



## ZONING TOPIC - ADEQUATE PUBLIC FACILITIES

An essential foundation of a well-planned community is ensuring that adequate infrastructure and services—the streets, water, sewer, drainage, and dry utilities, as well as police and fire services—will be available when a property develops. The “what,” “how,” and “when” of managing growth appropriately are at the heart of the zoning ordinance update effort.



Adequate facilities and services is particularly a concern in communities like Shasta Lake, with substantial amounts of undeveloped land and a pattern of development that “hopscoches,” creating large gaps in the infrastructure needed to support planned growth and development.

Demonstrating that a development site has access to adequate existing facilities and services or that it will have infrastructure and services available at the appropriate time is a foremost concern when evaluating and approving new development projects. In addition, any new infrastructure constructed for a project must be sized and located to facilitate the future development of adjacent properties.



Finally, ensuring that existing residents do not inappropriately bear the cost of infrastructure and services for new growth and that existing service levels will not be negatively impacted is an important determinant in granting land use entitlements.

All these factors are in play within the context of the following General Plan goals and policies:

- **GOAL LU-3:** Ensure new development is high-quality, well-integrated, and compatible with existing and surrounding uses, natural features, and environmentally sensitive areas, and allows for a flexible relationship between all land uses to promote creative and beneficial development.
- **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.
- **POLICY-LU-3.16** Do not approve new development unless infrastructure is in place or is planned to be provided in a timely fashion to support the growth.
- **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.
- **POLICY-LU-4.3** Provide adequate public facilities, services, and infrastructure in place and available to support all city residents, including for governance, public safety, seniors and youth, community gatherings, and comparable activities.

- **POLICY-HE-4.1** Public Service Maintenance. The City shall maintain an adequate level of public services, infrastructure, and park and recreational facilities to meet the needs of existing and projected development within the fiscal capacity of the City.
- **POLICY-HE-4.2** Public Services for New Development. The City shall ensure that housing developments pay their fair share of public facilities and service costs. For affordable housing, the City shall secure funding wherever possible for the replacement or installation of off-site infrastructure.
- **GOAL CIR-4** Maintain economic health and viability while making improvements to public facilities, utilities infrastructure, and transportation infrastructure, consistent with the General Plan.
- **POLICY-CIR-4.1** Continue to ensure that new development pays its fair share of the costs of transportation and public facilities improvements. Transportation improvements should be based on traffic generated and impacts on service levels and vehicle miles traveled. Ensure adequate public services and facilities are available at the time of project occupancy and that a funding mechanism is in place to ensure long-term maintenance of required public facilities.

The City continues to pursue grants and low-interest loans to provide funding for needed infrastructure and capital projects to serve both existing and future needs. The recent expansion of the City's wastewater treatment plant is one example of this.

However, large areas in the city – particularly on the west side of the community - lack adequate circulation, water, and sewer services. In the past, inadequate or missing infrastructure has led builders to consider other communities for their projects or to delay projects because the cost of funding major infrastructure gaps would be required as part of their development projects.