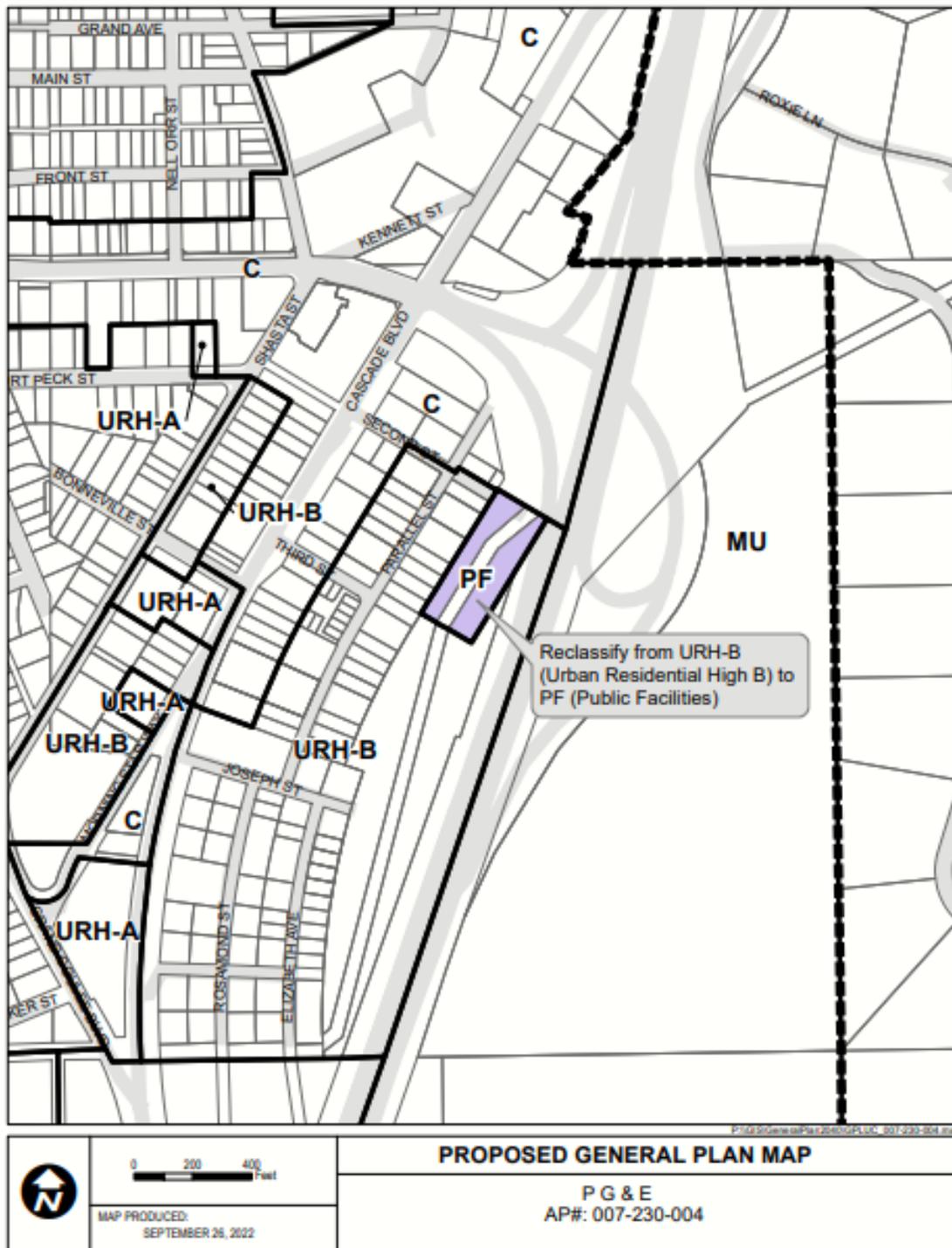


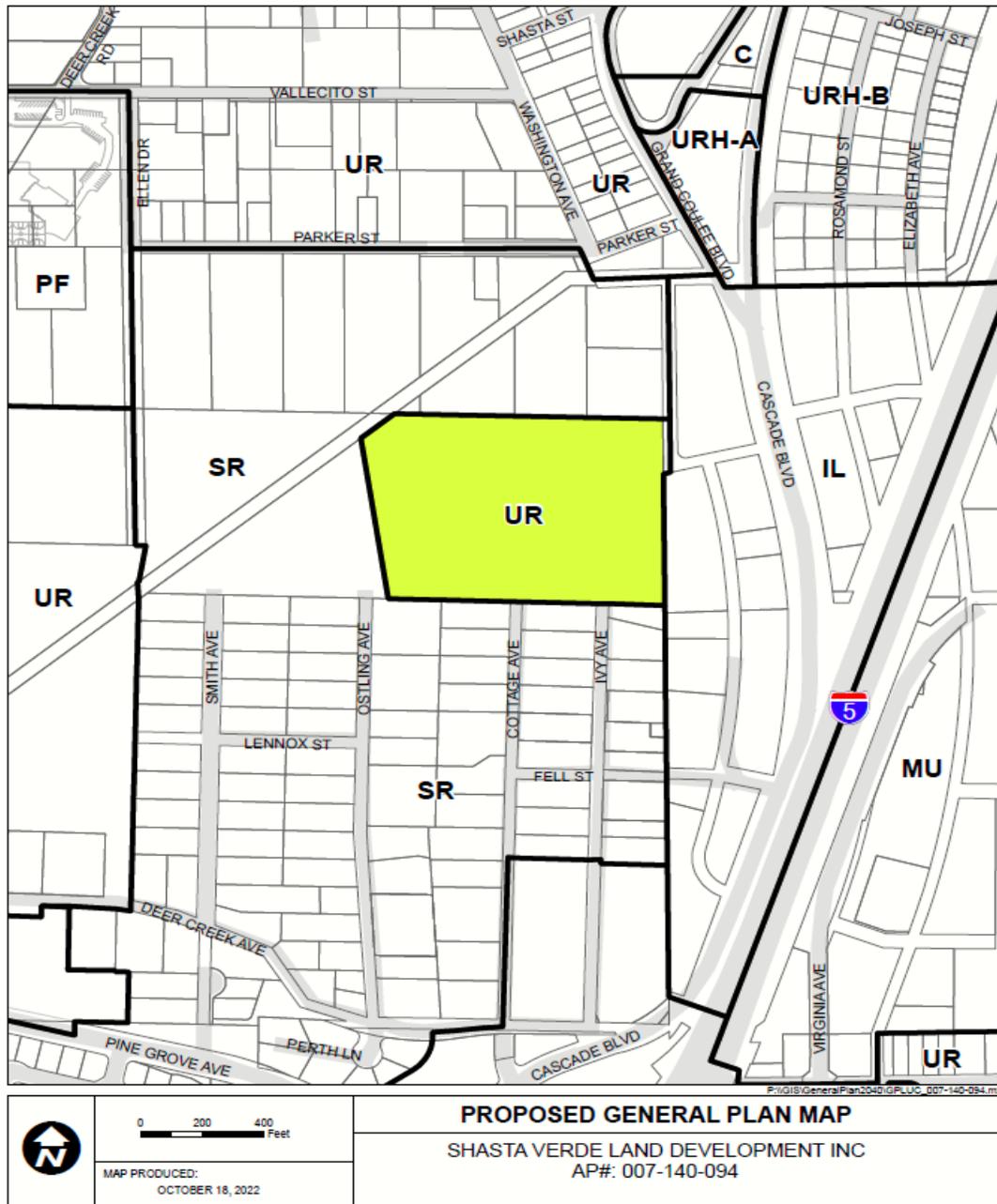
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11/01/22

23. 007-230-004 PG&E, 1.5 acres. Parcel is reflected as Urban Residential High – B (URH-B), and is owned by PG&E (substation use). The parcel should be designated as Public Facilities (PF).

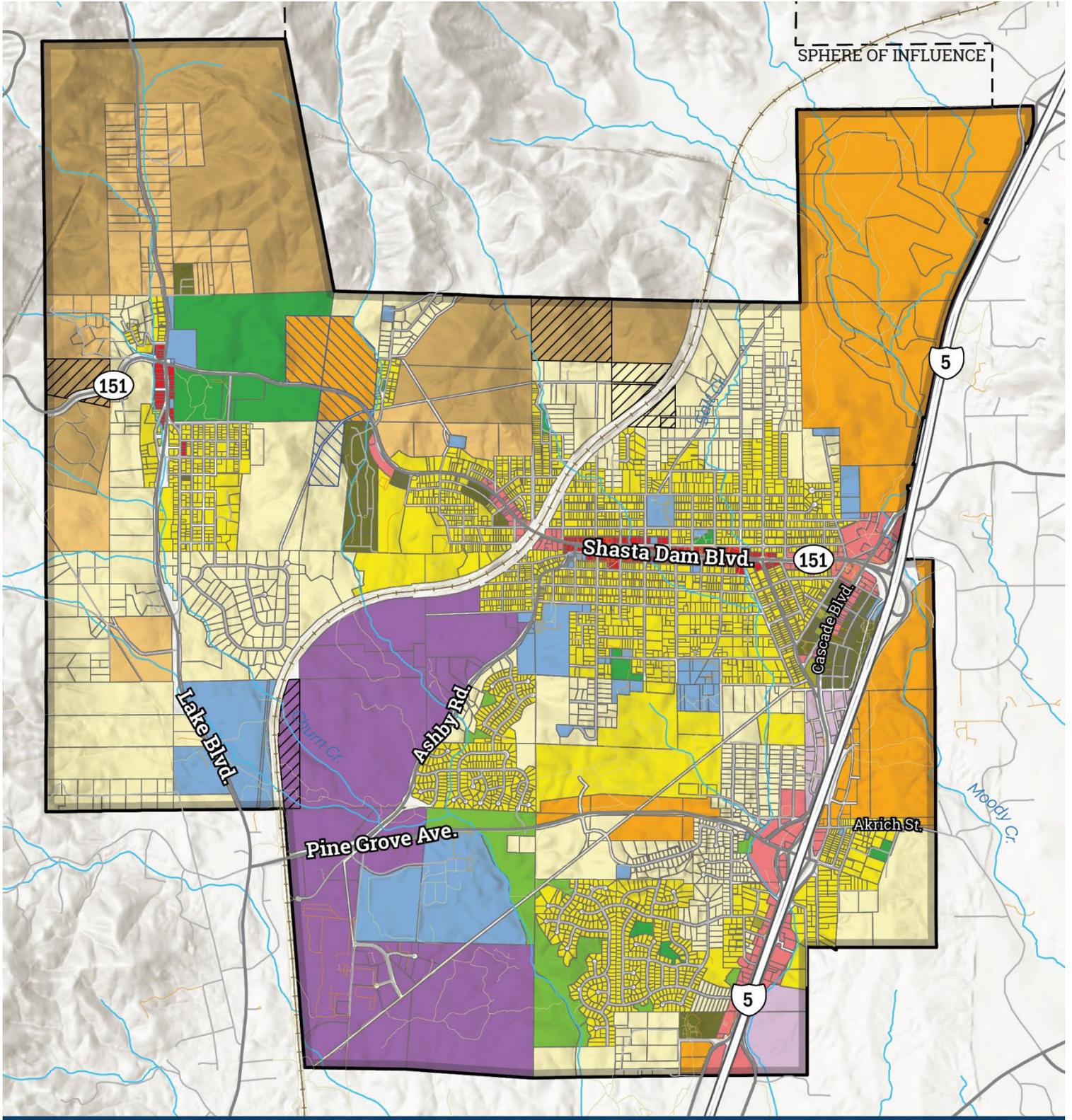


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24. **Recommendation –General Plan Land Use Diagram for AP# 007-140-094, 14.07 AC; SHASTA VERDE LAND DEVELOPMENT INC.** The draft General Plan Land Use Diagram was circulated with the property as “Suburban Residential (SR).” The Planning Commission recommends that the property be designated as “Urban Residential (UR),” 6-12 Units per Acre as requested by the property owner.



SECTION 3. 2040 GP LAND USE DIAGRAM



<ul style="list-style-type: none"> — City of Shasta Lake — Sphere of Influence 	<p>Overlay Area</p> <ul style="list-style-type: none"> Federal Land Not Included in Buildout Federal Land Former Toyon Land Included in Buildout 	<p>Land Use</p> <ul style="list-style-type: none"> Commercial Industrial Industrial Light Mixed-Use Village Mixed-Use 	<ul style="list-style-type: none"> Rural Residential A Rural Residential B Suburban Residential Urban Residential Urban Residential High A Urban Residential High B 	<ul style="list-style-type: none"> Public Facilities Parks Open Space
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Land Uses
City of Shasta Lake

SECTION 1. LAND USE BUILDOUT TABLES

1.1 Residential Unit Buildout

RESIDENTIAL GROWTH & CAPACITY						20-Year Projections			Annual Projections		
General Plan Land Use	Density	Existing Units	Developable Acres ¹	Capacity (Units)	Buildout ² (Units)	Growth Rate	Unit Growth	Population Growth ³	Unit Growth	Population Growth	Compound Annual Growth Rate (CAGR)
SINGLE FAMILY		3,645	2,061	12,591	9,009		550	1,371	28	69	0.7%
Rural Residential A	1 DU/2 acres	43	118	119	76	6.0%	5	11	0	1	0.5%
Rural Residential B	1 DU/5 acres	2	80	18	16	25.0%	4	10	0	0	5.6%
Suburban Residential	3 DU/1 acres	685	947	2,731	2,058	13.0%	268	666	13	33	1.7%
Urban Residential	12 DU/1 acres	2,915	918	9,723	6,859	4.0%	274	683	14	34	0.5%
MULTI-FAMILY		542	81	1,650	1,114		149	372	7	19	1.2%
Urban Residential High A	30 DU/1 acres	23	4	128	105	27.0%	28	71	1	4	4.1%
Urban Residential High B	20 DU/1 acres	519	77	1,522	1,009	12.0%	121	301	6	15	1.1%
MIXED USE		38	396	11,076	11,038		152	380	8	19	8.4%
Mixed Use	30 DU/1 acres	4	389	10,479	10,475	1.2%	126	313	6	16	19.0%
Village Mixed Use	30 DU/1 acres	34	8	597	563	4.8%	27	67	1	3	2.9%
Grand Total		4,225	2,539	25,317	21,161		852	2,122	43	106	0.9%

1. Developable acreage includes only developable land on which unit calculations are made. This area excludes floodplain, wetlands, and >20% slope. It also includes proportional area splitting for mixed use parcels.

1.2 Commercial Floor Area Buildout

COMMERCIAL GROWTH & CAPACITY						20-Year Projections			Annual Projections	
General Plan Land Use	Intensity	Existing Building Square Feet	Developable Lot Square Footage ¹	Capacity (Square Feet)	Buildout ² (Square Feet)	Growth Rate	Square Feet Growth	Employment Growth ³ (Jobs)	Square Feet Growth	Compound Annual Growth Rate (CAGR)
COMMERCIAL		316,096	3,165,574	6,331,148	6,030,378		60,304	147	3,015	0.88%
Commercial	2 FAR	316,096	3,165,574	6,331,148	6,030,378	1.0%	60,304	147	3,015	0.88%
INDUSTRIAL		1,129,784	23,003,833	23,003,833	21,874,049		202,070	269	10,103	0.83%
Industrial	1 FAR	1,122,544	21,262,107	21,262,107	20,139,563	0.9%	181,256	242	9,063	0.75%
Industrial Light	1 FAR	7,240	1,741,726	1,741,726	1,734,486	1.2%	20,814	28	1,041	7.01%
MIXED USE		237,619	12,460,415	12,970,197	12,760,736		115,411	286	5,771	2.00%
Mixed Use	1 FAR	8,671	12,205,524	12,205,524	12,196,853	0.9%	109,772	273	5,489	13.97%
Village Mixed Use	3 FAR	228,948	254,891	764,673	563,883	1.0%	5,639	13	282	0.12%
Grand Total		1,683,499	38,629,822	42,305,178	40,665,163		377,784	703	18,889	1.02%

1. Constrained lot square footage includes only developable land on which unit calculations are made. This area excludes floodplain, wetlands, and >20% slope. It also includes proportional area splitting for mixed use parcels and lot efficiency factors for each land use.

Response to Public and Agency Comments with Recommendations

September 2022

OVERVIEW

The General Plan is comprehensive and long-range in its scope. It will be used on an ongoing basis to direct the City's decision making, reflecting the community's commitment that all actions related to the City's physical development should be consistent with the General Plan vision. The General Plan is a statement of the community's vision of its long-term or ultimate physical form, as well as its development policies. A city's general plan is fundamentally the set of policies that govern and guide City actions on which development regulations and decisions must be based. The general plan must be geographically comprehensive, applying throughout the entire incorporated area and the Sphere of Influence. The general plan must also address the full range of issues that affect the City's physical development.

Purpose

The General Plan is based upon goals and policies. Each has a distinctive meaning and purpose in the planning process. Together, goals and policies serve as the basis for development and progress decisions. They are implemented by legislative and policy actions throughout the city, such as the zoning ordinance, regulations, capital improvement programs, and building code enforcement. The purpose of this document is to provide a consolidated source of requests and comments for policy maker consideration, prior to action to adopt the Shasta Lake General Plan 2040 Update.

The General Plan 2040 Update and related Environmental Impact Report were released for public review on July 25, 2022, and the comment period closed on September 8, 2022. Most comments received from outside agencies and members of the public are focused on land use boundary changes (reflected in the General Plan land use diagram), requests for policy additions or modifications. The consulting team and staff have reviewed these comments, provided responses, and have made recommendations as reflected in the table below. Major requested changes to the Plan are reflected in the table. Minor changes or comments - such as "Scribner" errors (ex: spelling errors, grammar, incorrect references, etc.) - which do not materially affect the meanings or purposes of policy or text are acknowledged, but are not reflected below. Such edits will be made in the Plan prior to final publication following Plan adoption.

Methodology

"Comment analysis" is a process used to compile and combine similar public and agency comments into a format that can be used in organizing, clarifying, and addressing comments. It can also aid in identifying the topics and issues to be evaluated and considered throughout the Plan adoption process. The information in this document is intended to be a summary of the comments received, rather than a statistical analysis. The analysis process attempts to capture the substantive comments or concerns received on the draft Plan, not general statements or editorial comments about the quality of the Plan. All comments received on or before September 8, 2022 (close of 45-day formal comment period) are addressed where possible. The emphasis in evaluating a comment is on the intent of the comment rather than the number of times a comment was received. All comments were read and analyzed. Comments received during the 45-day review period do not necessarily represent the sentiments of all members of the public or all affected agencies.

Summary of Comments

A total of 47 relevant comments were extracted to allow comments to be addressed in an efficient manner by staff and policy makers. Some individual comments contain multiple requested modifications or additions to Plan goals and policies, or to the direction of the Plan. Several of the comments are applicable to the adopted Housing Element. An update to the Housing Element is not part of this General Plan update process. A comprehensive update to the General Plan Housing Element was adopted by the City Council, and was certified by the State of California in late spring 2020. The next update to the Housing Element should commence in the period 2026-2027. Comments that have been received include a general focus on the following topics:

- Eliminating or reducing impacts from potential habitat removal that could result from development activity envisioned under the Plan, and from the introduction of new development in currently undeveloped areas.
- Changes to natural resources management and protection polices, including suggestions for additional policy language that require implementation of a "creek corridor management program" that will and reestablish creek corridors to their pre-city development condition where possible.
- Expanding or modifying Housing Element policies to promote or require regulations that limit or prohibit smoking in multi-family housing developments.
- Expanding Public Safety and Community Health Element policies to further aging-in-place opportunities for seniors, and to address youth access to tobacco, alcohol, and other drugs.
- Expanding and/or modifying transportation related policies in the Plan to further prioritize non-motorized transportation modes and opportunities, and to prioritize non-vehicle related infrastructure improvements over vehicle related road construction.
- Additions of policies relative to energy conservation.

Response to Public and Agency Comments with Recommendations

September 2022

Organization of Responses and Recommended Modifications

Recommended additions or changes requested by agencies, organizations or the public during review of the public draft Plan are provided below, and are identified by Element. An explanation of the response or recommendation is provided for each comment received. Recommended modifications are color coded, and shown as ~~strikeouts~~ for deletions and underlines for additions, based on the following approach:

- All content highlighted in **blue** represents recommended modifications to the General Plan policy, tables, or text.
- Text that is **blue** with a ~~strike~~ or underline running through it represents recommended text modifications to a policy or discussion (including in recommended policies or text provided or recommended by commenters).
- Text in **orange** represents a requested modification to the Plan that is believed unnecessary or not recommended.

List of Commenters

Comments were received from the following organizations and individuals. Copies of relevant original correspondence are attached.

1. Agencies and Organizations

- Shasta County HHSA – Public Health; Amy Prendergast, MPH; Healthy & Safe Families Program Manager.

2. Individuals

- Pat Lind, City of Shasta Lake Resident
- Gracious Palmer, City of Shasta Lake Resident

Response to Public and Agency Comments with Recommendations

September 2022

Response to Comments and Recommendations Matrix

	General Plan Element(s)	Commenter	Request or Comment	Recommendation and/or Response
AGENCY COMMENTS				
A-1	Public Safety and Community Health	Shasta County HHSA – Public Health	<p>Healthy Shasta. Correction: There are several references to Healthy Shasta being a local ‘organization.’ Healthy Shasta is a collaborative of organizations with a vision to ‘make the healthy choice the easy choice,’ especially around physical activity and healthy eating.</p> <ol style="list-style-type: none"> The City of Shasta Lake is one of many partners in this collaborative effort. References to Healthy Shasta being an ‘organization’ were noticed on page 7-36 and 7-43. 	<p>Comment noted and acknowledged. No modification recommended at this time.</p> <p>"Healthy Shasta" is understood to be a collaborative organization made up of multiple entities and individuals. The term "organization" is generally defined as a collection of people or entities who are involved in pursuing defined objectives. An organization can be a group of entities sharing common interests and purpose, or a social unit that comprises individuals who work together to achieve a common goal. In all cases it is a structured unit where the role, responsibilities, and authorities of each member are defined, and the relationships between the members of the organization are established. This is the case with "Healthy Shasta"</p>
A-2	Housing Element	Shasta County HHSA – Public Health	<p>2.1.6.1 Homeless Persons (Pg. 3A-28)</p> <ol style="list-style-type: none"> Narrative (first paragraph): Remove the term “throwaway” (and just use the language from within the brackets). Ex: There are homeless people who are not yet adults, including youth who have run away, who have parents that will not allow them to live at home, or who have no safe place to go. 	<p>Comment noted. No modification recommended at this time.</p> <p>The proposed text modification is appropriate, however the 6th Cycle (2020-2028) update of the Housing Element was completed and adopted in August 2020, and modification or update of the Element is not under consideration at this time. Addressing this comment is appropriate at the time the next planned update to the Element is undertaken.</p>
A-3	Land Use, Public Safety and Community Health	Shasta County HHSA – Public Health	<p>2.10 Potential Pollution Exposure Near Roadways (Pg. 2-45): Narrative talks about CARB recommendations for siting sensitive land uses at least 500 feet from the freeway; and that there are a low-income apartment projects and market rate single- and multi-family residences within 500-feet of I-5. Locating housing outside of this 500 foot, preferably 1,000 foot, is important, compounded when I-5 northbound is closed, resulting in the backup of idling trucks and vehicles.</p> <ol style="list-style-type: none"> However there do not appear to be policy or implementation strategies to address this? Consider strategies to rezone properties, restrict construction of sensitive uses, require upgraded air filtration systems, or other strategies to prevent increasing exposures in this area in the future. 	<p>Comment noted. No modification recommended at this time. Effectively addressing this comment occurs at time of the updates to the citywide zoning map and the development standards.</p> <p>Protecting residents from exposure to potential sources of pollution from proximity to circulation routes and roadways is one of several important criteria used in establishing General Plan land use district boundaries. As reflected in the draft General Plan Land Use Diagram, modifications have been made to land use designations to move future residential development away from I-5 where feasible. Due to existing development patterns, and the need to balance sometimes conflicting community development goals, it is not possible to fully eliminate such potential exposures at the General Plan planning stage.</p> <p>General Plan goals and policies will necessitate substantial modification of the current zoning codes and standards for implementation of these General Plan goals and policies. Land Use Policies LU-1.3, 1.6, 1.10, and Implementation measure LU-1.7, as well as Policy HS-9.3 (Air Quality), require consideration of land use compatibility, and adoption of appropriate development standards and zoning criteria to "...prevent the overconcentration of land uses in any area of the City where land use intensities, commercial or industrial operations, or increased traffic would adversely impact the safety, health, and quality of life of residents."</p>

Response to Public and Agency Comments with Recommendations

September 2022

	General Plan Element(s)	Commenter	Request or Comment	Recommendation and/or Response
A-4	Housing Element	Shasta County HHSA – Public Health	3.4 New Construction narrative: Add language about importance of smoke-free housing in protecting resident’s health, ensuring options for smokefree housing, and reducing costs for owners.	Comment noted. No modification recommended at this time. The 6th Cycle (2020-2028) update of the Housing Element was completed and adopted in August 2020, and modification or update of the Element is occurring at this time. Comments should be resubmitted at the time the next update to the Element is considered.
A-5	Housing Element	Shasta County HHSA – Public Health	Add to smokefree housing to the Housing narrative, policy and/or implementation sections.	Comment noted. No modification recommended at this time. The 6th Cycle (2020-2028) update of the Housing Element was completed and adopted in August 2020, and modification or update of the Element is occurring at this time. Comments should be resubmitted at the time the next update to the Element is considered.
A-6	Housing Element	Shasta County HHSA – Public Health	Goal HE-7: Example: Add policy or implementation strategy related to: Encourage (or require) new multi-family housing developments to include smoke-free policies to limit residents’ exposure to the harmful effects of secondhand smoke. 1. Shasta County HHSA – Public Health’s Tobacco Program can provide support and model policy. 2. Objective: Provide healthy housing options, protect multi-family housing resident’s health, reduce insurance and maintenance costs for owners of multi-family housing complexes.	Comment noted. No modification recommended at this time. The 6th Cycle (2020-2028) update of the Housing Element was completed and adopted in August 2020, and modification or update of the Element is occurring at this time. Comments should be resubmitted at the time the next update to the Element is considered. Projected 2026-2027
A-7	Circulation	Shasta County HHSA – Public Health	Pg 4-1 Circulation: State that circulation is about transportation.	Comment A-7. Recommend modification to Circulation Element Title page to read as follows: "CIRCULATION - <u>focuses on moving people, vehicles, goods, energy, water, sewage, storm drainage, and communication within the City of Shasta Lake.</u> Creating connected, accessible, and complete systems of infrastructure networks and ensuring access to opportunities and transportation systems within a community and region requires coordination between land use and circulation planning
A-8	Circulation	Shasta County HHSA – Public Health	Page 4-14, end of page: Talks about bicycle facilities and the “amount of protection from the roadway”. Revise to “protection from motor vehicles.”	Comment A.8: Recommend modification to Circulation Element text as shown below: Pg. 4-14, last paragraph: Bikeways, defined as all facilities that are primarily provided for bicycle travel, are identified by Class I, II, III, and IV based on a bicyclist’s level of comfort and the amount of protection from <u>vehicles</u> the roadway . Figure 4-6 illustrates <u>levels of comfort for users of the various bikeway classification levels.</u>

Response to Public and Agency Comments with Recommendations

September 2022

	General Plan Element(s)	Commenter	Request or Comment	Recommendation and/or Response
				Design guidance for bicycle facilities is generally provided by Chapter 8 " Nonmotorized Transportation" of the California Streets and Highways Code. It includes definitions and design recommendations for shared roadways, bike routes, bike lanes, and separated bikeways (Class I-IV). Bikeways may include <i>both shared</i> (with vehicles) and <i>separated</i> facilities.
A-9	Circulation	Shasta County HHSA – Public Health	Pg. 4-16 "Consider addition of providing facilities that make it safe and inviting to walk or bike close to home, and safe connections from neighborhoods to trailheads, and linking on-street bicycle facilities to recreational trails."	Comment A-9 noted, no change recommended. Mobility for all travel modes is recognized as an integral design element of the transportation system throughout the General Plan. The following goals and policies address this request: Circulation Goal CIR-1, and Policies CIR 1.2, 1.6, 1.7, 1.8, 1.9, and Implementation CIR 1.1, 1.2 and 1.3.
A-10	Circulation	Shasta County HHSA – Public Health	Page 4-18: Consider adding narrative or chart showing the deadliness of being hit by vehicles traveling at different speeds. And resulting need for safe speeds in neighborhoods and in bike/ped areas; and better protection like off street trails in areas with high traffic speeds/volumes. I can provide a source / sample.	Comment A-10 noted, no change recommended. The Plan addresses this topic in multiple locations including Figure 4-6 on Pg. 4-17, and in Section 4.7 "Addressing Tradeoff in Transportation Planning" on Pg. 4-18. Circulation Goal CIR-1, and Policies CIR 1.2, 1.6, 1.7, 1.8, 1.9, and Implementation CIR 1.1, 1.2 and 1.3., address this topic directly or indirectly. In addition, text on pg. 4.16 reflects the Plan's acknowledgement of the local commitment to address the need for safety and continued education for all transportation system users (see below): "Other important aspects of encouraging and growing an active transportation community include: <ul style="list-style-type: none"> ▪ Public education. Incentive programs, like employee transportation education and incentives, bike-friendly businesses, community events, and bike valet programs, may be effective methods that the City can explore in coordination with SRTA, local nonprofits, and active transportation advocacy groups. ▪ Safety concerns and perceptions. Education and awareness can help reduce safety concerns and perceptions. A large percentage of crashes can be avoided if motorists and bicyclists follow the rules of the road and watch out for each other. The City will continue to identify programs and projects to increase safety for bicyclists and pedestrians in the community. "
A-11	Circulation	Shasta County HHSA – Public Health	Circulation-3 policy or implementation addition: 1. Consider adding implementation strategy to increase the ratio of miles of bikeways/sidewalks/trails relative to motor vehicle street miles (expansion of bikeways/sidewalks/trails should be more rapid than the expansion of	Comment A-11 noted, no change recommended at this time. Circulation Element text and Goals CIR-1, CIR-2, and CIR-3, and the 43 related policies and implementation measures address this topic both directly and indirectly. The goals, policies, and implementation measures reflect a

Response to Public and Agency Comments with Recommendations

September 2022

	General Plan Element(s)	Commenter	Request or Comment	Recommendation and/or Response
			roads; include bike/pedestrian facilities in all new roadway projects and rehab projects to prevent backsliding on this metric).	<p>transportation planning approach that requires that equal consideration be given to pedestrian, bicyclist, transit and other non-motorized transportation needs within the design of transportation projects and new development.</p> <p>Establishing a mandatory ratio of miles of bikeways/sidewalks/trails construction relative to motor vehicle street miles would require an understanding of the extent, location and unique needs of future development projects that is currently unavailable, and is beyond the scope of the General Plan.</p>
A-12	Circulation	Shasta County HHSA – Public Health	<p>Circulation-3 policy or implementation addition:</p> <p>2. Consider adding policy to always consider (or require) improvements for non-motorized travel every time there is a street expansion, widening, overlay, striping, or construction. Strategies can include narrowing vehicle lanes to allow for sider bike lane, removing a center turn lane to allow bikeway within existing width, using a wider strip when restriping between a motor vehicle lane and bikeway, increasing the visibility of crosswalks, narrowing turning radii, and narrowing crossing distances.</p>	<p>Comment A-12 noted, no change recommended at this time.</p> <p>Circulation Goals CIR-1, CIR-2, and CIR-3 and the 43 related policies and implementation measures address this topic both directly and indirectly.</p> <ul style="list-style-type: none"> GOAL CIR-2: Increase options and services for walking and bicycling <u>while improving safety for all modes of transportation</u>. (Source: Existing Objective C-2, modified) POLICY CIR-2.3: Design intersections and public rights-of-way to include accessible, safe access for all users. (Source: New) POLICY CIR-2.4: Design sidewalks and pedestrian paths to provide sufficient space from vehicular traffic and adequate sight lines between adjoining development to ensure safety and security, as practicable. (Source: New) IMPLEMENTATION-CIR-3.5 Construct, improve, and maintain the system of curb, gutters, sidewalks, and crosswalks for pedestrian and bicycle circulation safety and drainage control, prioritizing high traffic areas. (Source: New) <p>Other goals and policies adequately address this request as well (see also Implementation CIR 3.1, 3.3, 3.6).</p>
A-13	Circulation	Shasta County HHSA – Public Health	Goal Cir-2 Talks about safety for all users, but doesn't say much about how the most vulnerable users (bicyclists, pedestrians) will be protected. Traffic calming, decreased / safe speeds should be a priority.	<p>Comment A-13 noted, no change recommended at this time.</p> <p>Safety of all users of the transportation system is an integral part of the text, goals and policies of the Plan, as well as a requirement at the time of design of all transportation projects (See Response to comment A-10). Specifically:</p> <ul style="list-style-type: none"> GOAL CIR-2: Increase options and services for walking and bicycling <u>while improving safety for all modes of transportation</u>. (Source: Existing Objective C-2, modified) POLICY CIR-2.3: Design intersections and public rights-of-way to include accessible, safe access for all users. (Source: New) POLICY CIR-2.4: Design sidewalks and pedestrian paths to provide sufficient space from vehicular traffic and adequate sight lines between adjoining development to ensure safety and security, as practicable. (Source: New)

Response to Public and Agency Comments with Recommendations

September 2022

	General Plan Element(s)	Commenter	Request or Comment	Recommendation and/or Response
				<ul style="list-style-type: none"> POLICY CIR-3.8: Where feasible and appropriate, and where non-motorized travel is reasonably expected, the width of existing streets should be reduced through bulb outs, medians, pedestrian islands and similar methods, and planting shade trees in landscaped areas within and adjacent to streets while not jeopardizing emergency response and future capacity requirements. (Source: New) IMPLEMENTATION-CIR-3.5 Construct, improve, and maintain the system of curb, gutters, sidewalks, and crosswalks for pedestrian and bicycle circulation safety and drainage control, prioritizing high traffic areas. (Source: New) <p>Other goals and policies also address this request as well (see also Implementation-CIR 3.1, 3.3, 3.5, 3.6).</p>
A-14	Conservation	Shasta County HHS – Public Health	Goal Con-1: Add promotion or requirements for low-water, drought tolerant landscaping.	<p>Comment A-14 noted, no change recommended at this time.</p> <p>Conservation Element Section 5.2.4 (pg. 5-13) addresses this topic. State law and local ordinance mandate low water use, and drought tolerant landscaping be used for new development. Goal CON-1 and CON-4 and related policies and implementation measures address this topic, as well as:</p> <p>IMPLEMENTATION-CON-4.2 Encourage the highest feasible water conservation possible when reviewing landscaping plans for new projects and ensure the landscape watering ordinance contains best practices for water conservation. (Source: New)</p>
A-15	Open Space	Shasta County HHS – Public Health	Implementation OS-1.4: Confusing, needs clarification. Refers to 5 acres of parks per 1,000 new residents then says .9 acres per 1,000 new residents. Is the difference that the first casts a wider net (parks plus habitat protection, etc.) whereas the second only includes developed parks?	<p>Comment A-15 noted, no change recommended.</p> <ul style="list-style-type: none"> Implementation OS 1.4 Seek to provide five acres of parks to meet neighborhood, community, and habitat protection needs per 1,000 new residents, based on commonly used state or national standards. Strive to maintain a neighborhood park standard of at least 0.9 acres per 1,000 new residents. (Source: Existing Implementation OSR-1, modified). <p>The 5-acres reflects the broader goal to expand <i>total</i> park and recreation open-space acreage citywide through a variety of means including land donations, project dedication requirements, use of grant funding, and other related efforts.</p> <p>This Policy language... “Strive to maintain a neighborhood park standard of at least 0.9 acres per 1,000 new residents”... reflects the mandatory park land dedication requirement established pursuant to the Quimby Act and local ordinance, and a focused effort specifically addressing <i>neighborhood</i> needs.</p>
A-16	Public Safety and	Shasta County HHS – Public Health	Great having a Community Health and Wellness section! And nice to see the strategies related to access to healthy food, strong local food system, fostering healthy lifestyles, walkable neighborhoods, complete streets, CPTED, etc.	Comment A-16 noted, no response required.

Response to Public and Agency Comments with Recommendations

September 2022

	General Plan Element(s)	Commenter	Request or Comment	Recommendation and/or Response
	Community Health			
A-17	Public Safety and Community Health	Shasta County HHSA – Public Health	Public Safety & Community Health Title page (pg. 3-23): Add ‘foster’ or ‘improve’ in front on ‘overall community health’.	<p>Comment A-17 noted, the following change is recommended to the title page of the Public Safety and Community Development Element.</p> <p>PUBLIC SAFETY & COMMUNITY HEALTH reduces risk of public harm, property damage, and economic impacts from natural hazards, <u>identifies</u> public safety and emergency evacuation measures, and <u>fosters</u> overall community health.</p>
A-18	Public Safety and Community Health (and Local Hazard Mitigation Plan)	Shasta County HHSA – Public Health	Section 7.3.1.2 (pg. 7-16) Wildfire Protection Responsibility: Talks about the responsibility of government agencies. Consider adding reference to the responsibilities of private property owners to also play a part in decreasing fuel loads, hardening their home and structures to be fire resistant, and maintaining defensible space.	<p>Comment A-18 noted, no change required at this time.</p> <p>State building and planning codes and the adopted the Local Hazard Mitigation Plan (LHMP) address the commenters request, and require compliance property owner participation in the implementation of wildfire safety efforts. The LHMP is an important part of the Public Safety and Community Health Element.</p> <p>The City of Shasta Lake (“City”) adopted the LHMP in May 2022, and it provides guidance to city officials, partner agencies, and the public in protecting people and property within the city from the effects of natural disasters and hazard events. The mitigation strategies (LHMP Table 5-6) presented in this plan respond to the wildfire vulnerabilities within the community and provides prescriptions or actions to achieve the greatest risk reduction based upon available resources. (Also see 2022 Shasta Lake Wildfire Information and Preparedness Guide). The PS&CH Element GOAL HS-3, and related policies and implementation measures address this topic specifically (see Implementation HS-3.7, pg. 7-69)</p>
A-19	Public Safety and Community Health (and Local Hazard Mitigation Plan) - (attach to Gen. Plan)	Shasta County HHSA – Public Health	Page 7-68: Consider adding fire resistant building practices in high fire risk zones and adopting CalFire home construction recommendations in high fire risk zones.	<p>Comment A-19 noted, no change recommended at this time. (See response to Comment A-18)</p>
A-20	Public Safety and Community Health and Local Hazard Mitigation Plan	Shasta County HHSA – Public Health	7.4 Community health and wellness – great section to include! Consider adding references to: 1. Physical activity positively impacting both physical and mental well-being.	<p>Comment A-20 noted, no change recommended at this time.</p> <p>Text addressing this topic is reflected in Section 7.4.2 “Access to Healthy Lifestyle.” The opening paragraph states (pg. 7-43):</p> <p><i>There are many health benefits associated with regular physical activity, especially when part of recreational or social activities. These benefits include reduced risks of heart disease, stroke, diabetes, hypertension, some cancers, and</i></p>

Response to Public and Agency Comments with Recommendations

September 2022

	General Plan Element(s)	Commenter	Request or Comment	Recommendation and/or Response
	- (attachment to Gen. Plan)			<i>premature death. (Cohen, et al., 2006) There are also documented emotional benefits to physical activity, such as stress reduction and improved mood, and in addition to being venues for recreation and exercise, parks and open green spaces provide mental health benefits by providing contact with nature.</i>
A-21	Public Safety and Community Health	Shasta County HHS – Public Health	7.4 Community health and wellness – great section to include! Consider adding references to: 2. Benefits of social connection and decreasing isolation to foster health and well-being.	Comment A-21 noted, no change recommended at this time. See Section 7.4.2 “Access to Healthy Lifestyle” (pg. 7-43 through 7-44) and Section 7.4.1.3 “An Age Friendly Community” (pg. 7-39). See also GOAL HS-7 and related policies and measures.
A-22	Public Safety and Community Health	Shasta County HHS – Public Health	7.4 Community health and wellness – great section to include! Consider adding references to: 3. Shasta County has high rates of Adverse Childhood Exposures (ACEs), the adverse exposures in childhood, such as abuse, that can continue to negatively impact individuals as adults. Communities can strive to support people in overcoming the impact ACEs have in their lives, reduce intergenerational ACEs, and step up to protect children from ACEs.	Comment A-22 noted, no change recommended at this time. Adverse childhood experiences, or ACEs, are potentially traumatic events that occur in childhood (0-17 years). For example: <ul style="list-style-type: none"> • experiencing violence, abuse, or neglect • witnessing violence in the home or community • having a family member attempt or die by suicide Also included are aspects of the child’s environment that can undermine their sense of safety, stability, and bonding, such as growing up in a household with: <ul style="list-style-type: none"> • substance use problems • mental health problems • instability due to parental separation or household members being in jail or prison. Creating and sustaining safe, stable, nurturing relationships and environments for all children and families can prevent ACEs and help all children reach their full potential. Addressing the <i>built environment</i> causes that contribute to ACEs is reflected in the discussion, goals, policies and implementation measures of the Housing Element, the Public Safety and Community Health Element, and other elements of the Plan. Direct policy and regulatory actions to respond to the societal problems that result in ACEs requires public services and direction well beyond the scope of the General Plan and city government responsibilities.
A-23	Public Safety and Community Health	Shasta County HHS – Public Health	7.4.1 Access to Healthy Foods and Adequate Services: Concepts to add to narrative: 1) Add: “Equally important, higher density of the number of tobacco retailers near schools and youth populated areas, have been associated with higher rates of smoking among youth, higher rates of cigarettes smoked per day, and lower rates of successful cessation.” (Citation: Ackerman, A., Etow, A., Bartel, S., &	Comment A-23 is noted, the following change is recommended under Goal HS-7 of the Public Safety and Community Development Element. Add New IMPLEMENTATION-HS-7.9: Discourage or restrict the location of sources of harmful or addictive substances near schools, youth centers, and other similar facilities, potentially through policy or regulatory changes consistent with the Land Use Element. Sources of such substances may include tobacco, alcohol, and cannabis retailers among others. (Source: New)

Response to Public and Agency Comments with Recommendations

September 2022

	General Plan Element(s)	Commenter	Request or Comment	Recommendation and/or Response
			Ribisl, K. M. (2017). Reducing the Density and Number of Tobacco Retailers: Policy Solutions and Legal Issues. <i>Nicotine & tobacco research: official journal of the Society for Research on Nicotine and Tobacco</i> , 19(2), 133–140. https://doi.org/10.1093/ntr/ntw124	<i>Responsibility: City Development Services Department and SCHSA Time Frame: 1-5 years Funding Source: General fund (staff)</i>
A-24	Public Safety and Community Health	Shasta County HHSA – Public Health	7.4.1 Access to Healthy Foods and Adequate Services: Concepts to add to narrative: 2) Importance of access to tobacco cessation services and programs/strategies to prevent youth from using tobacco, alcohol and other drugs....and help those who are using to quit.	Comment A-24 is noted, the following change is recommended under Goal HS-7 of the Public Safety and Community Development Element. <u>Add the following phrase to paragraph 2, page 7-38:</u> Along this stretch of Shasta Dam Boulevard, between Interstate 5 and the Union Pacific Railroad underpass, there are two health care clinics, two dental service providers, two vision service providers, and one mental health counseling service, <u>and one substance abuse treatment provider.</u> <u>Add the following sentence to paragraph 3, page 7-38:</u> Additional substance abuse (or substance use disorder) treatment facilities are located to the south in the City of Redding. These facilities offer resources and services to assist residents in cessation and recovery for abuse of alcohol, tobacco, and other harmful or addictive substances. Update IMPLEMENTATION HS-7.5: Support the development and continuation of high-quality health care services, including services for vision, dental, and mental health, <u>and substance abuse care</u> , and promote connectivity to those services through transit and active transportation options, consistent with the Circulation and Land Use Elements. Figure 7-18 (page 7-37) is also updated with the location of the SCHC treatment facility
A-25	Public Safety and Community Health	Shasta County HHSA – Public Health	7.4.1 Access to Healthy Foods and Adequate Services: Concepts to add to narrative: 3) Ensure residents have access to affordable, high-quality, culturally relevant, linguistically, geographically, and age-appropriate treatment services (including tobacco cessation resources, substance use disorder treatment, and mental health services) that reflect the needs of the population and drug abuse trends.	Comment A-25 is noted, the following change is recommended under Goal HS-7 of the Public Safety and Community Development Element. Update POLICY HS-7.5: Encourage the co-location and accessibility of health care services, including for vision, dental, <u>and mental health, and substance abuse care.</u>

Response to Public and Agency Comments with Recommendations

September 2022

	<u>General Plan Element(s)</u>	<u>Commenter</u>	<u>Request or Comment</u>	<u>Recommendation and/or Response</u>
A-26	Public Safety and Community Health	Shasta County HHSA – Public Health	7.4.1 Access to Healthy Foods and Adequate Services: Concepts to add to narrative: 4) Enhance Youth Tobacco and Drug Use Prevention Programs. Increase prevention programs to discourage tobacco addiction among youth and 18- to 24-year-olds, the fastest-growing group of smokers in California	Comment A-26 noted, no change recommended at this time. This recommendation could obligate the City to develop and fund public health programs. Direct policy and regulatory actions to respond to the societal problems that result in smoking cessation programs requires public services and direction beyond the scope of the General Plan and current city government responsibilities.
A-27	Public Safety and Community Health		7.4.1.3: Great that age friendly considerations are included. Pg. 7-42: 1. Consider adding policy or implementation strategies related to the inclusion of features that foster ‘aging in place’ when constructing house (wide doorways, lack of stairs, grab bars in bathrooms, low threshold showers, etc.). And to encourage features that allow people to ‘age in place’ in a wide variety of housing options that could provide inexpensive housing for single individuals, such as in-law quarters / ADUs, studio apartments, etc.	Comment A-27 noted, no change recommended at this time. The text and policy language of the Plan address these topics comprehensively. See PS&CH Element discussion - Section 7.4.1.3 “Age Friendly Community” pgs. 7-39 through 7-42; and Community Health and Wellness goals and policies pg. 7-76 through 7-78. Among the specific policies and measures addressing this are: <ul style="list-style-type: none"> • POLICY HS-7.4 Promote an age-friendly community that serves residents at all stages of life. (Source: New) • POLICY-HS-7.6 Explore opportunities for community collaboration and the efficient use of limited resources to improve access and services for the community’s seniors and children. (Source: New) • IMPLEMENTATION-HS-7.1 Collaborate with Shasta County Health and Human Services Agency (SCHSA) to help identify funding sources to facilitate improved access to healthy and culturally appropriate foods, comprehensive health care services, nutrition programs, childcare, and supportive services, especially for disadvantaged populations. (Source: New) Also see Housing Element, including pgs. 3-22 and 23; Land Use Element Goal LU-4 and related policies and measures, pgs. 2-57 and 2-58.
A-28	Public Safety and Community Health	Shasta County HHSA – Public Health	7.4.1.3: Great that age friendly considerations are included. Pg. 7-42: 2. Encourage multi-family housing with individual bedroom/bathrooms but shared common spaces (kitchen, libraries, living rooms) to decrease isolation.	Comment A-28 noted, no change recommended at this time. General Plan goals and policies address the topic of aging in place both broadly and specifically, including maintaining good mental and physical health for residents. General Plan land use and housing policies encourage flexibility in housing type and design, which would allow this type of development to occur. Additional specificity can appropriately be provided with the comprehensive update to the zoning code and development standards, which will follow Plan adoption.
A-29	Public Safety and Community Health	Shasta County HHSA – Public Health	Goal HS-2 (minimize risk...from natural disasters) OR in circulation: Incorporate policy or implementation strategies that encourage a grid style street network, decrease cul-de-sacs or dead-ends, and/or increase the number of egress routes in all neighborhoods. This is not only important for emergency evacuation and emergency response coming into areas, it can also decrease	Comment A-29 noted, no change recommended at this time. The General Plan emphasizes walking and bicycling through a multi-pronged strategy that fosters pedestrian-oriented development, a compact form, and new pedestrian and bicycle connections. The Land Use, Circulation, and Public Safety Elements tie together the relationship between public safety, land use, and reducing vehicle use. They also address community circulation and use of “complete street” designs. (see Land Use and Circulation Elements). Plan

Response to Public and Agency Comments with Recommendations

September 2022

	General Plan Element(s)	Commenter	Request or Comment	Recommendation and/or Response
			motor vehicle miles traveled and improve walkability and bike-friendliness by decreasing travel distances.	<p>goals and policies addressing this topic of community design and emergency access are spread throughout the Plan. Specifically applicable examples include:</p> <ul style="list-style-type: none"> • POLICY LU-3.1 Where practical, promote mixed-use development patterns and higher densities that use land and resources efficiently, reduce automobile dependence and pollution, and facilitate walking, bicycling, and transit use. (Source: New) • IMPLEMENTATION LU-3.4 Discourage development without a coordinated plan for land use or that is incompatible with adjacent residential areas, circulation limitations, available infrastructure capacity, or public service needs. (Source: New) • POLICY CIR 1.7 Encourage connectivity and accessibility to a mix of land uses that meet residents' daily needs within walking distance, consistent with the Land Use Element. (Source: New) • LHMP Mitigation No. ma-WF-SL-16: Assess emergency access routes for multiple egress options and adequate turn arounds and infrastructure; maintain and improve wildfire emergency access where needed.
A-30	Public Safety and Community Health	Shasta County HHSA – Public Health	<p>Goal HS-7: Language is fine how it is. Suggestion: Create and maintain a community with equitable access to healthy foods, physical activity opportunities, care services, social connections, and other factors that foster positive community health outcomes.</p> <p>1. Add a policy: Explore opportunities to prevent youth from using tobacco, alcohol and other drugs and partner with organizations to ensure the healthy development of youth.</p>	<p>Comment A-30 noted, no change recommended at this time.</p> <p>The General Plan includes many goals and policies addressing community health. The City supports and partners with all efforts to reduce problem drug and alcohol use. However, the City organizational structure and limited resources dictate that this effort is best handled via the Shasta County HHS Agency, and specialized service providers.</p>
A-31	Public Safety and Community Health	Shasta County HHSA – Public Health	<p>Goal HS-7: Language is fine how it is. Suggestion: Create and maintain a community with equitable access to healthy foods, physical activity opportunities, care services, social connections, and other factors that foster positive community health outcomes.</p> <p>2. Add implementation strategy: Improve City of Shasta Lake’s score on the Getting it Right from the Start Scorecard, with an emphasis on strategies to protect youth from early use of cannabis. https://gettingitrightfromthestart.org/wp-content/uploads/2021/11/ShastaLake2021.pdf</p>	<p>Comment A-31 noted, no staff recommendation at this time.</p> <p>Getting it Right from the Start, a project of the Public Health Institute, works with states, cities, counties and community partners to develop evidence-based model policies and provide guidance on cannabis policies that can help protect against youth cannabis use, while advancing social equity.</p> <p>The “Getting it Right from the Start Project” generates scorecards evaluating policies passed by cities and counties that allow cannabis sales. Based on a 100-point scale and three years of data, the scorecards measure 27 storefront-specific and 24 delivery-specific local policies across six categories: retailer requirements, taxes and prices, product limits, marketing, smoke-free air, and equity and conflicts of interest.</p> <p>The City does not currently participate in this program.</p>

Response to Public and Agency Comments with Recommendations

September 2022

	General Plan Element(s)	Commenter	Request or Comment	Recommendation and/or Response
A-32	Public Safety and Community Health	Shasta County HHS – Public Health	Implementation HS-7.6: Expand to include development community in increasing construction practices that foster aging in place (not just programmatic / service provider side).	Comment A-32 noted, recommended modification. IMPLEMENTATION-HS-7.6 Evaluate existing supportive service programs and promote new programs that increase the capacity for aging-in-place through active engagement with the senior community. Work with the development community to identify and encourage new housing designs that will support aging-in-place. (Source: New)
A-33	Public Safety and Community Health	Shasta County HHS – Public Health	Implementation HS-7.8: Also include filling sidewalk gaps and shortening crossing distances at wide / high speed intersections.	Comment A-33 noted, no change recommended at this time. See response to Comment A-13.
Public Comments (P#) Draft Land Use Designations referenced below include: UR=Urban Residential; C=Commercial; IL=Industrial Light; C-VMU=Village Mixed Use;				
P1	Land Use	Kathy Ogilvie	Requested clarification on proposed land use change of the eastern portion of the property from Urban Residential (UR) to Commercial (C) in draft GP Land Use Diagram. APN 075-120-017	Comment P1 noted, no change requested or recommended this time.
P2	Land Use	Jon Dallegge	Requested clarification on proposed land use change of the property from Urban Residential (UR) to Industrial Light (IL) in draft GP Land Use Diagram. APN 007-190-004	Comment P2 noted, no change requested or recommended at this time.
P3	Land Use	Cindy Hageman	Requested clarification on proposed land use change of the property from UR to C in draft GP Land Use Diagram. APN 007-120-009	Comment P3 noted, no change requested or recommended at this time.
P4	Land Use	Jared Ennis	Requested clarification on proposed land use change of property from C to UR in draft GP Land Use Diagram. Requested to maintain commercial land use in draft GP Land Use Diagram. APN 006-470-008	Comment P4 noted, recommended modification: Do not change parcels 006-470-008 and 006-470-007 to Urban Residential, retain commercial designation. Change from current commercial designation to Village Mixed Use, to match adjacent VMU designations. Due to Lake Blvd. traffic volumes, traffic speeds and road noise issues the property would not provide a suitable location for new residential construction. The properties front directly onto Lake Blvd., are of a unique shape and relatively small size, which could make residential development challenging.

Response to Public and Agency Comments with Recommendations

September 2022

	General Plan Element(s)	Commenter	Request or Comment	Recommendation and/or Response
				
P5	Land Use	Mark Smith	Requested that parcel remain UR rather than be changed to IL as reflected in the draft General Plan. APN 007-190-006	<p>Comment P5 noted, no change recommended at this time. Retain draft land use designations.</p> <p>The draft GP recommended land use change is necessary to remove sensitive receptors from noise and air quality impacts generated by proximity to Interstate 5. As reflected in the Plan and the related EIR, the property will be subject to negative noise and air quality levels generated by traffic on I-5 and Cascade Blvd. The California Air Resources Board recommends siting sensitive land uses (residential uses) at least 500 feet, and preferably 1000 ft from the freeway. The property boundary is approximately 240 ft. from I-5 and is located within the 70 DB noise contour. State law stipulates the maximum allowable exterior noise levels for residential uses is 65 DB.</p> <p>As identified below, Draft General Plan land use policies reflect the need to reduce health and safety impacts to sensitive land uses () where possible. Retaining the proposed “Industrial – Light” (IL) land use designation would be consistent with the following policies:</p> <p><i>POLICY-LU-3.19 Limit residential development and require adequate setbacks or other physical improvements for development next to Interstate 5 to reduce public health impacts from interstate traffic, such as noise and air pollution. (Source: New)</i></p> <p><i>LU POLICY-LU-1.3 Evaluate zoning proposals to prevent the overconcentration of land uses in any area of the City where land use intensities, commercial or industrial operations, or increased traffic would adversely impact the safety, health, and quality of life of residents. (Source: New).</i></p> <p><i>POLICY-LU-2.7 Promote the development of attractive industrial areas and a broad range of industrial uses that can provide jobs to residents. (Source: Existing Policies LU-k, LU-m, modified)</i></p>

Response to Public and Agency Comments with Recommendations

September 2022

	General Plan Element(s)	Commenter	Request or Comment	Recommendation and/or Response
				<p>POLICY-LU-1.16 Consider vegetation management and landscaping projects that can reduce the heat island effect and reduce pollutant transport and dispersion on high traffic roads, such as Shasta Dam Boulevard and frontage roads along the Interstate 5 corridor (Cascade Boulevard and Twin View Boulevard). Collaborate with the California Department of Transportation (Caltrans) to improve the landscaping in this area. (Source: New)</p> <p>IMPLEMENTATION-LU-1.7 Establish zoning districts and quality development standards consistent with general plan goals and policies, and amend the city’s zoning map in a timely manner to be consistent with the General Plan. (Source: Existing Implementation LU-1, modified)</p> <p>POLICY-HS-8.2 Protect noise-sensitive uses and areas from significant sources of noise, including from transportation and stationary noise-generating uses.</p> <p>IMPLEMENTATION-HS-8.1 Buffer noise-sensitive uses and areas adjacent to existing and new sources of noise, such as Interstate 5 and industrial areas and uses, through the implementation of various methods, including but not limited to:</p> <ul style="list-style-type: none"> - Establishing land use compatibility standards; - Enforcement of noise standards; - Insulating or buffering residences exposed to excessive levels of noise; - Minimizing traffic noise through responsive site design techniques and physical barriers; and - Regulating new development to limit noise impacts through site and building design and operational conditions.
P6	Land Use	Christian Young	Adjacent property owner to parcel 005-130-081 requested a change in the land use from Commercial-Village Mixed-Use (VMU) to Urban Residential (UR).	<p>Comment P6 noted, recommended modification: Should the land use designation be modified from VMU to UR in the draft Land Use Diagram? Changing the subject parcel from VMU to UR should be reviewed with the property owner prior to a final change being adopted.</p> <p>Current zoning on the property is R-4, Multiple Family Residential. Due to topographic constraints and the grading required to gain access from Shasta Dam Blvd., access to the property will be gained from Front Street. All properties which access Front Street are currently designated as Urban Residential, and many are developed with single-family homes. There is no other commercially designated property which accesses Front Street within 850 feet of the property.</p> <p>Introducing commercial activity and traffic to a developed residential street should be avoided if possible to avoid potential use conflicts. Consideration should be given to modifying the land use boundary to designate the property as “Urban Residential” (UR). Allowable densities for Urban Residential are 6-12 DU/Acre.</p>

Response to Public and Agency Comments with Recommendations

September 2022

	General Plan Element(s)	Commenter	Request or Comment	Recommendation and/or Response
				<p>The property is currently designated as “Commercial” in the 1999 General Plan, with R-4 zoning. It is proposed as “Village Mixed Use” in the draft 2040 Plan. The VMU District would allow a wide range of uses, including residential, as described below:</p> <p><i>“Village Mixed-Use serves as primary nodes of both pedestrian and automobile activity that encourage a mix of commercial and residential uses with a full range of City services... Although accessed via public roads, mixed-use development is pedestrian-oriented and can include a combination of residential, office, and commercial in the same building or within close proximity of each other. Allowed residential densities range from 6-30 DU/Acre, and the maximum allowed FAR for Mixed-Use is 3.0.”</i></p>
P7	Land Use, Conservation And Open Space Elements	Pat Lind	<p>“I attended the scoping meeting but never heard back about any of the ideas that citizens had. We mentioned a creek management plan and oak woodland designation and protection and neither were shown or commented on. I took a picture of the white board during the scoping meeting when it was written down Please let me know how to proceed with this.”</p>	<p>Comment P7 noted, no change recommended at this time.</p> <p>The comment may be referencing the General Plan scoping meetings which occurred prior to publishing of the draft General Plan (see Draft GP pgs. 1-15, 1-20). Several in-person and virtual workshops and open houses were held to help identify common themes and visions for the GP Update, to gather ideas on key planning issues, and discuss alternatives, concepts, and policy frameworks. This input was refined into “Vision Statements” which guided development of the Plan. If an idea, policy, or objective would help advance the vision it was included in the plan.</p> <p><i>The goals, policies and measures</i> of the General Plan provide the basis for establishing and setting priorities <i>for detailed plans and implementing programs</i>, including development-related programs and natural resource management programs. <u>“Creek management plans and oak woodland designations and protection”</u> are <i>specific</i> implementation actions that can be implemented by the City Council, and are supported by the goals and policies identified below.</p> <p>The draft General Plan now also includes establishment of a Natural Resource Overlay Zone. This zone provides for the protection of significant habitat and natural resources at the time citywide zoning occurs following General Plan adoption. These areas can be important for maintaining natural local ecosystems, such as floodplains, mineral resource areas, riparian areas, creek corridors, and other sensitive habitats. Vegetation management within the</p>

Response to Public and Agency Comments with Recommendations

September 2022

	<u>General Plan Element(s)</u>	<u>Commenter</u>	<u>Request or Comment</u>	<u>Recommendation and/or Response</u>
				<p>Natural Resource Overlay zone is also important for fire fuel reduction, fire safety protection, and invasive species management, which are addressed in detail in the Safety, Conservation, and Open Space Elements.</p> <p>The following goals, policies speak to the commenters request:</p> <p><i>POLICY-LU-1.5 At a minimum, the General Plan land use diagram will contain Residential, Commercial, Industrial, Open Space, Natural Resource, Parks, and Public Facilities land use categories, each of which is described in the Table 1-2 Land Use Classification Descriptions. These land use categories will be implemented through specific zoning districts and the related development standards. (Source: New)</i></p> <p><i>IMPLEMENTATION-LU-1.7 Establish zoning districts and quality development standards consistent with general plan goals and policies, and amend the city’s zoning map in a timely manner to be consistent with the General Plan. (Source: Existing Implementation LU-1, modified)</i></p> <p><i>POLICY-LU-3.10 Work to protect important natural resource areas and the scenic beauty of mountains and rolling hills around the City as the community develops. For new development located along existing creeks and streams, incorporate bank naturalizing approaches for channeled sections as a means of creek and stream restoration where appropriate. (Source: New)</i></p> <p><i>IMPLEMENTATION-LU-3.5 Evaluate the zoning ordinance for possible updates to the Habitat Protection and Open Space districts to ensure development is consistent with natural resource protection goals in the General Plan. (Source: New)</i></p> <p><i>POLICY-CON-1.2 Protect existing wetlands to the greatest extent possible, consistent with achieving the vision expressed in the General Plan. (Source: New)</i></p> <p><i>GOAL CON-3 Conserve and manage significant fish, wildlife, and vegetation resources, enhance the area’s natural beauty, and provide residents with a healthy environment. (Source: Existing Objective FW-1, plus new)</i></p> <p><i>POLICY-CON-3.1 Establish or evaluate existing regulations and development standards to conserve and manage natural resources, including provisions for clustering of development, access to open space, drainage corridors, hillside slopes, waiver of minimum lot width requirements, narrower local street widths, and other techniques to enhance protection of sensitive habitats and resources. (Source: Existing Objective FW-2, Policy Fw-a, and Implementation FW-6, modified)</i></p> <p><i>POLICY-CON-3.3 Use riparian and wetland buffers (non-development setbacks) to preserve existing riparian vegetation through the environmental review process and require minimum setbacks. Specific setbacks and widths should be determined on a case-by-case basis with input from resource agencies, including the California Department of Fish and Wildlife. (Source: Existing Implementation FW-2, modified)</i></p>

Response to Public and Agency Comments with Recommendations

September 2022

	General Plan Element(s)	Commenter	Request or Comment	Recommendation and/or Response
				<p><i>POLICY-CON-3.4 Continue protecting and managing urban forests in the City to enhance beautification and conservation efforts to the greatest extent possible, in particular by: - Maintaining existing City trees with regular scheduled service. - Planting new trees to replace ones that were removed and extending tree canopies where possible. - Requiring tree plantings in new developments on streets and in parking areas. - Working with commercial parking lot owners to enhance tree canopies. - Using volunteer groups and property owners to enhance tree canopies. (Source: New)</i></p> <p><i>IMPLEMENTATION-CON-3.5 Work with stakeholders to identify priority conservation areas in the City and establish appropriate protection measures for these resources and habitats. (Source: New)</i></p>
P8	Land Use, Conservation And Open Space Elements	Pat Lind	<p>(Online comments on General Plan review pdf)</p> <p>“Sensitive habitat definition. The City declares the following to be ESHAs within the Planning Area: 1. Rivers,creeks, 2.Wetlands, estuaries, and associated riparian habitats Sensitive habitat buffer requirements. A setback separating all permitted development from adjacent sensitive habitat areas shall be required. The purpose of such setbacks shallbe to prevent any degradation of the ecological functions provided by the habitat area as a result of the development. The following shall apply to such setbacks: 1. The minimum width of all other habitat setbacks shall be 100 feet, unless the designated setback would eliminate all reasonable use of the property. 2. A definition and map of sensitive habitat will be maintained by the City Habitat integration for ecological integrity and development of a protected habitat corridor system. An ecological connection network plan for linking native habitats in the Planning Area, and all of the environmentally sensitive habitat areas identified in this Plan, shall be prepared. The network shall incorporate all existing large areas (or "nodes") of habitat for fish and wildlife species (such as wetlands and forests) and "linkages" or"corridors" of natural habitat (such as stream zones) for migration and species movement. The plan will link large "nodes" of natural habitat together with the “linkage” connections as a functioning ecological network. Nodes and linkages shall include a "core" of naturalecosystem elements and shall provide a protected "buffer" along theouter margins of the core habitat which shall function to protect theeological values in the "core" habitat.”</p>	<p>Comment P8 noted, no change recommended at this time.</p> <p>The goals, policies and measures of the General Plan provide the basis for establishing and setting priorities for detailed plans and implementation programs and measures, including natural resource related programs and natural resource protection standards. The comments request the addition of multiple specific implementation actions, which are addressed in the draft Plan as circulated. Such specific measures are typically addressed with adoption of an updated Development Code or other General Plan implementation action following adoption of the Plan, or in response to specific development project impacts. The requested measures are addressed by the draft goals and polices identified above in Response P7 and in response to comments below, and/or could be implemented should the Draft Plan be adopted as circulated.</p> <p>A Natural Resource Overlay has been identified in the draft General Plan Land Use Element to protect sensitive habitats and potentially hazardous areas from development, including areas with slopes greater than 20 percent, Federal Emergency Management Agency (FEMA) flood zones, and designated wetlands, river and stream corridors and surrounding wetlands to support protections for wildlife habitat and for water quality functions, such as pollutant removal, floodwater reduction, and greenhouse gas reduction. Regulating development in these areas is envisioned by the draft Plan goals and policies in order to balance these resources with appropriate development practices.</p> <p>The Plan recognizes that the undeveloped foothills and forest resources are some of the City’s defining physical characteristics and open space resources. Goals, policies, and measures have been included in the Land Use, Open Space and Conservation Elements to protect these resource from negative development impacts. Proper maintenance and mitigation on open space within the City is also critical for wildfire protection. Section 6.5 of the Plan discusses open space for public health and safety benefits in more detail. In addition to the policies identified in response to comment P7, specific policies and measures in the draft Plan which address the request include:</p>

Response to Public and Agency Comments with Recommendations

September 2022

	General Plan Element(s)	Commenter	Request or Comment	Recommendation and/or Response
				<p>POLICY-OS-1.1 <i>Seek to protect riparian habitat along significant creek corridors. 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 setback, and Siting of structures, including clustering. (Source: Existing Policy OSR-b)</i></p> <p>POLICY-OS-1.4 <i>Preserve open space along creeks and hillsides to maintain biological, scenic, and recreational resources in future development. (Source: New)</i></p> <p>IMPLEMENTATION-OS-2.4 <i>Evaluate and implement, where feasible, linking natural habitat areas with interconnecting open space corridors, particularly those which provide animals and wildlife with access to drinking water and enhance biological diversity of the area. (Source: Existing Implementation FW-8)</i></p> <p>IMPLEMENTATION-OS-2.5 <i>Evaluate the establishment of a conservation trust for the acquisition and maintenance of natural habitat areas to ensure permanent protection. Evaluate using grants, rather than tax revenues, to achieve this. (Source: Existing Implementation FW-9, modified)</i></p>
P9	Land Use, Conservation Open Space And Public Safety Elements	Pat Lind	<p>“Overview of Shasta Lake’s watercourses, riparian zones and wetlands. Shasta Lake’s nine named creeks and wetlands provide: flood control, freshwater habitat, riparian habitat, scenic enjoyment, water quality, educational opportunities, public safety, fish and wildlife habitat (e.g., fish spawning and migration, wildlife nesting and foraging areas), open space, recreation and groundwater recharge. These creeks also have tributaries with similar feature and functions.</p> <p>The city will adopt a creek management plan (CMP) and have included creek zone, flood hazard, erosion and sedimentation, vegetation and wildlife, water quality and public awareness / education. The creek management plan should be adopted to address land uses that have significantly altered Shasta Lakes creeks from original condition.</p> <p>Past land use practices which produced large amounts of sediment, contributing to creek degradation. Alterations also included underground culverts and large culverts above ground which prevent or severely limit access for anadromous fish, as chinook salmon.</p> <p>Except for small area off twin view blvd for salt creek and some area on churn creek below sewage plant, riparian forests have been completely removed from at least half of each stream channel. Pollutants from a variety of sources (including petroleum products from urban run-off and suspended sediments from soil erosion) degrade the appearance and the biological integrity of the</p>	<p>Comment P9 noted, no change to Plan recommended.</p> <p>Incorporation of the requested language would mandate that the City Council establish and fund a “creek management” program.</p> <p>The text and policy language of the draft Plan comprehensively address the need to protect environmentally sensitive wetlands, creeks, and habitat areas - see responses to Comments P7 and P8, and Land Use, Conservation, and Open Space Elements of the draft Plan. Development and establishment of appropriate zoning classifications and regulatory practices related to creeks and wetlands occurs as part of the effort to amend the development code and complete the comprehensive rezoning of property following adoption of the General Plan. Regulating development to protect environmentally sensitive areas is envisioned by the draft Plan in order to balance protection of natural resources with future development necessary to achieve the vision expressed in the Plan.</p> <p>The City’s LHMP (a GP attachment) includes mapping of the FEMA-designated floodplains and the identification of the applicable FEMA Flood Insurance Map (FIRM). The Open Space Element includes a natural resource overlay also depicting FEMA-designated floodplains and designated wetlands (OS-Fig 6-1). Creek corridors are reflected in the Plan (See Figure 5-3). A Natural Resource Overlay has been instituted in the City General Plan Land Use Element to protect sensitive habitats and hazardous areas from development, including areas with slopes greater than 20 percent, Federal Emergency Management Agency (FEMA) flood zones, and designated wetlands.</p> <p>POLICY-OS-1.1 <i>Seek to protect riparian habitat along significant creek corridors. The following measures are identified to provide the riparian habitat protection:</i></p> <ul style="list-style-type: none"> - <i>Regulation of vegetation removal,</i> - <i>Design of grading and road construction,</i>

Response to Public and Agency Comments with Recommendations

September 2022

	General Plan Element(s)	Commenter	Request or Comment	Recommendation and/or Response
			<p>creeks. The Resource Conservation and Management Element contains overall goals and policies for creek management, which are supported by CMP policies and implementation measures. The CMP provides policy direction for new and modified development along creeks, and for existing activities in creek zones, in order to fully realize the creek’s beneficial uses.</p> <p>Wetlands provide flood protection, groundwater recharge, water quality treatment, food production and wildlife habitat, which are valued by the community. Wetlands are highly productive, complex ecosystems, seasonally or permanently saturated, and support specially adapted vegetation.”</p>	<ul style="list-style-type: none"> - Establishment of a development setback, and - Siting of structures, including clustering. (Source: Existing Policy OSR-b)
P10	Land Use, Conservation And Open Space Elements	Pat Lind	<p>“Policy creek CONSERVATION & MANAGEMENT</p> <p>Objective. Enhance, maintain, and restore the biological integrity of entire steam courses (headwaters to mouth), and their associated riparian habitats, as natural features in the City’s landscape.</p> <ul style="list-style-type: none"> • Designation of protected streams. The provisions of this policy shall apply to those streams shown on the Protected Watercourse Map. These watercourses and their associated riparian areas serve as habitat for fish and wildlife, provide space for the flow of stormwater runoff and flood waters, and furnish open space and recreational areas for city residents. • Environmental Buffer Area (EBA). A streamside protection area is hereby established along both sides of the streams identified on the City Watercourse Map. The purpose of the EBA is to remain in a natural state in order to protect streams’ ecosystems and their associated riparian habitat areas. The EBA shall include: <ol style="list-style-type: none"> 1. In areas where existing development, as defined in the Land Use Code, is adjacent to the stream, the EBA shall be not less than 25 feet outward on both sides of the stream, measured from the top of bank. 2. In all other locations within the City, the EBA shall be not less than 100 feet outward on both sides of the stream, measured from the top of bank. 3. In locations within the City having significant areas of riparian vegetation exceeding 100 feet in width measured from the top of bank, the EBA shall be 	<p>Comment P10 noted, no change recommended.</p> <p>See responses to Comments P7 through P9, above. The text and policy language of the Plan address these topics comprehensively. The recommendations would establish specific development standards related to environmental buffers and mandatory setbacks from environmentally streams in the General Plan. Development and establishment of appropriate zoning classifications and regulatory practices related to creeks and wetlands occurs will be part of the effort to amend the development code and complete the comprehensive rezoning of property that is required following adoption of the General Plan. The following policy specifically addresses the obligation to establish setbacks from environmentally sensitive areas at the time of update to the Development Code.</p> <p>POLICY-CON-4.6 <i>Define transition zones between development areas and open space or conservation areas to provide for further conservation of habitat and wildlife areas. (Source: New)</i></p> <p>IMPLEMENTATION-CON-4.6 <i>Protect and preserve natural resource areas by amending the zoning ordinance to include habitat protection standards, particularly buffering, for sites abutting areas of natural resource value. (Source: Existing Implementation FW-7, modified)</i></p>

Response to Public and Agency Comments with Recommendations

September 2022

	General Plan Element(s)	Commenter	Request or Comment	Recommendation and/or Response
			expanded to encompass all of the riparian vegetation, except in no case shall the EBA exceed 250 feet in width from the top of bank on either side of the stream. “	
P11		Pat Lind	(Pg 323) Designation of wetland protection zones. The :WSP Zone shall be applied to wetlands, wetland setbacks, wetland buffer areas and modified wetland buffer areas, as defined in the City’s Land Use Code, at the time of development review and approval. A wetlands map, maintained by the City, will show the general location of wetlands, riparian corridors, and uplands within the City limits and urban services zone. All development within or adjacent to the areas identified on the map as wetlands or riparian corridors shall comply with City Wetlands Development Standards and shall include the following: 1. A wetland delineation. 2. A mitigation plan for impacted areas. 3. Setback areas from delineated wetlands. 4. Easements for onsite delineated wetlands. 5. Permitted and protected uses/activities within delineated wetland areas. 6. Fencing to prevent livestock from degrading wetlands and riparian vegetation.	<p>Comment P11 noted, no change recommended or necessary at this time.</p> <p>See responses to Comments P7 and P8, above. The text and policy language of the Plan address these topics comprehensively.</p>
P12	Conservation	Pat Lind	<p>(Pg 351) energy;</p> <ol style="list-style-type: none"> “Encouragement of appropriate energy alternatives. In the City shall attempt to purchase at least 10% of its electrical energy (in energy units, not cost) from renewable sources within Humboldt County by the year 2020. The City shall take measures to encourage the availability to, and use by, residents of energy suppliers that best meet the objectives of this policy. The City shall convert City vehicle fleets to a mix of fuels that best meets the objectives of this policy. The City shall continuously seek and implement cost-effective steps to reduce City energy use. The City shall attempt to reduce the City’s total consumption of purchased energy by at least 20% (in energy units, not cost) by the year 2030. The City shall adopt the goals of the national “Energy Star Program” (or its successor programs) for all City construction projects and all construction projects assisted by grants for which the City is an applicant. These goals include achieving a minimum of 15% greater 	<p>Comment P12 noted, no change recommended at this time.</p> <p>The text and policy language of the Plan address these topics comprehensively. The proposed additions would mandate specific actions and could remove necessary flexibility from future Council determinations on energy efficiency measures and business practices affecting customers and public works construction projects.</p> <ol style="list-style-type: none"> The City of Shasta Lake Electric Utility currently manages a comprehensive energy and efficiency incentive program for residential & commercial customers focusing on peak load reduction and energy conservation. For residential customers, rebates are offered for the installation of various energy efficiency measures. For commercial customers, rebates are available for upgraded lighting, HVAC equipment, and in cases where an analysis is performed rebates can be offered for additional equipment that reduces energy use and/or demand. It is the City of Shasta Lake's goal to provide access to safe, reliable, and environmentally friendly energy; at the lowest possible cost, consistent with sound business practices, per the direction of the City Council. The requested additions reflect actions and efforts that are largely already in use by the City electric utility in response to Council directions and state requirements. <p>Plan policies which address energy and resource conservation include the following:</p>

Response to Public and Agency Comments with Recommendations

September 2022

	General Plan Element(s)	Commenter	Request or Comment	Recommendation and/or Response
			energy efficiency than would a building designed with existing Title 24 standards”	<p>POLICY-CON-4.3 <i>Promote cost-effective water and energy consumption in the City as much as possible; continue and build upon existing programs to reduce water and energy consumptions in the City. (Source: New)</i></p> <p>IMPLEMENTATION-CON-4.3 <i>Work with the largest users of water and energy in the City to establish incentives, offer recommendations, and explore other programs and policies for lowering consumption. (Source: New)</i></p>
P13	Land Use, Conservation And Open Space Elements	Pat Lind	<p>(Pg 394) “Creeks Management Plan Regularly update the City Creeks Management Plan, at least every five years, to implement current provisions for maintaining biological integrity of entire watercourses. The Creeks Management Plan will also include updated provisions for education and restoration programs for degraded creeks. Planning department /Creek Advisory Committee Year 1 then every 5 years</p> <p>Energy Efficiency and Conservation Program: Conduct a continuous program to identify and purchase appropriate energy supplies, implement and evaluate energy conservation measures, provide energy education and public information, and promote energy efficiency in transportation. Establish a funding mechanism to assure that a significant portion of the savings are used to fund energy programs and as a reward for savings.</p> <ul style="list-style-type: none"> • Development Dept. Year 1 then every 5 years <p>Non-native Plant and Animal Species Removal Program The City shall provide public information that explains why invasive species are a problem. The City shall maintain a program that recommends effective but non-toxic eradication measures, and eradicates non-native species on public lands where they are displacing native species.</p> <ul style="list-style-type: none"> • Developmental Dept./Agricultural Advisory Committee Year 1 then every 5 years “ 	<p>Comment P13 noted, no change recommended at this time.</p> <p>The text and policy language of the Plan address these topics comprehensively -see also Response to Comments P7-P13.</p> <p>The following draft policies address this request:</p> <p>POLICY-CON-3.1 <i>Establish or evaluate existing regulations and development standards to conserve and manage natural resources, including provisions for clustering of development, access to open space, drainage corridors, hillside slopes, waiver of minimum lot width requirements, narrower local street widths, and other techniques to enhance protection of sensitive habitats and resources. (Source: Existing Objective FW-2, Policy Fw-a, and Implementation FW-6, modified)</i></p> <p>POLICY-CON-3.2 <i>Design or condition new development to avoid significant adverse impacts on rare, threatened, or endangered plant or animal species, as officially designated by federal and state resource agencies. Work with the California Department of Fish and Wildlife to ensure the preservation of resident and anadromous fish. (Source: Existing Policy FW-b, Implementation FW-11, modified)</i></p> <p>POLICY-CON-3.3 <i>Use riparian and wetland buffers (non-development setbacks) to preserve existing riparian vegetation through the environmental review process and require minimum setbacks. Specific setbacks and widths should be determined on a case by case basis with input from resource agencies, including the California Department of Fish and Wildlife. (Source: Existing Implementation FW-2, modified)</i></p> <p>POLICY-CON-3.4 <i>Continue protecting and managing urban forests in the City to enhance beautification and conservation efforts to the greatest extent possible, in particular by:</i></p> <ul style="list-style-type: none"> - Maintaining existing City trees with regular scheduled service. - Planting new trees to replace ones that were removed and extending tree canopies where possible. - Requiring tree plantings in new developments on streets and in parking areas. - Working with commercial parking lot owners to enhance tree canopies. - Using volunteer groups and property owners to enhance tree canopies. (Source: New) <p>POLICY-CON-3.5 <i>Encourage the use of locally propagated native plants and trees in public spaces. (Source: New)</i></p>

Response to Public and Agency Comments with Recommendations

September 2022

	<u>General Plan Element(s)</u>	<u>Commenter</u>	<u>Request or Comment</u>	<u>Recommendation and/or Response</u>
				<p>POLICY-CON-3.6 <i>Create easements where practical for public access to streams and waterways. (Source: New)</i></p> <p>POLICY-CON-3.7 <i>Control the spread of invasive plant species and work with private landowners and landscapers to support these efforts. (Source: New)</i></p>
P14		Pat Lind	<p>“In water resources and wildlife our endangered chinook salmon that we found in Salt creek and churncreek last year are not mentioned. DF&W as well as caltrans knows about them. Please include the fish when writing the new general plan”</p>	<p>Comment P14 noted, no modification recommended at this time.</p> <p>Identification of specific instances of fish and wildlife identification within the planning area is not a requirement for general plans, there is no prohibition to doing so. The text and policy language of the Plan address recognize the value of fish and wildlife resources as comprehensively discussed in Responses to Comments P7-P11, and in addition see below.</p> <p><i>POLICY-CON-3.2 Design or condition new development to avoid significant adverse impacts on rare, threatened, or endangered plant or animal species, as officially designated by federal and state resource agencies. <u>Work with the California Department of Fish and Wildlife to ensure the preservation of resident and anadromous fish.</u> (Source: Existing Policy FW-b, Implementation FW-11, modified)</i></p>