



City of Shasta Lake Comprehensive Zoning Ordinance Update Project

March 2024

Abstract

The City of Shasta Lake has recently updated its General Plan. The Plan is put into action through zoning regulations. The zoning code works to turn the policies of the general plan into specific regulations at the parcel level. These regulations include land use standards and development rules. This document identifies changes to the current code needed to ensure conformity with the Plan.

Shasta Lake Comprehensive Zoning Ordinance (CZO) Update and Diagnostic

Executive Summary

The City of Shasta Lake recently updated its General Plan to establish a comprehensive strategy for community development through the year 2040. The General Plan is implemented through zoning regulations, and a zoning code translates the policies of a general plan into parcel-specific regulations, including land use regulations and development standards.

The CZO update project aims to comprehensively revise and update the Shasta Lake Zoning Ordinance, Title 17 of the Municipal Code, to create development standards and zoning regulations to implement the 2040 General Plan. Per state law, the update is a legal requirement that must be completed by May 2025.

Documentation

The CZO Update documentation package includes the following elements:

- A. Executive Summary (this document).
- B. Comprehensive Zoning Code Diagnostic Report.
- C. Overview of Title 17 – Zoning Updates.
- D. Comprehensive Zoning Ordinance Update (Phase 2) – FAQs and Project Scope of Work.
- E. Comprehensive Zoning Ordinance Update (Phase 2) – Diagnostic Table.
- F. CZO Update Drafting Principles and Format Rules.

Evaluation

As one of the first steps in the revision process, City staff evaluated the current Title 17 - Zoning provisions for the following purposes:

1. To identify provisions that remain functional in addressing General Plan policies and can largely be retained in the updated code.
2. To identify provisions that should or could be modified to achieve consistency with the General Plan, but which otherwise remain helpful; and
3. To identify changes that should be considered in the updated code based on new or substantially updated General Plan policies.

The diagnostic table provides a complete list of goals, policies, and implementing measures that must be considered in the CZO update. It provides background or recommendations on possible approaches to implementing the policies. The table also provides space for the user to track the status of the response to a specific policy, including whether a modification has been completed.

The diagnostic table, in combination with the related documents, provides the principal findings and recommendations relative to updating the current zoning provisions to achieve conformity with the goals, policies, and implementation measures of the 2040 General Plan. The text within the Diagnostic Table further distills key general plan policy choices and presents ideas for the required update, which will be further refined as draft regulations are developed.



Comprehensive Zoning Code Diagnostic Report

Existing Title 17 Code Diagnosis | March 2023

Introduction

The purpose of this code “diagnosis” is to identify and document the weaknesses of the current City of Shasta Lake Zoning Ordinance (Title 17 - Zoning) relative to the goals and policies of the 2040 General Plan, and to identify modifications that will be needed to achieve a zoning ordinance that is consistent with the Plan direction – a fundamental legal requirement of state law. The City’s General Plan includes many goals, policies, and implementation strategies that will be implemented through the regulations and standards in the zoning code, subdivision ordinance, and other tools. These goals, policies, and strategies address land use, housing development, circulation, economic development, public services, public safety, community health, providing adequate parks and recreation, open space, intergovernmental coordination, and sustainability/climate change.

The zoning ordinance (Title 17 – Zoning of the Municipal Code) alone provides the standards needed for land use and development within the various zoning districts that will largely implement the community’s General Plan vision. The documents that make up the complete code diagnostic include:

- **Overview of Title 17 Zoning Updates (Attachment A).** This document provides a high-level identification by topic area of changes expected in the update.
- **Comprehensive Zoning Ordinance (CZO) Update FAQs and Scope of Work - (Attachment B).** This document outlines the basic “scope of work” to be performed and answers “frequently asked questions” about the CZO effort.
- **Title 17 Code Diagnostic Table (Attachment C).** This document captures the full range of goals, policies, and implementation strategies of the General Plan. It provides background, ideas and possible approaches to address the implementation of the Plan policies in the updated ordinance. It can also be used to track project progress.
- **CZO Ordinance Drafting Principles and Format Rules (Attachment D).** This document outlines the ordinance’s primary organization and formatting rules, such as the numbering of ordinances.

Purpose of the Diagnostic

The following code “diagnostic” is based on a comprehensive review of the policies of the 2040 General Plan, in relation to the existing zoning regulations of Title 17. This analysis identifies significant areas of modification needed to implement the Plan, including potential regulatory approaches to modification. to provide a proposed outline for the new code’s structure. Please note that “code,” “ordinance,” “zoning code,” and “zoning ordinance” are used interchangeably throughout this document, and all refer specifically to Title 17- Zoning of the Municipal Code.

This document is organized into three “themes,” which reflect the major elements of updating the zoning ordinance. This diagnosis does not identify every issue or problem with the city’s existing development codes but rather focuses on the broader issues that will need attention. Modifications will likely be needed to the City’s current subdivision regulations (Title 16 – Subdivisions) as well.

Three clear themes for the update process have emerged. The purpose of this section is to provide an overview of each goal and include recommendations for how to address that item. The major themes include:

- ✧ **Topic 1: Reorganize and Reformat Title 17 - Zoning**
- ✧ **Topic 2: Implementing the 2040 General Plan**
- ✧ **Topic 3: Updated Zoning Provisions**

Topic 1: Reorganize and Reformat the Code

The current code format is typical of those written in the 1970’s. Like other ordinances from the time of incorporation, the Shasta Lake Zoning Ordinance (SLMC Title – 17) still contains language and zoning districts from its original Shasta County iteration. As time passed and state and local laws changed, the content and the format of Title 17 became increasingly dated. The most recently adopted chapter of Title 17 (**Chapter 17.63 - Mountain Gate at Shasta Planned Development**) reflects a more modern organization and approach. The update project will utilize the following changes to make it easier to find standards and administrative procedures and to generally improve the ease of use and ease of updating of the code.

It should be expected that those who are most familiar with the organization and use of Title-17 may have some minor difficulty finding information that they regularly use given the changes. This should diminish rapidly as users become accustomed to the new format.

- **Modernize the Format**

To improve the overall usability and organization of the code, staff recommend utilizing a zoning code format that focuses on using headers and footers, use tables and use specific notations, cross-references, graphics and “hyperlinks” (where practical). These organizational strategies will assist users in finding the specific information that they are looking for without having to search page by page. In addition to improving the code format, staff will reorganize the sections and content within the code to ensure that the document is organized logically.

The ordinances will be created in editable Word documents to allow for easy amendment and changes in the future. It will then be uploaded for incorporation into “Municode” – the city’s current publishing and online provider for the Shasta Lake Municipal Code.

Usability is often improved when the sections are ordered so that the most frequently used chapters are at the front of the code (i.e., administrative processes, followed by base zoning districts and use standards). Lesser-used chapters are at the end of it (for example, in the terms and definitions). The proposed outline of the updated code is attached to this document. As the update effort moves forward, the final location of the updated code provisions may change, but the general organization should remain constant.

- **Illustrating Key Zoning Concepts**

Modern codes explain and summarize development standards, permitted uses, and procedures using tables and illustrations where possible.

There are many regulations, such as lot standards, parking, fencing, grading, and signage, that can benefit from the inclusion of graphics. Illustrations and photos can often describe the required or desired relationship among development standards, adjacent uses, or dimensions much quicker than words alone.

The city’s existing regulations use illustrations and photos in a limited manner for these purposes (for example, see Sec 17.86 160 – Exceptions); adding additional graphics so they can be referenced appropriately can be beneficial. The use and placement of graphics must be weighed against other code formatting needs to ensure that the location

of graphics does not substantially impact formatting. To ensure this is the case, most graphics will be placed in the code section identified for zoning terms and definitions.

- **Formatting and Capitalization Styles**

To a degree, the formatting of chapters on specific zoning districts will follow the format and organization of the Interim Zoning Ordinance (IZO). However, the format will be modified as necessary to incorporate IZO provisions within the much larger and more comprehensive municipal zoning code.

Staff will generally follow the “Chicago Manual of Style” [[The Chicago Manual of Style](#)] for formatting and capitalization in the updated code. The attachment to this document, “CZO Ordinance Drafting Principles and Format Rules,” provides additional information on this topic.

- **New Code Outline and Template**

The following outline and draft table of contents identify the overall structure of the proposed zoning code before drafting begins. It does not identify all elements or necessary information. The updated code is recommended to include six separate “divisions,” each with multiple chapters and sections. The divisions are organized by overall topic. Each chapter within the division is a sub-topic area and contains a series of sections, as identified in the content column. These chapter and section names may change as the code is drafted, but this outline provides the general concept of how the updated code will be organized.

PROPOSED CODE OUTLINE

DIVISION I – GENERAL PROVISIONS

17.##	GENERAL PROVISIONS	<ul style="list-style-type: none">• Title• Purpose• Organization• Interpretation• Applicability• Conformance• Severability• Zoning Map and Zoning Districts• Graphics, Illustrations, Figures, and Cross-References• Rules for construction of language• Alignment with Shasta Lake General Plan.• Compliance required.
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DIVISION II – ADMINISTRATION

17.##	ADMINISTRATION	<ul style="list-style-type: none">• Authorities• Common procedures• Zoning Clearance• Site Development Permits• Use Permits (Administrative and Conditional)• Zoning Exceptions• Variances• Amendments to the text or map• Prezoning• Development Agreements• Adequate Public Facilities• Density Bonuses• Environmental Clearance (CEQA)• Enforcement
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DIVISION III – BASE ZONING DISTRICT REGULATIONS

<p>17.## - 17.##</p>	<p>BASE ZONING DISTRICTS</p>	<ul style="list-style-type: none"> • Residential Districts • Commercial Districts • Mixed Use Districts • Industrial Use Districts • Public Facilities District <p>Includes base dimensional and design standards, and district-specific regulations. Use tables, permitting requirements and specific use regulations</p>
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DIVISION IV – REGULATIONS APPLYING IN ALL DISTRICTS

<p>17.## - 17.##</p>	<p>REGULATIONS APPLYING IN ALL DISTRICTS</p>	<ul style="list-style-type: none"> • Development and Site Regulations • Building Design • Parking • Signs • Noise • Lighting • Screening • Outdoor Storage • Outdoor Display • Landscaping • Nonconforming Uses and Structures • Affordable Housing • Cannabis Land Use • Performance Standards <p>Others - Includes standards and criteria for Accessory Uses, Temporary and Special Uses, Home Occupations, Manufactured Homes, Drive Through Facilities, Accessory Dwellings, Affordable Housing, Steep Slopes, Tree Preservation, Creek Corridor Protection and Development, and similar provisions.</p>
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DIVISION FIVE – OVERLAY DISTRICTS AND REGULATIONS		
17.##	OVERLAY AND SPECIAL PURPOSE DISTRICTS	<ul style="list-style-type: none"> • Design Review District • Planned Unit Developments (PUD) • Public Facilities District • Specific Plan District • Open Space District • Natural Resources District (incl. FEMA Flood Plains High Fire Hazard Severity, Mineral Resources)
DIVISION SIX - TERMS AND MEASUREMENTS		
		<ul style="list-style-type: none"> • Terms and Definitions • Rules of Measurement

Topic 2: Implementing the Shasta Lake 2040 General Plan

A priority of the code update is to support land use decision-making that is consistent with the direction of the 2040 General Plan. The following recommendations do not reflect all the modifications or areas of focus in the ordinance update but do provide an overview of some areas of significant updates.

Signage

The signage regulations in the code will be updated to conform to recent court cases, in addition to enhancing the regulations for signs, consistent with the direction provided in the General Plan. Staff will work with the Commission and others on the most appropriate sign regulations for Shasta Lake. The existing regulations will be organized such that all sign regulations are assembled in a single chapter. This can make maintenance of the code simpler over time as modification of a particular zoning provision can be made in fewer locations without affecting the organization of multiple sections.

The city’s sign ordinance was last comprehensively updated in 2012. The 2015 court case *Reed v. Town of Gilbert*, and a United States Supreme Court ruling have significantly restricted the ability for local governments to regulate the *content* of signs. The size, height, and location of signs can still be regulated, but local governments cannot have different regulations based on *what the sign says* or the *purpose of the*

sign. In short, if a sign needs to be read to determine what regulations apply, then the regulation is based on the sign's content and is impermissible.

The current sign regulations include limited content-based restrictions (for example, real estate signs are explicitly regulated). Removing any content-based sign regulations from the code while also enhancing existing regulations by instituting material standards, landscaping requirements, updating lighting standards, and other similar elements based on the purpose of a specific zoning district would be appropriate, given Plan policies.



Figures 2 and 3. The sign on the right (above) is a low-profile ground sign located in a landscape bed. The picture on the left shows many pole signs without landscaping and no overall design theme, similar to the old highway commercial development (picture not in Shasta Lake) along Cascade Blvd.

The size of the development or the length of its street frontage determines the size and scale of signs in the current code, which will continue. It makes sense for a larger, multi-tenant development to be allowed to have a larger sign that would accommodate advertising for most of the tenants in a shopping center. These types of signs are multiple-tenant monument signs, and they are appropriate where a concentration of commercial uses is envisioned in the future, and the area's appearance is important to achieving an economically vibrant appearance in commercial areas. In general, the following areas of sign regulation will need to be considered in the city's regulations.

- ✓ **Content-Based Signs:** If the code enforcement officer must read the sign to determine whether a regulation applies, the ordinance provision will likely be challenging. So, as an example, a regulation that applies only to garage sales or real estate signs may be struck down. In its place, the City should consider content-neutral substitutes, with simple time, place, and manner regulations.
- ✓ **Directional/Safety Signs.** A city may regulate directional signs or other safety signs differently if it can articulate valid reasons for doing so. Warning signs marking hazards on private property, signs directing traffic, or street number regulations are permissible.

- ✓ **Regulation based on Duration or Number of Signs.** The current ordinances restrict the number of days that a particular type of sign may be installed and maintained. They also limit the number of signs. Time restrictions (duration and timing) must be carefully evaluated in relation to political signs.

- **Electronic (Changeable Copy) Signs**

Digital signs and electronic message signs are another topic that should be addressed in the updated zoning regulations. These types of signs are valuable for business owners as they allow advertising of specials, deals, or events *without* the need to purchase banners or other temporary signs that can clutter a property.

However, digital signs can be visually overwhelming and distracting along a road, and when located near I-5, state regulations must also be considered. The current regulations allow only non-profit entities (such as schools and government agencies) to use digital signs and prohibit their use to advertise general business activity.

In the future, city staff are anticipating requests to expand the current digital sign regulations, particularly given changes in technology that are making these signs more cost-effective. For example, many fast-food businesses now use digital menu boards at drive-throughs (see McDonalds on Cascade Blvd.). These signs are bright, can change rapidly, and are easily visible from adjacent streets at night.

A strict reading of the current code provisions would prohibit such electronic signs. The topic of using electronic signs in commercial applications should be considered in some detail as part of updating local ordinances.

Parking and Loading Standards

Parking is one of the largest land uses in a municipal footprint, although it typically receives little attention. Parking supply greatly influences the character, form, function, and flow of communities more than any other single use. For example, dispersed parking lots at each business location, as is the general layout along Shasta Dam Boulevard, keeps buildings widely spaced, can take away from the desired village feel, and alters the perception of safety for cyclists and pedestrians. Because parking requires large amounts of land, parking requirements can dramatically increase the cost of development. The following General Plan policies explicitly address this topic:

POLICY-HE-1.5 Governmental Constraints. *The City shall minimize governmental constraints to the development, improvement, and maintenance of its housing stock, such as reducing setbacks, height limitations, coverage ratios, parking requirements, and other development regulations.*

IMPLEMENTATION-HE-1.9 Address Housing Opportunities and Constraints. *The City shall evaluate the Municipal Code to determine what standards may need revision in order to encourage housing production. The revisions may include reducing parking standards, setbacks, height, or the ability to use clustering without having to re-zone the property to the Planned Development Zone, as well as addressing restrictive aspects of the grading and tree preservation ordinances as appropriate and consistent with this General Plan.*

POLICY-CIR-1.3 Encourage practical parking solutions to serve community needs while avoiding excessive amounts of surface parking that disrupt the urban fabric of the city. *Explore alternatives that reduce parking footprints, including decreasing or removing parking minimums, adding more public parking, and expanding or modifying on-street parking.*

Because the types of transit systems available in more urban communities are not available to City residents at a level that can reasonably reduce reliance on private vehicles ensuring adequate parking will continue to be necessary in Shasta. However, there is a significant cost to providing these often-underutilized spaces.

Surface parking spaces are estimated to cost about \$5,000 to \$10,000 to construct (including the value of the land they occupy). Structured parking costs between \$25,000 and \$50,000 per space. Since land costs are not as high in Shasta Lake as they are in other parts of the state, the cost of land dedicated solely to parking is not as large a concern as it is elsewhere in California. However, the cost of requiring unnecessary parking is still borne by businesses and residents as they are ultimately reflected in development costs.

The City's parking standards are like those in surrounding jurisdictions. The city's current parking standards establish a *minimum* number of spaces, but many cities are now establishing parking *maximums* - for good reasons. Over time, this can limit the "Urban Heat Island Effect" (See GP Circulation Element, pages 4-6), as well as impacts from stormwater runoff concentration.

The Urban Heat Island Effect can occur in small or large cities. Heat islands form as natural land cover is replaced with dark-colored rooftops, pavement for roads and parking lots, and other urban surfaces that collect and retain heat. Large parking fields replace natural land cover with dark-colored impermeable pavement for roads and parking lots and otherwise collect and retain heat so much that a city can be up to 10 degrees warmer than nearby open spaces.

Reducing parking minimums can also support the reuse of existing buildings by reducing start-up costs for small businesses and helping ensure existing buildings are reused, maintained, and rehabilitated. The City can also consider establishing *maximum* parking standards.

The parking regulations should be supplemented with the ability for administrative waivers to grant minor parking adjustments. This is already required for affordable housing projects by state law. Similar strategies will be needed to accommodate the array of parking demands the community may see in the coming decades.

The updated codes for off-street parking and loading will address parking requirements by use, space purpose, paving standards, joint or shared parking, bicycle parking needs, and other circulation and loading issues appropriate for Shasta Lake based on the General Plan policy direction. All parking standards will be in a single chapter for ease of use and consistent application.

Quality Standards for New Development

Updating zoning standards to ensure a quality-built environment is a recurring theme in the General Plan policy framework. Establishing adequate design standards for new development is crucial for achieving the community vision outlined for the downtown core, large mixed-use parcels, and aging commercial areas. It is a combination of functional land use and its design characteristics that determines the compatibility and quality of development. Often, aesthetic enhancements are perceived as integral to the definition of community character.

Design standards ensure that new development is compatible with existing neighborhoods and uses. Secondly, they help to improve the overall level of quality of new development and provide a predictable expectation of how new development will impact the surrounding community. Lastly, they help to support the creation of vibrant, dynamic, and appealing places to live and work by blending public and private objectives for community appearance and function. To lead this effort, staff may seek help from outside urban design professionals in crafting the necessary ordinances.

A few applicable General Plan 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.*

POLICY-LU-1.12 *Protect and improve the aesthetic appeal of neighborhoods in a fashion that does not conflict with the existing community character.*

POLICY-LU-1.13 *Seek to establish a community “village” quality throughout the City where appropriate. The community “village” quality should focus on building orientation, form and massing, parking, and circulation.*

IMPLEMENTATION-LU-1.5 *Establish commercial design guidelines to govern new construction and major exterior alterations and additions in neighborhood and community shopping centers and in highway commercial areas.*

IMPLEMENTATION-LU-1.10 *Implement design guidelines and a design review process to establish a community “village” quality throughout the City as appropriate.*

IMPLEMENTATION-LU-1.1 *Review, and as necessary revise, specific design policies, guidelines, and development standards to address reuse of aging structures.*

IMPLEMENTATION-LU-1.6 *Adopt appropriate standards to improve the character of development along the Cascade Boulevard and Twin View Boulevard corridors, including, but not limited to, site access, building design and off-street parking orientation to street, building height, on-site lighting, signage, and appropriate buffer requirements adjacent to residential uses. Where appropriate, provide density and other incentives to encourage mixed-use.*

Hazardous Conditions - steep slopes, floodplains, and high fire hazard areas.

Crafting zoning provisions that address development in areas encumbered by hazardous conditions will be mandatory in achieving conformity with the Plan. The update must consider modified zoning standards for properties affected by these conditions. A few applicable General Plan policies are listed below.

Steep Slopes: Topography varies widely across the city, with slopes in excess of 20%, comprising as much as 25% of the land area in the city. In 2007, the City adopted a Grading, Erosion Control, and Hillside Development Ordinance, which addresses how the City regulates clearing and grading. These standards also effectively regulate the amount (intensity or density) of development that can occur on steeper slopes. To the degree that the standards affect development density or intensity, and site design, they should be relocated to the zoning ordinance to ensure consistency of application.

Achieving development that is both logical in form, timely and cost-effective may be particularly challenging, given the city’s current grading and tree preservation ordinances. The following General Plan Housing Element policy acknowledges the need to consider changes.

IMPLEMENTATION-HE-1.9. Address Housing Opportunities and Constraints. *The City shall evaluate the Municipal Code to determine what standards may need revision in order to encourage housing production. The revisions may include reducing parking standards, setbacks, height, or ability to use clustering without having to re-zone the property to the Planned Development Zone, as well as*

addressing restrictive aspects of the grading and tree preservation ordinances as appropriate and consistent with this General Plan.

High Fire Hazard Severity: These standards will regulate the design and allowable land use intensity in areas with extreme wildfire risk. Development in these areas is also directly related to the availability of public facilities such as street connections and adequate public safety services.

Floodplains: FEMA has identified several creeks within the city with a 1 percent to 0.2 percent annual chance of flood hazard (100- to 500-year floodplain). The City has adopted floodplain management regulations, which are included in the Municipal Code. The City requires all new residential construction or substantial improvements in areas of special flood hazards to have the lowest floor, including the basement, elevated at least one foot above the base flood elevation. Accessing flood insurance for new and existing developments requires the city to keep its flood ordinances updated with FEMA standards. Applicable general plan policies include:

POLICY-LU-3.3 *Development on slopes in excess of 20 percent should generally be avoided. Development of highly sloped areas over 20 percent may be considered with additional design requirements.*

POLICY-LU-3.4 *Development on slopes over 30 percent or within 50 feet of prominent ridgetops visible from major transportation corridors should be prohibited, except for the extension of utilities, street connections to access otherwise developable property, or for public safety improvements.*

POLICY-LU-3.15 *Encourage sustainable, resilient development that conserves water and energy resources and incorporates best practices for avoiding and minimizing damage from flood, earthquake, wildfire, and other hazards. Explore incentives and other methods for addressing conservation and resiliency in existing development. (See also Conservation Element and Public Safety and Community Health Element)*

IMPLEMENTATION-CON-4.8 *Locate new development on sites that minimize the need for grading and removal of native plants. Ensure no significant change in the general configuration of topography occurs where grading and earthwork are necessary.*

IMPLEMENTATION-OS-1.1 *Update the City's Design Guideline sections of the Zoning Ordinance and Grading, Erosion Control, and Hillside Development Ordinance as needed to continue to address viewshed encroachment in development of foothill areas, including visual simulations in development practices and requirements to ensure that development does not significantly disrupt the viewshed.*

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 at the time a property develops. The “what,” “how,” and “when” of managing growth appropriately are at the heart of the zoning ordinance update effort.

This is particularly a concern in communities like Shasta Lake, with substantial amounts of undeveloped land and a pattern of development that “hopscotches,” creating large gaps in the infrastructure needed to support new housing and other 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 in a manner 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 are not negatively impacted is an important determinant in granting necessary 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.*

Topic 3 – Updated Zoning Provisions

- New Zoning Districts and the Comprehensive Rezoning of Property**

There is a full range of plan goals, policies, and strategies that will be accomplished with the help of a zoning code that is up-to-date and in alignment with the General Plan's direction. This is also true relative to rezoning of property to reflect the land use designations in the General Plan. These general plan land use designations will be reflected in new “base” zoning districts.

In addition to these “base districts,” the plan has unique direction regarding zoning in certain areas of the city, including along the Shasta Dam Blvd (Village Commercial District) corridor, at major I-5 entry points, for development adjacent to the I-5 corridor, and development within the Mixed-Use Districts around the City.

- Mixed-Use Districts**

In addition, the code update must address mixed-use developments. The code can establish “Mixed Use” as a permitted, permitted with standards, or conditionally permitted use in certain zoning districts. District-specific standards may be needed for certain zoning districts or locations, such as the Village Mixed-Use District, to limit the size and scale of mixed-use projects.

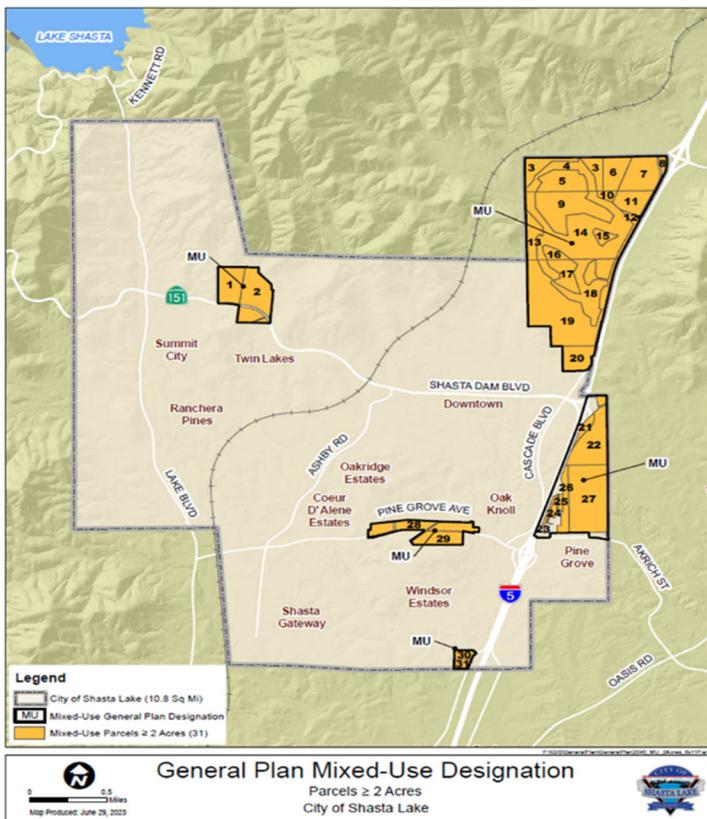


Figure 3: The illustration identifies mixed-use development sites in Shasta Lake.

- **Zoning Districts and Allowable Use Updates**

The nomenclature of the zoning districts will remain relatively similar to the current Title 17; however, the number of districts will be reduced to reflect the combination of some existing districts. New districts will also be created to reflect plan land use districts.

The uses and standards applicable to the districts will be updated (this effort was commenced with the preparation of the IZO). A comprehensive permitted use table will be crafted for each district to allow users to understand easily what land uses are allowed in each zoning district and what is required to develop or use property in the manner allowed in the district.

This section includes establishing the city's zoning districts, the general zoning regulations, and the district-specific regulations. Staff proposes completely reorganizing these chapters to establish better document flow and organization while ensuring that similar zoning districts are located together rather than multiple chapters apart.

The recommended changes include modernizing the list of permitted uses in all districts, expanding the activities that can occur without separate permit review while remaining subject to compliance with adopted standards (Zoning Clearance), identifying those uses allowed with administrative review (Site Development Permit or Administrative Permit), and further refining the list of conditionally allowed uses from the IZO that need full discretionary review (Use Permit).

Some standards from existing zoning districts, such as buffering and screening requirements, will be modified or re-located in the new code to reduce redundancy. This includes development standards for parking and loading areas, landscaping, buffering, signage, and similar provisions. Each zoning district will get a dedicated chapter in the updated code that addresses that district's purpose, allowable uses, permitting and basic dimensional standards.

- **Use Specific Standards**

Staff are proposing to develop use-specific standards for some permitted uses that have unique aspects or require different review criteria. This will involve changing some conditionally permitted uses to permitted uses with new standards, thus allowing the city to apply good design and development practices to new projects while making the development approval process more straightforward.

- **Special Uses**

The code's supplementary and special uses will be updated to comply with general plan policies where needed. These include the city's wireless and cellular telecommunications standards, zoning for mobile homes and trailer parks, and similar

“special” land uses. Staff will work with the city’s legal counsel to ensure all zoning standards of these uses meet the applicable state laws.

- **Parking**

As discussed in Part One of this document, the parking section of the code will be updated, modernized, and right-sized. The parking table will include minimum and maximum parking space allowances. An updated parking requirement table will be created to ensure that the uses align with the permitted use table and that the parking standards are appropriately established.

Loading, access, parking space size, pavement types, etc., will be revisited and updated to reflect modern standards and ensure best practices are reflected.

- **Signage**

Part One of this document discussed how the regulation of signage has been significantly affected by recent court decisions such as Reed v. Gilbert. Staff will update the signage regulations to conform with all legal requirements from state and federal laws. Additionally, the sign section will be reorganized to make regulations easier to use. This will include creating a table of permitted sign types, which shows where they are allowed by zoning district, and what the size and location requirements are. This table will incorporate illustrations of different sign types and modernize the design standards to meet current community needs.

- **Landscaping**

The current code has landscaping regulations located in multiple areas. Staff are proposing to add a landscaping section to the zoning code to have established standards for any new applications or reuse projects all located in one section. The landscaping regulations also provide buffering and screening requirements for non-compatible adjacent land uses, along with parking lot perimeter landscaping, right-of-way screening, and other similar standards.

- **Lighting and CPTED Requirements**

There is currently very little regulation for lighting in the code. Expanding standards to address standards for fixture types, fixture height, and adjacent light spill requirements. This will facilitate compatibility between different land use types, i.e. commercial adjacent to residential development. Different areas of the city - commercial areas, industrial parks, mixed-use corridors, and redevelopment properties - should have varying standards to complement their different development needs, patterns, and intensities.

New zoning provisions will be required to support the policies within the Public Safety Element that direct site planning using “Crime Prevention Through Environmental Design” (CPTED) techniques be incorporated.

POLICY-HS-1.3 *Protect life and property by encouraging the incorporation of Crime Prevention Through Environmental Design techniques in the physical design of new development.*

POLICY-HS-1.7 *New development shall be encouraged to incorporate site planning and appropriate structural design features designed to deter crime.*

- **Noise Ordinance**

Noise in the City of Shasta Lake is principally caused by mobile sources, including automobiles, trucks, trains, and production machinery such as that used in industry and construction. The city does not have a noise ordinance, as implied in Policy HS-8.3. This must be rectified in the code update.

Noise affects the quality of the environment at home, at work, or during recreational activities. Excessive noise may adversely affect physical activity and psychological stability. Regardless of how noise is perceived individually, the locations of existing and planned land uses must be considered when placing facilities that generate significant noise volumes.

There are numerous methods to address noise impacts on noise-sensitive uses and areas, including establishing land use compatibility standards, enforcing noise standards to protect quality of life, insulating residences exposed to excessive noise levels, minimizing traffic noise, and regulating new developments to limit noise impacts.

GOAL HS-8 *Protect the community from excessive noise.*

POLICY-HS-8.2 *Protect noise-sensitive uses and areas from significant sources of noise, including from transportation and stationary noise-generating uses.*

POLICY-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.*

- **Special Purpose Districts and Overlays**

This section addresses various special purpose districts (e.g., Public Facilities District, Planned Development District, and Design Review District) and the zoning overlays

within the city mandated by the general plan. Based on the general plan's direction, overlay districts are recommended for Open Space, Natural Resources, Specific Plans, and Building Sites.

Overlay districts will be customized for the unique purposes of each area. They can include standards for building design and location, appropriate building materials, massing of structures on a site, appropriate building and parking location, landscaping and screening requirements, and other standards that support the purposes of a particular district.

Additionally, staff will update the PD Chapter (currently Ch. 17.62) to include clear requirements for required amenities and provide direction on the quality and types of developments that are appropriate and expected. The resource protection chapters will be revised and updated based on the direction in the General Plan and state law, following discussions with the Commission and other interested stakeholders.

- **Subdivision Regulations**

This section deals with the city's subdivision requirements that are coupled with the zoning district standards located within the zoning code. As previously mentioned, the zoning district area requirements will be revised and adopted before updating the subdivision regulations. The subdivision section will be discussed with legal counsel to ensure the compliance of all subdivision standards established by the state.

Overview of Title 17 - Zoning Updates

Background

A comprehensive code “diagnostic” review of Title 17 “Zoning” of the Shasta Lake Municipal Code has identified that significant additions and amendments to the city’s current zoning provisions are needed to comply with changes in state law and the goals and policies of the 2040 General Plan. In addition, the policy direction of the 2022 Local Hazard Mitigation Plan and the 2020-2028 Housing Element must be accommodated.

Modifications will include a complete reorganization of Title 17, the addition of new zoning districts and provisions, and updates to existing standards and text. In addition, based on establishing new zoning districts or updated development standards, remapping of zoning district boundaries in some locations will be necessary. At the same time, many existing zoning provisions can be carried over as part of the update.

Topic Area Update Identification

Table 2 below identifies the updates to Title - 17 “Zoning” of the Shasta Lake Municipal Code that will be needed to achieve consistency with the goals and policies of the 2040 General Plan Update. The following tables provide a comparison of the elements of the city’s current Title – 17 zoning ordinances, to those of a preliminary draft for the comprehensive zoning ordinance update (CZO), which reflects better conformity with the 2040 General Plan and 2040 General Plan Land Use Diagram.

Symbols used in **Table 2 - Projected Title - 17 “topic Area” Amendments** (next page) can be defined as follows:

Table 2 Notation Explanation

New	Addition of new standards and/or text reflecting General Plan direction.
Updates	Modification of existing standards and text is needed to reflect the General Plan policy direction or to achieve compliance with state legal standards.
Mapping Changes	Modification of existing zoning district boundaries or establishment of new zoning districts will be needed.

Table 2: Projected Title-17 “Topic Area” Amendments

Topic Area	New	Updates	Mapping
Administrative Procedures	X	X	
Adequate Public Facilities Ordinance	X		
Affordable Housing Ordinance (includes adoption of objective design approval process and standards)	X	X	
Area Plan triggers - Industrial and Mixed-Use Districts	X		X
CEQA Implementation	X		
Commercial Districts	X	X	X
Commercial/Industrial Design Standards and Guidelines	X	X	
Gateway Commercial District	X		X
General Development Standards	X	X	
Hazardous Conditions Overlay District	X		X
Heavy [or Highway] Commercial District designation for Cascade and Twin View Blvd. commercial corridors		X	X
Minimum and Maximum Density and Intensity Standards for Urban Residential Districts	X		
Mixed-Use Commercial District(s)		X	X
Multifamily Residential Design Standards and Guidelines	X	X	
Multifamily Zoning Districts (Urban Residential and Mixed - Use Districts)	X	X	X
Open space, natural resources, steep slope and creek corridor development districts and standards	X	X	X
Parking Ordinance		X	
Single-Family Residential Zoning Districts	X	X	X
Sign Ordinance	X	X	
Temporary and Special Uses	X	X	
Village Mixed-Use District		X	X
Zoning Terms and Definitions	X	X	

Comprehensive Zoning Ordinance Update (Phase II) – FAQs and Scope of Work

Purpose

In January 2023, the City embarked on a comprehensive update to the City of Shasta Lake Zoning Ordinance and Zoning Map. The update was made necessary by the adoption of the 2040 General Plan (November 2022). The City's zoning and subdivision ordinances will be the primary tools to implement the updated General Plan. They will help shape future growth and aid the community in realizing its vision of preserving and enhancing the small-town character of Shasta Lake while also providing for growth that improves the quality of life for residents, expands employment opportunities, and supports a range of housing types for people of all ages.

What does the Zoning Ordinance accomplish?

While the General Plan sets forth a wide-ranging and long-term vision for the City, the Zoning Ordinance specifies how property can be used to achieve those objectives. Outdated regulations can hinder long-term community objectives identified in the Plan. Zoning determines the form and character of development, such as the size and height of buildings. It includes provisions to ensure that new development and uses will fit into existing neighborhoods. It accomplishes this by establishing the rules on how new development or modifications to existing development integrate with surrounding uses.

Zoning ordinances – including Shasta Lake's - typically accomplish the following:

1. Divide a city into various zones based on the desired uses in an area.
2. Identify allowable and conditional land uses within land use zones. This is necessary to implement the land use and development direction of the General Plan as required by state law.
3. Establish development standards such as building heights, setbacks, lot coverage, parking, signage, landscaping, etc. which are needed to achieve the urban form envisioned by a general plan; and
4. Establish the administrative procedures for development review and changes in the use of developed and undeveloped property (including variances, conditional use permits, and zone changes or text amendments of a zoning ordinance and general plan).

The City's current Zoning Ordinance (Title 17 in the Municipal Code) has not been updated comprehensively in decades. The recent adoption of the 2040 General Plan has created the occasion for the community's first comprehensive update of the Ordinance since its incorporation. This update allows the City to create a straightforward and user-friendly ordinance to implement the General Plan's policy vision effectively.

Current project status.

With the recent adoption of the Interim Zoning Ordinance (IZO), the City has completed a "Phase I" ordinance update. This effort has laid the groundwork for Phase II - the "Comprehensive Zoning Ordinance

Update" (CZO) effort. Many of the City's current zoning and subdivision ordinances will be used in the updated ordinance, and many users may see no difference in its day-to-day application (other than the format and ordinance organization). State law requires that the City move forward in making the necessary updates expeditiously.

Developing a contemporary framework for the Zoning Ordinance.

The update provides the community with an opportunity to craft a modern framework for zoning in Shasta Lake. The Planning Division hopes to accomplish this task by organizing the updated ordinance in a format that is easier to understand, infused with graphics and illustrations, and reformatted to be a more useable and efficient ordinance. The ordinance would be produced in a format that is also easily accessible through the City's current online system (Municode).

What is the update process, and how long will it take?

The City Council has taken the first steps to initiate the project with the adoption of the IZO (Phase I). The Phase II project will commence with completing a comprehensive evaluation of Title 17 and its conformity with 2040 General Plan goals and policies, as well as changes in state law. This will be combined with developing an overall framework and updated ordinance format.

Updated ordinance provisions will then be drafted for review and consideration by policymakers and the public. These draft provisions will be revised based on input from the public, City Council, Commission, and other stakeholders. The community will be encouraged to participate throughout the process, which is anticipated to take approximately 1.5 - 2 years to complete, concluding no later than the fall of 2025.

Who Will Be Asked to Participate?

Residents, business owners, and other stakeholders within Shasta Lake will be strongly encouraged to participate and help shape the zoning ordinance update to reflect the community's needs, consistent with the direction of the Shasta Lake 2040 General Plan.

Scope of Project

The proposed effort includes the following significant elements.

1. The Development Services staff will work with the Planning Commission, as well as other City departments and outside agencies as necessary, to review and critique the current zoning regulations (including the IZO) and develop necessary revisions (including new formatting) consistent with the policy direction of the General Plan to replace our current zoning and subdivision ordinances.
2. Staff expect to work with the Planning Commission to organize topic-focused working groups as necessary to evaluate *new* zoning provisions to ensure the provisions will be effective, efficient, and practical in application. Membership of the working groups will typically include staff, representatives from the Commission and affected departments, and stakeholder representatives.
3. Evaluate Current Zoning Provisions. We will review existing regulations (including the IZO) and identify problem areas or gaps in the current ordinances. This is necessary to ensure consistency with the goals and policies of the General Plan. All zoning regulations must also conform to California state law. This will require efforts focused on recent state-mandated changes to residential development requirements.

Attachment B – CZO Diagnostic

4. An informational webpage will be created on the city website to provide general information and public notifications on the effort's status. The page will also provide basic zoning information and how it functions in applying the General Plan direction. The public can access draft documents and other information from this webpage.
5. A minimum of two public workshops will be held as part of the public outreach efforts before the commencement of the comprehensive property rezoning. These workshops will provide the public with information on updated zoning provisions, topic area background, and other information relevant to the proposed zoning districts.
6. Formatting. A layout for the new ordinances will be developed, including the addition of graphics to aid in the overall understanding of the material and to assist and support those employed by the City with applying these regulations. The new format will include graphics to illustrate the major zoning standards and to provide other visual aids to illustrate basic standards. The reformatted ordinance should be written so that staff, decision-makers, and the public can understand and apply it as easily as possible.
7. Web-Ready Ordinance. The ordinance would be developed and presented in a web-ready format for incorporation into the Municode software tool.
8. Final Document. The product will be a final zoning ordinance, which includes the new formatting of the ordinances in an adaptable form. The final document will be published in hardcopy, PDF, and editable WORD format.
9. Noticing and Environmental Review. This will be accomplished at a minimum as required by state law. Since the EIR prepared for the 2040 General Plan Update was developed as a programmatic EIR (covering the steps necessary for implementing the GP), it is expected to simplify the development of the environmental analysis of the proposed ZO.

Title 17 Code Diagnostic Table

2040 General Plan Goals, Policies, and Implementation Actions - Conformity Analysis

Introduction

The City of Shasta Lake recently completed a comprehensive update to the General Plan, which sets forth a comprehensive strategy for development and conservation in the City through 2040. Zoning regulations are the primary tool used to implement the General Plan. A zoning code translates the policies of a general plan into parcel-specific regulations, including land use regulations and development standards. The type and intensity of permitted land uses and how they perform will be critical to achieving the General Plan’s vision for neighborhood preservation and enhancement, economic development, and community health. The Zoning Code and Zoning Map Update project is intended to comprehensively revise the Shasta Lake Zoning Ordinance, Title 17 of the Municipal Code, to create a set of standards and regulations that will implement the 2040 General Plan while remaining consistent with state and federal law.

Purpose of Diagnostic

As one of the first steps in the revision process, City staff must evaluate the current Zoning Code to identify:

1. Existing Code provisions that remain functional in addressing General Plan policies and which can (and should) be retained in the updated code.
2. Existing provisions that need to be modified but otherwise remain useful; and
3. Recommended changes that should be considered in the updated code.

This table summarizes in a single place the principal findings and recommendations of the staff’s work relative to the evaluation of existing Title 17 provisions and their conformity with the applicable goals, policies, and measures of the 2040 General Plan. It will also serve as a reference to the policies and implementation measures of the General Plan that directly impact the zoning update project.

Understanding Table Nomenclature

This table utilizes nomenclature, which reflects that used in the General Plan. Understanding the applicability of the language to this first step in the CZO update effort is essential. Each has a distinctive meaning and purpose in the planning process. Together, goals, policies and implementation measures are the basis for decision-making when creating zoning regulations.

- **Goals:** Goals describe a desired future condition that further defines the Plan’s vision statement. They address those things the community wants to accomplish over the life of the Plan. Goals form the framework for more detailed decision-making and will be used to establish the direction for language when considering specific ordinance provisions. They are identified in the table by this example nomenclature “Goal LU – 1.”
- **Policies:** Policies describe a specific, measurable, future condition that is desired. Policies are tasks that often establish *how* a goal will be accomplished. Policies are statements of community intent against which individual actions and decisions – including proposed zoning regulations - are evaluated. They are identified in the table by this nomenclature “Policy -LU – 1.3”
- **Implementation Actions:** Implementation actions describe how the goal or policy may be accomplished. Implementation actions describe the *who, what, when, where, why, and how*. This includes explaining the reasoning for the goal or policy and how it can be implemented, the timeframe of when implementation should begin, the steps necessary for successful implementation, and the people and resources needed to make it happen. They are identified in the table by this example nomenclature “Implementation-LU-1.1.”

Recommended Provisions

To assist in implementing many of the goals and policies adopted in the 2040 General Plan and the 2020 Housing Element update, the City must make strategic amendments to its zoning ordinance, including to existing design and development standards. These amendments are needed to ensure consistency with the updated General Plan and Housing Element and to ensure compliance with state housing law. Included are recommendations on language or ways that the current code provisions can be used or modified to meet the objectives of the CZO update. Text within this Diagnostic Table is also intended to distill key choices and present “big ideas” for the required update, which can be further refined as draft regulations are developed.

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES “Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.	Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
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LAND USE ELEMENT - Goals, Policies, and Implementation Actions

GOAL LU-1
Manage land uses in a flexible and sustainable manner that promotes a village feel, with places to live, work, shop, be entertained and culturally enriched, engage in healthy lifestyles, and engage with one’s community. (Source: Existing Objectives LU-2, LU-3, 8, and 9, modified)

<p>POLICY-LU-1.1</p>	<p>The city should encourage the reuse of existing structures and developed properties as opposed to greenfield development, including through incentives or other programs, to promote infill development opportunities where feasible. (Source: New)</p>	<p>17.90.020 - Nonconforming uses, changes in nonconforming uses, and limitations.</p>	<p>There are several ways to promote infill development:</p> <ul style="list-style-type: none"> Remove Code Barriers: Review and revise zoning codes and other regulations to remove barriers that may discourage infill development¹. Create Incentives: Provide incentives to developers such as density bonuses, reduced parking requirements, lower development impact fees, tax incentives, and streamlined permitting². <p>OPTIONS</p> <ul style="list-style-type: none"> Consider establishing an Infill Incentive Ordinance. Consider modifications to Title 17 (17.90.020) to liberalize changes in use of existing buildings which do not significantly <u>expand</u> non-conformities, even if parking, setbacks or other conditions do not comply with district standards. (17.90.020.B “Uses” and 17.90.040 “Structures”). A nonconforming use is a historic use of property that would violate the current zoning ordinance. Nonconforming uses are often referred to as being “grandfathered in” to a zoning code. To qualify as a nonconforming use, the property almost always needs to have been continuously used for the non-conforming use. Thus, if the business closes and the use lapses for a specified period, the legal authority for the nonconforming use expires. Issues to address include: <p>i.Ex: Modify findings to prohibit the act of extending or altering a pre-existing nonconforming structure or use. <u>Such an extension or alteration can only be permitted if it is found that it will not be substantially more detrimental than the existing nonconforming use to the neighborhood</u> or surrounding properties.</p> <p>ii.Tighten up the criteria to define what “abandonment of the use or structure” means – This change could prevent the reuse of a non-conforming structure to avoid compliance with applicable health and safety code requirements (building or fire codes). The intent “to abandon” should include criteria that defines when the use is “abandoned”.</p> <p><u>Example modified language for 17.90.030.B: Abandoned. If a legal nonconforming use, structure, or site remains vacant for a continuous period of twelve (12) months, it shall be considered abandoned and shall thereafter be removed or converted to a conforming structure or site unless an administrative permit is granted in accordance with Chapter 17.92 of this code. The presumption of abandonment may be rebutted upon a showing, to the satisfaction of the director that during such period, the owner of the property:</u></p> <ol style="list-style-type: none"> Has been maintaining the property and did not intend to abandon the use or structure; and Has been actively marketing the structure or site for sale or use or Has been engaged in activities that evidence an intent not to abandon the use or structure. Proof of use or occupancy of the structure or site may include a delivery receipt for goods or services at the location in question that support the use in question, utility bills for city utilities that would be required to support the use of the property or structure for the use in question, an appropriate city business license receipt for the location in question, or other proof of continuous use that is determined acceptable by the director. In all cases, a nonconforming structure or use may not be modified or expanded by more than 25% of the floor area, if such modification would result in noncompliance with an otherwise required building, zoning, or health and safety code requirement. A nonconforming use, building or site which has not been utilized pursuant to subsection 17.90.030.B. 3, for a period of 3 years or longer shall be conclusively considered abandoned. Reuse of the property without bringing the site, structure, and/or use into conformity with applicable use and development standards shall be prohibited unless a use permit has been obtained. 		
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TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES		Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
POLICY-LU-1.2	Density limitations described in Table 2-1 will not apply to legal lots of record created prior to 1999 (the City’s original General Plan date). Such lots will be permitted to develop at a density of at least one dwelling unit per lot, provided that the applicable City Development Standards and Zoning Ordinance standards are satisfied.	Sec. 17.84.010	<ul style="list-style-type: none"> Current provisions are generally adequate. It would also be appropriate to cite this similar provision in the update to Chapter 16 Subdivisions. <i>Current Sec. 17.84.010. A. Substandard Lot Sizes. A legally created lot that contains less area than is required by the applicable district and is not merged pursuant to the state Subdivision Map Act or local ordinance shall be considered a building site if one of the following criteria is met:</i> <ol style="list-style-type: none"> All other development standards of the district in which the lot is located and all other applicable city development standards, except lot size, are met; or A variance is approved for the building. 		
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.	Chapter 17.92 - APPLICATIONS AND PROCEDURES	<p>Some modifications are required, but existing approval findings and processes are generally adequate. The comprehensive remapping of zoning districts will identify areas of potential conflict that can be addressed through establishment of “buffer standards” such as increased setbacks, “sky” planes or similar zoning tools for specified uses or development.</p> <ol style="list-style-type: none"> Applicable to rezoning and to discretionary permitting actions. Consider use of <i>applicable findings based on general project type – multiple family, commercial, and industrial uses.</i> Establish a definition for “overconcentration of land use” based on environmental and/or health and safety concerns and district land use purpose. for example: increases in stormwater run-off and increased point-source discharges to creeks, loss of trees and heat islands, habitat fragmentation, traffic volumes – LOS D or worse, etc.. 		
POLICY-LU-1.4	Adopt quality zoning development standards to ensure that the characteristics of major entrances to the community are not diminished by commercial uses or site development proposals that do not support high-quality visitor-serving commercial development.	<p>Ch. 17.78 Design Review District.</p> <p>Ch. 17.48 Highway Commercial District</p>	<p>This policy would be satisfied by establishing a “gateway” commercial district focused around the I-5 interchanges (Mtn. Gate/Shasta Dam/Pine Grove, which provides I-5 access to visitors serving commercial uses.</p> <ol style="list-style-type: none"> Craft community entry zoning district or apply design overlay to specified area. Boundaries of the district based on this and other related General Plan policies, as well as existing established uses that support visitors. Adopt mandatory design review approval using community entryway design standards. Ensure adopted standards equate to high-quality visitor-serving commercial development - update. See Chapter 17.78 - DESIGN REVIEW (DR) DISTRICT; also see commercial entryway zone district. 		

<p>POLICY-LU-1.5</p>	<p>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.</p>	<p>Title 17 - All</p>	<p>CRAFT A NEW ZONING PLAN FOR THE CITY, INCLUDING DISTRICTS AND OVERLAYS. Useable districts within Title 17 include those identified in green or yellow. All existing code sections will require some level of modification and will be reformatted to the final Title-17 format and organization. Existing adequate provisions will be migrated to new or updated zoning chapters. Zoning district titles will be modified to reflect new General Plan directions as necessary:</p> <ol style="list-style-type: none"> 1) KEEP – GREEN 2) MODIFY (significant) – YELLOW 3) ELIMINATE – RED <ul style="list-style-type: none"> • Chapter 17.02 - GENERAL PROVISIONS – update all articles, move terms and definitions to rear of the CZO in new “Terms and Measurements” article. • Chapter 17.10 - CANNABIS BUSINESS LAND USE – update as necessary based on changed formatting and District nomenclature. • Chapter 17.12 - MINERAL RESOURCE (MR) DISTRICT – eliminate. Apply in combined “natural resources” overlay district per Plan policy. Require rezoning process to apply and activate extraction. Rezoning allows greater control through discretionary legislative Council action. • Chapter 17.16 - OPEN SPACE (OS) DISTRICT – good overlay or combining district, ready for revisions to include habitat protection, wetlands, and creek corridors. • Chapter 17.22 - DESIGNATED FLOODWAY (F-1) DISTRICT and Chapter 17.70 - RESTRICTIVE FLOOD (F-2) DISTRICT - eliminate. Should be combined into a single district with F-1. Consider replacing in a broader “Natural Resources” overlay district, which would include steep slopes above 30%, flood, and high fire hazard severity areas. Designed around applicable standards based on the hazard scenario. Alternatively, create applicable development standards based on specific site characteristics and apply in all districts. • Chapter 17.26 - RURAL RESIDENTIAL (R-R) DISTRICT – consistent with General Plan District RR-A and -B. • Chapter 17.28 - INTERIM RESIDENTIAL (I-R) DISTRICT – eliminate, rezone all properties to GP Designation • Chapter 17.30 - ONE-FAMILY RESIDENTIAL (R-1) DISTRICT – update as necessary for suburban residential district. • Chapter 17.32 - ONE-FAMILY MOBILE HOME (R-M) DISTRICT – eliminate, replace as permissible use in districts per state law. Require PD or UP to establish mobile home park type use. Applicable districts – SR, UR, UR-High A and B. • Chapter 17.34 - TWO-FAMILY RESIDENTIAL (R-2) DISTRICT – update as necessary for Suburban Residential/Urban Residential density standards. • Chapter 17.36 - MULTIPLE-FAMILY RESIDENTIAL (R-3) DISTRICT - update as necessary for Urban Residential and UR – High A and B per density standards. • Chapter 17.37 - MULTIPLE-FAMILY RESIDENTIAL— OFFICE (R-4) DISTRICT: This district is consistent with urban residential high (URH – A/B) general plan designations. Should be used for the highest density areas, in close proximity to major transportation corridors. • Chapter 17.38 - MOBILE HOME PARK (MHP) DISTRICT – eliminate. Per state law provide opportunity in UR and UR-H Districts at the density authorized by the GP. Require UP since streets and facilities will generally be private. • Chapter 17.40 - CITY CENTER COMMERCIAL (CC) DISTRICT – eliminated already. • Chapter 17.41 - VILLAGE COMMERCIAL (VC) DISTRICT – keep and update per General Plan VMU District. • Chapter 17.42 - LOCAL CONVENIENCE CENTER (C-1) DISTRICT – convert to C-1 more general district. Per GP allow neighborhood serving commercial uses in most UR and UR-H locations. • Chapter 17.44 - COMMUNITY COMMERCIAL (C-2) DISTRICT – modify for use as traditional C-2 District for general retail and other services. • Chapter 17.46 - OFFICE COMMERCIAL (C-O) DISTRICT – unnecessary. Office uses will be allowable in all commercial and light industrial districts, subject to applicable permitting and district design and development standards. • Chapter 17.48 - HIGHWAY COMMERCIAL (C-H) DISTRICT – Replace with entryway commercial district per GP policies. The updated district will be focused on visitor-serving commercial and higher design standards. • Chapter 17.50 - COMMERCIAL RECREATION (C-R) DISTRICT – unnecessary district, uses would be permissible in residential and commercial districts, utilizing discretionary permitting tools and based on scale and type of project. • Chapter 17.52 - COMMERCIAL-LIGHT INDUSTRIAL (C-M) DISTRICT – generally usable district – rename as Heavy Commercial district. Same general range of uses. 	
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TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES “Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.	Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
		<ul style="list-style-type: none"> • Chapter 17.54 - MIXED USE (MU) DISTRICT – Keep and update, possibly develop criteria based on scale of development, location criteria (ex: proximity to noise sources) and residential density. See IZO approach. • Chapter 17.56 - LIGHT INDUSTRIAL (M-L) DISTRICT – keep, update per General Plan classification. • Chapter 17.58 - GENERAL INDUSTRIAL (M) DISTRICT - keep, update per General Plan classification. • Chapter 17.60 - PUBLIC FACILITIES (PF) DISTRICT – keep and update per Gen Plan as an overlay or combining district, establish for sites based on property size. Allow PF uses in all districts based on specific zoning criteria. • Chapter 17.61 - SHASTA GATEWAY INDUSTRIAL PARK PLANNED DEVELOPMENT (SGIP-PD) – keep, no change. • Chapter 17.62 - PLANNED DEVELOPMENT (PD) DISTRICT – keep. Update per GP as a combining/overlay district. Include more detail on purposes and goals. • Chapter 17.63 - MOUNTAIN GATE AT SHASTA PLANNED DEVELOPMENT – keep, no modifications. Possibly update to new ZO format. • Chapter 17.64 - UNCLASSIFIED (U) DISTRICT – Eliminate. • Chapter 17.68 - BUILDING SITE (B) DISTRICT – Keep for historical purposes given existing designations. Replace with PD for future projects. • Chapter 17.70 - RESTRICTIVE FLOOD (F-2) DISTRICT – Combine with F-1 District, and reflect in Natural Hazards Overlay to implement LHMP and GP policies. • Chapter 17.72 - MOBILE HOME (T) DISTRICT – eliminate. • Chapter 17.74 - SCENIC HIGHWAY (SH) DISTRICT – eliminate. Addressed in project CEQA review, and regulated via other standards – possibly reflected in OS or NR Overlay districts. • Chapter 17.76 - SPECIFIC PLAN (SP) DISTRICT – Designate specific locations in rezone effort. Keep or replace with PD or Area Plan/Rezoning, Per General Plan policy direction. • Chapter 17.78 - DESIGN REVIEW (DR) DISTRICT* - keep. Possibly could be replaced with adoption of design review requirements in a more generalized permitting process, applied based on scale, use and districts purpose. Update standards based on use type and state requirements (i.e. – MF, commercial, industrial uses). • Chapter 17.80 - WIRELESS TELECOMMUNICATIONS FACILITIES – keep. Include in Standards Applicable to all Districts. • CHAPTER 17.81 - AFFORDABLE HOUSING – keep and modify as necessary. Include in Standards Applicable to all Districts. • Chapter 17.82 - Medical Marijuana Collectives/Cooperatives^[1] - No modification. Include in Standards Applicable to all Districts. • Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS – Keep and update/modify as necessary. Standards Applicable to all Districts. • Chapter 17.86 - OFF-STREET PARKING AND LOADING REGULATIONS – keep, modify, and update as necessary. • Chapter 17.88 - SPECIAL USES – keep and modify as necessary to meet GP goals and policies. Standards Applicable to all Districts. • Chapter 17.90 - NONCONFORMING USES, STRUCTURES, SITES AND PARCELS^[3] - keep, modify, and update as necessary. • Chapter 17.92 - APPLICATIONS AND PROCEDURES - Keep, modify, and update as necessary. • Chapter 17.94 - ADMINISTRATION AND ENFORCEMENT – keep, modify, and update as necessary. • Add New Chapter for Signs - Move existing standards to here, and update to reflect content-neutral standards per new Supreme court standards. 		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES “Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.	Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?	
POLICY-LU-1.6	Address the issue of non-conforming land uses to improve land use compatibility. Recognize that small-town development features may allow a non-conforming land use issue to remain compatible with adjacent or future uses. Work with property owners to manage non-conforming uses if they were legally started and constructed. (Source: Existing Policy LU-1, modified)	17.90.020 - Nonconforming uses, changes in nonconforming uses, and limitations.	<p>SEE ALSO ISSUES IDENTIFICATION - POLICY LU 1.1 and Flexible Draft ordinance example. Build from recently updated Chapter 17.90. (See also: POLICY-LU-1.1)</p> <p>The most significant benefits of adaptive reuse of existing buildings include increased economic opportunities, urban regeneration, preserved cultural and historical heritage values, reduced landfill demolition waste, increased energy efficiency, extended building usefulness, and cost-effectiveness, enhanced property value, improved quality of life, reduced carbon emissions, and lesser energy consumption.^[8]</p> <ul style="list-style-type: none"> • Add a new Section in the appropriate location (Standards for Specific Land Uses) for “Adaptive Reuse” OF Commercial and Industrial buildings, which eases the process when necessary to support General Plan policy direction. Adaptive reuse refers to the process of reusing an existing building for a purpose other than which it was originally built or designed for. Old buildings are often found in fully developed neighborhoods where public amenities like sewers, water lines, roads, etc. have already been established. Adaptive reuse means that the stakeholders of the built asset are relieving governments and municipalities off the load of having to supply these public amenities on distant plots.^[20] • ^[1] Adaptive reuse is an effective strategy for optimizing the operational and commercial performance of already-built assets.^[2] Adaptive reuse of buildings can be an attractive alternative to new construction in terms of sustainability and a circular economy.^[3] Not every old building can qualify for adaptive reuse. Architects, developers, builders and entrepreneurs who wish to become involved in rejuvenating and reconstructing a building must first make sure that the finished product will serve the needs of the market, that it will be completely useful for its new purpose, and that it will be competitively priced.^[4] • < UNK> Reusing older buildings for other purposes forms a KEY aspect of any urban regeneration scheme.^[14] The adaptation process implies selecting relevant novel technologies and design concepts that will support the older buildings to adjust successfully to contemporary requirements without destroying the existing urban form. Adopting the adaptive reuse approach for the redevelopment of older vacant buildings provides added benefits to the regeneration of an urban area in a sustainable way, through transforming these buildings into usable and accessible units.^[15] The adaptive reuse strategy would also enable the local authority and owners of older vacant buildings in urban areas to minimize their economic, social and environmental costs, in a quest for a continued urban expansion and development.^[15] • Potential Benefits: Cost savings on building material; Cost savings on demolition. Demolition costs can run as high as 5% to 10% of the total cost of new construction; Saves time; Can be faster than brand new construction; Grants for historic building reuse may be available. Lack of adaptive reuse of existing built assets, on a societal level, has caused dislocation of residents, economic decline and disruption of community life, eventually leading to abandoned and obsolete neighborhoods in older cities.^[20] • Conserves energy: Old buildings represent an investment of energy and labor made at a time when costs were significantly lower. Demolition of these buildings requires new expenditures of energy to generate new building materials and to assemble them on a cleared site. Reuse can provide a benefit in achieving GHG reductions. 		

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<p>POLICY-LU-1.7</p>	<p>Consider expanding the City’s Sphere of Influence to establish urban, rural, and urban reserve boundaries within the planning area where deemed appropriate. Only consider such expansions where existing or planned infrastructure can provide adequate services without the need for public subsidies or reducing service levels to city residents. (Source: Existing Policy LU-e)</p>	<p>Add Section to Chapter 17.92 - APPLICATIONS AND PROCEDURES</p>	<p>Provisions dealing with annexations and amendments to Sphere of Influence should be added to Ch. 17.92 (or a replacement chapter). Actual expansions should only occur with the completion of updated capital facilities planning and related availability of adequate public facilities at the <i>time of</i> annexation if the annexation does not include a related development project. A full fiscal analysis per other GP policies is required. Internally, the City can evaluate the need for <i>future expansions</i> utilizing growth scenarios based on historical data analysis.</p> <p>ASSESSING QUALITY OF LIFE IMPACTS from ANNEXATION HOW WILL THE ANNEXATION AFFECT TAXES and SERVICES? Generally, commercial and business annexations generate three times more tax dollars compared to the cost of government services provided to these uses. Residential development may require \$1.20 in services for every dollar of taxes the residents pay. SCHOOLS & ANNEXATION Each new home adds an average of about 0.38 students to local schools. The rate is higher for more densely populated areas. Single-family detached homes may generate more students (on a per unit basis) compared to a multifamily housing unit. Enrollment and capacity projections for each school affected by an annexation proposal should be thoroughly evaluated along with the impact of all other anticipated growth. Recommended criteria and findings include:</p> <ol style="list-style-type: none"> 1) Annexation of properties for the provision of municipal services whose development shall complement and be compatible with adjoining areas without placing an undue financial burden on the city. 2) Promote the annexation of unincorporated lands where it is determined in the city’s interest to promote orderly development, implement goals and objectives, and /or to expedite facilities and services. 3) Allow annexations if it can be demonstrated that appropriate improvements as determined by the city will be financed by the property owner(s), and that such expansion of the city will not have unacceptable adverse fiscal or environmental impacts to existing city services or residents. 4) Demonstrate that facilities, services, and infrastructure are adequate to serve proposed annexations in accordance with city standards. 5) Update the Sphere of Influence as necessary concurrent with each five-year review of the General Plan 6) Provide services to unincorporated areas when there is a mutual agreement between the city and appropriate agencies, if any, provided the city is compensated for costs incurred. 7) If a proposed annexation area does not meet City standards, the annexation may proceed only if needed improvements are financed or developed to meet such standards. Potential financing mechanisms could range from the applicant funding all improvements, to securing funding from the City's Capital Improvement Program. 8) Criteria Use in Evaluating an Annexation Application City and LAFCo consideration of annexation includes the following factors: 1 Whether the annexation area is physically contiguous with City boundaries; 2 Whether the annexation area represents a logical expansion of the City; 3 Whether the annexation creates an area of unincorporated County ‘island’; 4 Whether the area involves a Disadvantaged Unincorporated Community; 5 Whether the annexation will be growth-inducing (project based annexation or speculative only); and 6 Whether existing, or planned and funded, City facilities, services and infrastructure are adequate to serve the annexation. 		

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POLICY-LU-1.8	<p>As the community grows and faces development pressure along Interstate 5 and on its fringes, the City must be both deliberate and resolute in its commitment to preserve the character and economic vitality of downtown. The City shall encourage economic growth and continued improvement in the downtown area on already-developed areas and on underutilized parcels. <i>(Source: Existing Objective LU-7, modified)</i></p>	<p>See Economic Development Programs</p>	<p>No direct impact on drafting of CZO.</p>		
POLICY-LU-1.9	<p>Develop and ensure land use compatibility through coordination and cooperation with the City of Redding and Shasta County. All development applications which have the potential to impact lands or facilities in the City of Redding and in the unincorporated areas of Shasta County should be submitted to the respective agencies for review and comment. <i>(Source: Existing Policy LU-f, modified)</i></p>	<p>Chapter 17.92 - APPLICATIONS AND PROCEDURES</p>	<p>Add provision in Administrative chapter requiring notice per state law. Consider establishing threshold triggers that direct initiation of referral to other agencies, authorize e-mail contact for referrals.</p>		
POLICY-LU-1.10	<p>Where existing parcels of land contain two or more detached legally constructed residences, residential land divisions may be allowed to exceed the General Plan land use density, provided that:</p> <ul style="list-style-type: none"> - All such residences were constructed before July 2, 1993, - Each newly created parcel is occupied by at least one of these residences, and - Each newly created parcel meets applicable City development standards in effect when the land division is approved. 	<p>17.84.010 Building Sites</p>	<p>Add to provisions in 17.84.010 “Building Sites – General Development Standards” in Division “Standards Applicable to All Districts”</p>		
POLICY-LU-1.11	<p>Incorporate existing buildings into community design efforts. Encourage the preservation, protection, and restoration of historic buildings and properties where practical and feasible. <i>(Source: New)</i></p>	<p>17.90.030 Nonconforming structures.</p>	<ul style="list-style-type: none"> • Requires process for designation by PC or other body – New Historic Preservation section in Administrative Division or Division “Standards Applicable to All Districts”. or cover in the CEQA implementation chapter. • Non-conforming structure provisions in Ch. 17-90 • Address in the Adaptive Reuse section to allow commercial reuse. <p>See Policy: LU – 1.6 for additional discussion.</p>		

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POLICY-LU-1.12	<p>Protect and improve the aesthetic appeal of neighborhoods in a fashion that does not conflict with the existing community character. (Source: Existing Objective LU-8, modified)</p>	<p>Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS</p> <p>17.94.060 - Administrative enforcement.</p>	<p>Fundamentally this is a code effort requiring both adequate regulatory tools and code enforcement focus. New development approvals can assist the effort by “modeling” community standards and expectations per GP policies.</p> <p>1) Possibly incorporate into RFP for consultant to prepare “Village Design” Standards and Objective Design Standards (ODS) for ZO Update which should include.</p> <ul style="list-style-type: none"> • Inventory neighborhood historic development patterns, identify quality design patterns and design problems in neighborhoods. • Incorporate findings into measures in the General Development and Design Standards section to be applied to subdivisions and multifamily housing. • Will require useable definition for “existing community character.” • Must be incorporated into general design and development standards to be applicable to affordable housing via Objective Design Standards. 		
POLICY-LU-1.13	<p>Seek to establish a community “village” quality throughout the City where appropriate. The community “village” quality should focus on building orientation, form and massing, parking, and circulation. (Source: Existing Objective LU-8, modified)</p>	<p>Chapter 17.41 - VILLAGE COMMERCIAL (VC) DISTRICT</p> <p>17.84.005 - Design and architectural objectives (General Design Standards)</p>	<p>Will require the creation of scale thresholds to trigger specified design provisions. Need a definition for “village” quality...</p> <ul style="list-style-type: none"> • Inventory historic development patterns and identify common design elements (and problems) across VMU. • Incorporate findings into measures in the General Development and Design Standards chapter for commercial development and multifamily housing. <p>DISCUSSION: The elements of a village design that can be incorporated into city planning criteria are extremely varied and place-specific. While there is no one-size-fits-all answer to this question, some of the key elements that can be considered that are part of the GP policy direction are:</p> <ol style="list-style-type: none"> 1. Community-oriented design: A village is a community with a strong sense of belonging and togetherness. Incorporating community-oriented design elements such as public spaces, parks, and community centers can help foster a sense of community in urban areas. 2. Walkability: Villages are often designed to be walkable, with homes, shops, and other amenities within walking distance. Walkability in urban design can help reduce traffic congestion and promote healthy living. 3. Mixed-use development: Villages often have a mix of residential, commercial, and industrial spaces. Incorporating mixed-use development criteria can help create vibrant and diverse communities. 4. Sustainability: Villages are often designed with sustainability in mind, with features such as green spaces, renewable energy sources, and water conservation measures. Incorporating sustainable design elements into urban planning can help reduce the environmental impact of projects. (Use LID principles?) 5. Preservation of historic architecture: Many villages have historic architecture reflecting local culture and history. Incorporating historic preservation into the ZO can help maintain the character and identity of a city. 		

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POLICY-LU-1.14	The City will investigate the use of flexible development standards for projects that will provide new recreational or entertainment opportunities for citizens. <i>(Source: New)</i>	17.84.005 - Design and architectural objectives (General Design Standards)	<p>Allow PD for these projects as an alternative to standard zoning; or, create use specific standards; or flexible design standards based on type/scale of recreational use. There are no one-size-fits-all development standards for recreation uses in small cities. However, some of the key elements that can be considered in planning for such uses are:</p> <ol style="list-style-type: none"> Active recreation: There is general agreement among city planners and recreation authorities that 30 to 50 percent of the total park and recreation land of a community should be set aside for active recreation. Based on the recommended standard of one acre per 100 population, it has also been stated that from 25 to 50 percent of the total space should be developed for neighborhood use, with the remaining acreage in community, city-wide, or regional types facilities¹. Community-oriented design: Incorporating community-oriented design elements such as public spaces, parks, and community centers can help foster a sense of community in suburban areas². Walkability: Incorporating walkability into urban design can help reduce traffic congestion and promote healthy living². Mixed-use development: Incorporating mixed-use development into urban planning can help create vibrant and diverse communities². Sustainability: Incorporating sustainable design elements into urban planning can help reduce the environmental impact of cities². 		
POLICY-LU-1.15	Land use districts should provide the opportunity for a range of public or commercial recreation uses and activities to be located in close proximity to residents, subject to appropriate permitting processes. <i>(Source: New)</i>	All Zoning Districts	Modify allowable use tables to support recreation activities and uses via administrative permitting where possible based on scale and activity, subject to compliance with general design and development standards. Reduce parking standards where adequate on-street parking is available. Allow limited commercial recreation activities in UR and URH Districts; allow dispersed recreation uses in SR districts.		
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. <i>(Source: New)</i>	Chapter 15.10 - Water Efficient Landscaping 17.84.040 - Landscaping.	<p>Vegetation management and landscaping projects can be designed to reduce the heat island effect and pollutant transport on high traffic roads. Establishing standards for required public amenities utilizing expanded setbacks based on project type, scale, and zoning district is possible. The standards would be applied within the applicable district minimum design standards and in a new “Division 4 – Regulations Applicable in All Districts” of the ZO. Here are some basic design principles that might be considered, consistent with GP policy direction:</p> <ol style="list-style-type: none"> Minimize hard surfaces: Minimizing the creation of hard surfaces such as buildings, parking lots, and travel lanes can help reduce the heat island effect ¹. Maximize vegetation: Maximizing the use of existing trees and other vegetation to shade walkways, parking lots, and other open areas can help reduce the heat island effect ¹. Use green roofs: Green roofs can help reduce the heat island effect by providing insulation and reducing the amount of heat absorbed by buildings ². Use cool pavements: Cool pavements, either reflective or permeable, can help reduce the heat island effect by reflecting sunlight and reducing the amount of heat absorbed by pavement ³. Use smart growth practices: Smart growth practices such as mixed-use development, walkability, and community-oriented design can help reduce traffic congestion and promote healthy living ³ 		
POLICY-LU-1.17	Federal and state lands are important parts of the community land use pattern because of the recreational opportunities they provide to residents. The City should maintain close working relationships with federal and state agencies to protect public lands adjacent to and within the City. <i>(Source: Existing Policy LU-g, modified)</i>	None.	<p>No direct impact on drafting of CZO. Can be addressed in the Administrative Procedures chapters to require notification.</p> <p>EX: <i>“In the City of Shasta Lake, when a proposed land use entitlement is adjacent to federal or state property, the development services director is required to provide notice and coordinate with the appropriate federal or state agencies to seek input. This requirement is in place to ensure that the proposed land use entitlement does not adversely affect the adjacent federal or state property. The development services director must provide notice of the proposed land use entitlement to the appropriate federal or state agencies and request their input. The input received from these agencies must be considered in the approval process for the land use entitlement.”</i></p>		

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POLICY-LU-1.18	Promote public participation in the City’s planning processes. (Source: New)	Chapter 17.92 - APPLICATIONS AND PROCEDURES	<p>Address in Administration and Procedures chapters, possibly with mandatory procedures section – “Public Notice” section:</p> <p>EX: <i>“In the City of Shasta Lake, public participation is required for approval of all discretionary land use entitlements. The public shall be notified of any proposed land use changes and shall be given an opportunity to provide input at the public hearing. The notice shall be published in a newspaper of general circulation, posted on the property where such change or entitlement is requested in a manner as approved by the director. The city shall also hold a public hearing to consider the proposed change and any public comments received. The purpose of this requirement is to ensure that the community has a voice in the land use planning process and that decisions are made with the input of all stakeholders.”</i></p>		
IMPLEMENTATION-LU-1.1	Review, and as necessary revise, specific design policies, guidelines, and development standards to address reuse of aging structures (Source: New)	<p>Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS</p> <p>Chapter 17.90 - NONCONFORMING USES, STRUCTURES, SITES AND PARCELS</p>	<p>See Building site requirements in Sec 17.84.010 - Building sites and 17.90 NON-CONFORMING</p> <p>Adaptive reuse of existing buildings is an excellent way to revitalize communities and promote sustainable development. Here are some zoning criteria that can encourage the reuse of existing buildings:</p> <p>These are many examples of zoning criteria that can encourage the adaptive reuse of existing buildings. It’s important to note that the specific criteria will vary depending on the location and nature of the project. Adaptive reuse, the use of abandoned, underutilized, or functionally obsolete properties as housing or other uses, enables growth in established locations while preserving or restoring the architectural fabric of a community. Often drawing less community opposition than new construction, adaptive reuse is community preservation at its best.</p> <p><i>Where is adaptive reuse appropriate and desirable?</i> Reuse opportunities can involve properties that are not of great historic or architectural significance, but which shape the community’s character, nonetheless. Former schools, mills, military bases, hospitals, churches, commercial buildings, and municipal buildings have been successfully converted to affordable housing. Within the next 20–30 years, adaptive reuse will have the greatest potential to reduce the built environment’s environmental impact. Despite this, stakeholders still may not have sufficient points of reference in justifying and evaluating their adaptation practice decisions. The decision to reuse a building involves a complex set of considerations, including economic, social, environmental, legislative, and architectural issues.</p> <p>There are seven key criteria that influence the decision-making in reuse of existing building: buildings value; building suitability; structural condition; official plan and zoning; building code; client requirement and heritage designated. In this regard, while “building value” factors were the key determinants in deciding whether to reuse or demolish, the asset’s suitability and structural condition, as well as local rules, were also considered. Additionally, the environmental, economic, and social tenets of sustainability were also identified as important but were given less weight in matters concerning reuse. And since many of the existing buildings are rapidly becoming obsolete, they should be increasingly prioritized during the adaptive reuse decision-making process to ensure long-term outcomes.</p>		
IMPLEMENTATION-LU-1.2	Revise the R-4 zoning district through a textual amendment to remove the minimum one-acre building site requirement.	Chapter 17.37 - MULTIPLE-FAMILY RESIDENTIAL—OFFICE DISTRICT (R-4)	<p>DONE. Currently 8,000 SF min. lot size.</p> <ul style="list-style-type: none"> • Max density (30 units/acre) is equivalent to 1,452 SF (gross) per unit or 5(.5) UNITS PER LOT. • 5.4 LOTS per acre = 5.4 x 5 = 27 units net at 30 units/acre density. 		

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IMPLEMENTATION-LU-1.3	Regularly monitor all parts of the Municipal Code to identify requirements or standards that limit flexibility and creativity in the reuse of developed properties and existing structures. The City should make appropriate changes consistent with the goals and policies of the General Plan when needed. (Source: New)	Chapter 17.90 - NONCONFORMING USES, STRUCTURES, SITES AND PARCELS 17.84.010 - Building sites.	<p>1) Regular monitoring and the establishment of an administrative review function is required. Not part of CZO</p> <p>2) An adaptive reuse ordinance incentivizes the reuse of existing buildings by modifying some zoning regulations when those regulations prohibit or make a change of use particularly difficult or expensive. Examples of such ordinances are readily available but generally include the following goals and/or elements:</p> <ul style="list-style-type: none"> • Support and implement existing City plans and policies related to housing, historic preservation, sustainability and economic development. • Create a mechanism to allow for the adaptive reuse of buildings while maintaining and protecting the neighborhood’s historic built form and character. • Identify and define the criteria, including upgrading the building to be more energy efficient and reduce building emissions, that must be met in order for an existing building to be eligible for adaptive reuse. • Identify City codes and policies that effectively serve as barriers to the adaptive reuse of existing buildings. • Identify a process for reviewing adaptive reuse projects. • Identify possible incentives for adaptive reuse. <p>Example – Salt Lake City Adaptive Reuse Information Sheet. NOTE –REVIEW of BUILDING CODE CRITERIA to determine options that are viable for adaptive reuse is also important.</p>		
IMPLEMENTATION-LU-1.4	Modify the zoning ordinance to create mechanisms to encourage the merger of sub-standard lots by, at minimum, not reducing the density of the parcel(s) resulting from the merger, or by city-initiated general plan amendments or rezonings to allow for higher densities where adequate infrastructure is available or can be provided.		Merger of substandard parcels can be supported by modifying zoning provisions to allow residential density bonuses, in combination with minimizing design/discretionary approval processes for multifamily dwellings when these projects involve or require lot consolidations. The ordinance can also provide incentives such as a reduction in parking requirements, expedited review process, density bonus, and waiver of certain development standards. To be eligible for these incentives, sub-standard lots must meet certain criteria such as being legally created, not listed on any historic register, and not vacant for more than 3 years prior to the application for merger.		

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IMPLEMENTATION-LU-1.5	Establish commercial design guidelines to govern new construction and major exterior alterations and additions in neighborhood and community shopping centers and in highway commercial areas. (Source: New)	<p>17.63.110 - Architectural and site design standards. (Mtn Gate PD)</p> <p>Chapter 17.78 - DESIGN REVIEW (DR) DISTRICT*</p> <p>17.84.005 - Design and architectural objectives.</p>	<p>Commercial design guidelines are important to ensure that new construction and major exterior alterations and additions in neighborhood and community shopping centers and in highway commercial areas are compatible with the surrounding environment. Here are some guidelines from “New Designs for Growth” (Michigan) that can be used to govern such construction:</p> <ol style="list-style-type: none"> Building orientation: Buildings should be oriented towards the street and sidewalks to encourage foot traffic and window shopping ¹. Architectural style: The architectural style of the building should be compatible with the surrounding buildings ². Building materials: The building materials used should be compatible with the surrounding buildings ². Scale: The scale of the building should be compatible with the surrounding buildings ². Landscaping: Landscaping should be used to provide project amenities and screen parking and equipment areas ². Site access, parking, and circulation: Site access, parking, and circulation should be arranged in a logical and safe manner for pedestrians and vehicles ². <p>These guidelines can help ensure that new construction and major exterior alterations and additions in neighborhood and community shopping centers and in highway commercial areas are designed in a way that is compatible with the surrounding environment. Please note that these are just a few examples of guidelines that can be used, and specific criteria may vary depending on the location and nature of the project. Form-based coding provides communities a method of determining a building’s architectural character while accommodating changing uses over time.</p> <p>Regardless of the location, neighborhood sensitive site and building design are essential to accommodating a neighborhood business’s needs with minimal disruption to surrounding residential properties. While guidelines can facilitate integration of new businesses into an existing neighborhood, they are equally useful for remodeling existing establishments. Design of Neighborhood Centers includes the following elements: building design and orientation, pedestrian access, vehicular access and parking, signage, lighting, landscaping, buffering and screening, and mixed uses.</p>		

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IMPLEMENTATION-LU-1.6	<p>Adopt appropriate standards to improve the character of development along the Cascade Boulevard and Twin View Boulevard corridors, including, but not limited to, site access, building design and off-street parking orientation to street, building height, on-site lighting, signage, and appropriate buffer requirements adjacent to residential uses. Where appropriate, provide density and other incentives to encourage mixed-use. (Source: Existing Implementation LU-5)</p>	<p>Chapter 17.78 - DESIGN REVIEW (DR) DISTRICT*</p> <p>Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS</p> <p>Chapter 17.48 - HIGHWAY COMMERCIAL (C-H) DISTRICT</p> <p>IZO Appendix – Mixed Use Development Standards</p>	<p>The Cascade Boulevard can be considered a “Highway Commercial” District and Twin View Boulevard corridor” can be considered a “Heavy Commercial” zoning type. Many of the structures and commercial sites along these routes are currently substandard in design and community character. This commercial development is a largely historic county development pattern of low construction value, with auto oriented heavy commercial sites and some visitor serving uses.</p> <p>Highway zoning can include a wide range of scales and types, from stand-alone businesses to multi-building complexes, from restaurants and motels to auto repair and dealerships. When designed appropriately, they can complement the local community character. An appropriate location and good design are essential to further incorporating typical highway developments into the predominantly small-town, Shasta Lake community character. Retail facilities depend on visibility and accessibility to passing traffic to thrive in our current economic environment, so locations along these major roadways will be desirable sites for new businesses, particularly if the design and condition of existing properties can be upgraded. Site, architectural, and landscaping standards can exert some control and enhance local character through both new and revised highway developments. Because of the proximity of development to I-5, residential uses would not be appropriate in most respects, so true mixed use is not advisable. See Implementation -LU-1.5 above for discussion. See example commercial design guidelines for applicable provisions. Major areas of focus will include:</p> <ul style="list-style-type: none"> • Site Character/Compatibility • Land Use Buffering • Building Siting • Site Amenities. Site amenities form elements of commonality that can help to establish the identity of a building or commercial area and provide comfort and interest to its users. • Screening of Site utilities and mechanical equipment is important. • Building Form and Mass is important. Building design should limit new or redeveloped structures with extensive “blank” facades and should create a common character and a sense of consistency throughout a commercial site or in the larger commercial district. 		
IMPLEMENTATION-LU-1.7	<p>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.</p>	Title 17 - Zoning	NOTED – fundamental purpose of CZO update. CZO purpose statement in Chapter 1 of new ZO.		
IMPLEMENTATION-LU-1.8	<p>Ensure the zoning ordinance provides for minimum and maximum densities consistent with the General Plan’s land use classifications and state law.</p>	NONE	Requires standards for minimum/maximum density in all districts based on 2040 General Plan land use districts.		
IMPLEMENTATION-LU-1.9	<p>Conduct an assessment and prioritization of community areas or specific properties exhibiting deteriorating conditions that could be addressed through public and private conservation and rehabilitation programs. Seek grant or other funding for such efforts. (Source: Existing Objective LU-9, modified)</p>		No direct impact on drafting of CZO. Code enforcement program		

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IMPLEMENTATION-LU-1.10	Implement design guidelines and a design review process to establish a community “village” quality throughout the City as appropriate. (Source: New)		See POLICY-LU-1.13 for response.		
IMPLEMENTATION-LU-1.11	Provide increased public access opportunities to better connect existing and planned transportation corridors to the Bureau of Reclamation trail systems adjacent to the City while protecting and restoring the natural ecosystem and minimizing environmental damage, as appropriate. (Source: New)		Recommend development of subdivision design standards and compliance requirements with update of subdivision ordinance and subdivision review checklist. Possibly treat as alternative design standards allowance to achieve recreation goals and policies of General Plan.		
IMPLEMENTATION-LU-1.12	Develop online information pages to provide ongoing information to residents regarding the status of development in their neighborhoods. (Source: New)		No direct impact on drafting of CZO.		
<p>GOAL LU-2 Foster a robust local economy through a stable and diverse mix of retail, commercial, industrial, and tourism sectors in order to meet the needs of all residents and to create sustainable job growth. (Source: New)</p>					
POLICY-LU-2.1	Review the community’s available residential and commercial land use capacities every five years and modify as necessary to reflect development that has occurred, its impacts, the evolving market and economic conditions, and consistency with community values. (Source: Existing Policy LU-b, modified)		No direct impact on drafting of CZO. Administrative tracking and reporting requirement.		
POLICY-LU-2.2	The City will continue its close working relationship with economic development groups, the local chamber of commerce, nearby universities, and other groups to monitor the supply of land to ensure that a 15-20 year supply of commercial and industrial land is available for development. (Source: Policies LU-a, LU-d, modified)		No direct impact on drafting of CZO. Possibly establish as an administrative tracking and reporting requirement on a 5-year cycle.		
POLICY-LU-2.3	The City wishes to take advantage of its potential to be a gateway to regional water- and land-based recreational opportunities. The City will encourage additional tourism investment in the City and will explore a range of incentives, partnerships, and other methods to increase tourism serving uses within the City. (Source: New)		No direct impact on drafting of CZO. Grant program target. Appropriate land use entitlement incentives can be developed in zoning ordinance update for specified districts.		

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POLICY-LU-2.4	<p>Guide the development of capital facilities and infrastructure to ensure adequate levels of services for existing and new growth, and to appropriately balance costs and revenues derived from new development. Use utility Master Plans to determine the needs for facilities and associated infrastructure based on the rate and direction of growth. Coordinate and support these needs through a Capital Improvement Plan and appropriate impact fee programs that will achieve conformance with the General Plan vision. (Source: New)</p>		<p>Adequate public facilities ordinance in ZO or possibly amended findings in the Subdivision ordinance. Ex: COR Zoning - Chapter 18.22: Adequate Public Facilities. Part II Administration.pdf (revize.com)</p> <p>Utilize Adequate Public Facilities Ordinance or updated Chapter 17.76 and modified Subdivision Chapter 16.04 - GENERAL PROVISIONS to capture requirement. See example draft APF ordinance.</p>		
POLICY-LU-2.5	<p>The City will prioritize funding of city municipal services and infrastructure to support economic development while maintaining fiscal sustainability for the City. (Source: Existing Policies LU-m, LU-p, modified)</p>	See Economic Development Programs.	No direct impact on drafting of CZO. Support for ED activity will be imbedded in ZO provisions including adaptive reuse and non-conformity ordinance.		
POLICY-LU-2.6	<p>Provide opportunities to meet the need for commercial services and commercial recreation for the City’s residents and businesses. (Source: New)</p>	None	See discussion POLICY-LU-1.14 and LU 1.15 for responses/options.		
POLICY-LU-2.7	<p>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)</p>		<p>Include industrial design standards in Design and Development standards section and/or related chapters. No direct impact on drafting of CZO beyond reducing discretionary entitlement requirements where practical.</p> <p>Georgetown Crossroads project in Seattle is an example of a large multilevel distribution center. Can be addressed with IZO industrial districts use and allowable use provisions.</p>		

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<p>IMPLEMENTATION-LU-2.1</p>	<p>Establish a list of “ready-to-go” or “shovel-ready” sites in consultation with property owners and provide the list to interested developers and businesses seeking sites within the City. (Source: New)</p>		<p>ECONOMIC DEVELOPMENT PROGRAM RESPONSIBILITY. Industrial development is the ultimate in “form follows function” — operational requirements are paramount, while aesthetics come later for most users. Typical distribution centers range from 400,000 to 600,000 square feet. With decks up to 130 feet deep, they provide ample maneuvering space for 53-foot-long tractor trailers. These facilities also have high dock door ratios, 40-foot-by-40-foot column spacing, and 32- to 40-foot-high ceilings for greater cubic volume, with small mezzanine and office areas. They may have a single tenant or multiple tenants.</p> <p>POSSIBLE ZONING MODIFICATIONS: To encourage higher-density industrial development, municipalities should consider updating zoning provisions and planning policies to accommodate newly built forms. This may mean adjusting limits to density such as maximums for building height and site coverage and permitting traditional and new industrial uses while prohibiting non-industrial uses. Also, parking standards may need review. In the future, a greater reliance on automation in logistics facilities will mean fewer employees, which may reduce the need for onsite parking. Other facilities may be more employee-intensive and need parking for company vehicles, which could possibly be addressed through allowance for shared parking facilities. “Finding a large enough piece of industrial land that is in the appropriate subsection of industrial zoning code (<u>qualifies land for tax abatement</u>) to build a functional, Class A building is literally like looking for a needle in a haystack,” he said. Hertz said he believes the minimum land size for a multistory is four acres, which gives the land enough depth to ramp up to a second story.</p> <p>Zoning policies could include incentives such as waiving development charges/fees for industrial floor space on upper levels, assisting with land assembly, infrastructure servicing and soil remediation. Strategies such as these could target older properties that could be redeveloped into higher-density industrial uses.</p>		
<p>IMPLEMENTATION-LU-2.2</p>	<p>Assess opportunities and zoning options to encourage additional hotels and recreational vehicle (RV) parks within the City to foster and support tourism. (Source: New)</p>	<p>See IZO Appendix B</p>	<p>Partly accomplished with IZO use provisions in SR and RR with option for commercial recreation with a UP. Will need to identify other zoning districts and other areas where this is appropriate given preferred development patterns established by GP. For example areas within 1000 feet of I-5 (noise and AQ corridor) in all districts – Admin Permit Review for Hotels and RV Parks projects in specified zoning districts could accomplish this if our standards are <i>solid</i>, made readily available and adopted in advance for such uses. This would greatly speed up the process as a CUP or Rezone process can add a minimum of one to three months to the process of entitlements. It would also reduce the costs of entitlement processing. A desire <i>not</i> to follow the adopted standards would automatically trigger PC review of a UP.</p>		
<p>IMPLEMENTATION-LU-2.3</p>	<p>Assist new development in expanding infrastructure availability where such efforts will support and assist in economic development goals. Base such support efforts around long-term infrastructure improvement planning. (Source: New)</p>		<p>Utilize Economic Development Incentive Program, Adequate Public Facilities Ordinance, and modified Subdivision Chapter 16.04 - GENERAL PROVISIONS to capture requirements. Requires establishment by City of a CIP with infrastructure priorities to serve industrial areas. Manage through ED Program on case-by-case basis via Development Agreement.</p>		
<p>IMPLEMENTATION-LU-2.4</p>	<p>Distribute shopping centers to encourage access to services throughout the City to the extent feasible.</p>		<p>Identify village serving nodes around City (excluding entry ways and I-5 frontage) where shopping is permissible, utilizing building scale threshold to limit oversized building development in these areas. Other commercial areas are subject only to base zoning district standards. Village areas include:</p> <ul style="list-style-type: none"> • Summit City • Village Center 		

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IMPLEMENTATION-LU-2.5	Continue to utilize and improve the City’s Economic Development Focus Area Incentive Program and explore other strategies for concentrating commercial and tourism growth in the downtown area and on underutilized parcels adjacent to Interstate 5 entry points. Explore grant options to conduct studies and explore an incentive program for businesses locating downtown. (Source: Existing Objective LU-7, modified)	See Economic Development Program.	Craft freeway/regional serving commercial zoning district for larger undeveloped parcels along freeway, existing developed areas can be classified as C-2 General Commercial or C-3 Heavy Commercial.														
IMPLEMENTATION-LU-2.6	Explore and identify target industries with well-paying occupations that match or can enhance the skill base and training capacity of local residents. (Source: New)		No direct impact on drafting of CZO.														
IMPLEMENTATION-LU-2.7	Continue to recruit and explore incentives for small businesses. (Source: New)		No direct impact on drafting of CZO.														
IMPLEMENTATION-LU-2.8	Continue to encourage development within industrial areas of the City. (Source: New)		<p>Expanded zoning use opportunities and consider using performance standards vs. Euclidian standards as practical. The ideal zoning performance standard will substitute a quantitative measurement of an effect for the qualitative description of that effect that we have used in the past. It will not use the terms "limited," "substantial," "objectionable," "offensive." Instead, it will <u>establish definite measurements, taken by standardized methods with standardized instruments, to determine whether the effect of a particular use is within predetermined limits, and therefore is permissible in a particular zone.</u></p> <p>SPECIFICATION AND DESIGN STANDARDS</p> <ol style="list-style-type: none"> 1) Possible standards for industrial areas could include increased setbacks along public streets and along zoning district boundaries, with minimum standards on side and rear lot lines. 2) Reduced parking standards – particularly with a shared parking arrangement as needed. 3) Allow FARs of 1+ with UP and performance standards or PD designation. <p>PERFORMANCE STANDARDS</p> <p>There are eleven fields in which we could look for performance standards for industrial zoning. These are:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">(1) Noise</td> <td style="width: 50%;">(7) Fire and explosives hazards</td> </tr> <tr> <td>(2) Smoke</td> <td>(8) Industrial wastes</td> </tr> <tr> <td>(3) Odor</td> <td>(9) Transportation and Traffic</td> </tr> <tr> <td>(4) Dust and dirt</td> <td>(10) Aesthetics</td> </tr> <tr> <td>(5) Noxious gases</td> <td></td> </tr> <tr> <td>(6) Glare and heat</td> <td></td> </tr> </table>	(1) Noise	(7) Fire and explosives hazards	(2) Smoke	(8) Industrial wastes	(3) Odor	(9) Transportation and Traffic	(4) Dust and dirt	(10) Aesthetics	(5) Noxious gases		(6) Glare and heat			
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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. (Source: Existing Objective LU-1, Policy LU-a, modified, plus new)		<p>Commercial design guidelines are essential to ensure that new construction and major exterior alterations and additions in neighborhood and community shopping centers and in highway commercial areas are compatible with the surrounding environment.</p> <p>Here are some guidelines that can be used to govern such construction:</p> <ol style="list-style-type: none"> Building orientation: Buildings should be oriented towards the street and sidewalks to encourage foot traffic and window shopping ¹. Architectural style: The architectural style of the building should be compatible with the surrounding buildings ². Building materials: The building materials used should be compatible with the surrounding buildings ². Scale: The scale of the building should be compatible with the surrounding buildings ². Landscaping: Landscaping should be used to provide project amenities and screen parking and equipment areas ². Site access, parking, and circulation: Site access, parking, and circulation should be arranged in a logical and safe manner for pedestrians and vehicles ². Preservation of environmentally sensitive land in open space easements, <p>Following these guidelines can help ensure new construction and major exterior alterations and additions in neighborhood and community commercial centers and in highway commercial areas are designed in a way that is compatible with the surrounding uses and environment. Please note that these are just a few examples of guidelines that can be used. Specific criteria may vary depending on the location and nature of the project.</p>																																																				
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)	Chapter 17.54 - MIXED USE (MU) DISTRICT	<p>Expand and ADD DETAIL to mixed use ordinance provisions (see above in GOAL LU – 3). EXAMPLE of typical bulk regulations table for MU below.</p> <p>602.1 General. The minimum area, setbacks, <i>density</i> and maximum height shall be as prescribed in Table 602.1.</p> <p style="text-align: center;">TABLE 602.1 COMMERCIAL (C) AND COMMERCIAL/RESIDENTIAL (CR) ZONES BULK REGULATIONS (in feet, unless noted otherwise)</p> <table border="1" data-bbox="1224 1356 2551 1612"> <thead> <tr> <th rowspan="2">DIVISION</th> <th rowspan="2">MINIMUM LOT AREA (square feet)</th> <th rowspan="2">MAXIMUM DENSITY (units/acre)</th> <th colspan="2">LOT DIMENSIONS</th> <th colspan="3">SETBACK REQUIREMENTS</th> <th rowspan="2">MAXIMUM BUILDING HEIGHT^a</th> </tr> <tr> <th>Minimum lot width</th> <th>Minimum lot depth</th> <th>Minimum front yard</th> <th>Minimum side yard</th> <th>Minimum rear yard</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>6,000</td> <td>12</td> <td>30</td> <td>70</td> <td>0</td> <td>0</td> <td>0</td> <td>30</td> </tr> <tr> <td>2</td> <td>Not Applicable</td> <td>Not Applicable</td> <td>30</td> <td>70</td> <td>0</td> <td>0</td> <td>0</td> <td>40</td> </tr> <tr> <td>3</td> <td>Not Applicable</td> <td>Not Applicable</td> <td>75</td> <td>100</td> <td>0</td> <td>0</td> <td>0</td> <td>50</td> </tr> <tr> <td>4</td> <td>Not Applicable</td> <td>Not Applicable</td> <td>75</td> <td>100</td> <td>0</td> <td>0</td> <td>0</td> <td>50</td> </tr> </tbody> </table>	DIVISION	MINIMUM LOT AREA (square feet)	MAXIMUM DENSITY (units/acre)	LOT DIMENSIONS		SETBACK REQUIREMENTS			MAXIMUM BUILDING HEIGHT ^a	Minimum lot width	Minimum lot depth	Minimum front yard	Minimum side yard	Minimum rear yard	1	6,000	12	30	70	0	0	0	30	2	Not Applicable	Not Applicable	30	70	0	0	0	40	3	Not Applicable	Not Applicable	75	100	0	0	0	50	4	Not Applicable	Not Applicable	75	100	0	0	0	50		
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POLICY-LU-3.2	Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes. (Source: Existing Policy LU-p, modified)		NOTED – addressed throughout CZO Update and land use zoning district mapping effort. No special standards required.																																																				

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POLICY-LU-3.3	Development on slopes in excess of 20 percent should generally be avoided. Development of highly sloped areas over 20 percent may be considered with additional design requirements. (Source: Existing Policy LU-r, modified)	15.08.210 - Design criteria for all projects.	<p>Existing 15.08.210.2 Design criteria for all projects. Grading on natural slopes of twenty (20) percent to thirty (30) percent (or greater) shall be permitted only for the construction and installation of roads, driveways, utilities, garage pads and other limited pad grading for dwelling units where it can be shown to be sensitive to the existing terrain and shall be designed according to the following criteria...</p> <p>Modify as necessary to reflect GP direction and policies.</p>		
POLICY-LU-3.4	Development on slopes over 30 percent or within 50 feet of prominent ridgetops visible from major transportation corridors should be prohibited, except for the extension of utilities, street connections to access otherwise developable property, or for public safety improvements. (Source: Existing Policy LU-r, modified)	Ch. 15.08 - Grading	<p>Must add a prohibition for development on slopes above 30% except to support access and infrastructure needs. Individual project design and grading issues will define the entitlement process.</p> <p>Map and designate “prominent” ridgetops visible from transportation corridors.</p>		
POLICY-LU-3.5	New development should be consistent with the densities and intensity established in this element (<i>Land Use</i>) to ensure orderly development of the community.	General Standards only by zoning District	<p>Need ordinance methodology for allowable and “bonus” density within allowable General Plan density ranges. Examples include:</p> <p>1) Density regulations including calculation of allowable number of units – example: The maximum number of dwelling units permitted on any single parcel shall be computed by deducting areas of slopes over twenty percent, designated open space areas, and any areas subject to flooding from a one-hundred-year-storm event, and multiplying the remainder (gross developable acreage) by the density multiplier in Schedule 17. ###.###. Increases over the base density in a district are allowed for development that leaves a minimum percentage of the otherwise developable portion of the site as open space per Schedule 17. ###.###. The percent increase in base density is determined based on the percentage of the total developable site area retained as open space. (THIS PROVISIONS IMPLEMENTS GP POLICY IN THE LAND USE AND OPEN SPACE ELEMENTS)</p> <p>2) Develop regulatory framework establishing methodology for achieving maximum GP density permitted in areas where initial zoning establishes a density below the maximum – example: Schedule 17.###.### depicts the lower and upper ends of the density range for each residential district based on general plan land use classifications. The schedule also establishes the maximum density permitted in each District. That density is expressed in the maximum number of dwelling units permitted based on the net area of the lot. This code specifically is structured to correct the density from gross to net for "UR" Districts. The schedule also provides for increases in density beyond those depicted on the zoning map under certain specified circumstances.</p>		

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POLICY–LU-3.6	When working on issues affecting California Indian Tribal Governments, the City will act consistently, respectfully, and sensitively. When there are regulatory, statutory, or procedural impediments limiting the City’s ability to work with tribal governments in the area, the City will make every effort to eliminate such impediments. (Source: New)	Compliance with state law required.	<p>No direct impact on drafting of CZO. Compliance with AB 52 and SB 18 is required by state law.</p> <p>What triggers SB 18 or AB 52? SB 18: Proposed amendment or adoption of a general plan or a specific plan, or the designation of open space. The local government sends proposal information to the NAHC and requests contact information for tribes with traditional lands or places located in geographic area affected by proposed changes. Gov. Code § 65352.3(a)(1).</p> <p>CEQA (AB 52) A succinct six-step outline for the tribal consultation process.</p> <ol style="list-style-type: none"> 1. If the NAHC includes a California Native American Tribe on its contact list, it is required to provide the tribe with a list of public agencies in the geographic area of the tribe’s traditional and cultural affiliation. 2. If a tribe wishes to be notified of projects, it must submit a written request to each relevant agency. 3. The lead agency must provide a formal notification, in writing, to tribes that have requested notification. This notice must be provided within 14 days of determining that a private project application is complete, or a public agency undertakes a project. The 14-day notification must include a description of the project, its location and must state that the tribe has 30 days to request consultation. 4. If a tribe wishes to engage in consultation, it must respond to the lead agency within 30 days of receipt of the formal notification. The tribe’s response must designate a lead contact person. If the tribe does not include a contact person, the lead agency is obligated to refer to the list maintained by the NAHC. 5. The lead agency must begin the consultation process with the tribes that have requested consultation within 30 days of receiving the request for consultation. 6. Consultation concludes under either of the following scenarios: (1) the parties agree to measures to mitigate or avoid a significant effect, if it exists, on tribal cultural resources, or (2) a party, acting in good faith and after reasonable effort, concludes that a mutual agreement cannot be reached. <p>General Plan and Zoning Modifications SB 18: First, the local government should contact tribes about the opportunity to consult. Then, tribes have 90 days to request consultation. Gov. Code § 65352.3(a)(2). SB 18 applies with the adoption or amendment of general plans or specific plans, or designation of open space. Gov. Code § 65352.3(a)(1). Will be triggered with rezone mapping effort that establishes Open Space Districts and standards.</p>		

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POLICY-LU-3.8	<p>Require that new industrial development be designed to avoid adverse impacts to adjacent non-industrial uses, including noise, dust, vibration, water quality, air quality, agricultural resources, and biological resources. (Source: New)</p>	<p>Chapter 17.56 - LIGHT INDUSTRIAL (M-L) DISTRICT</p> <p>Chapter 17.58 - GENERAL INDUSTRIAL (M) DISTRICT</p> <p>Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS</p>	<p>See IMPLEMENTATION-LU-2.8. Required per General Plan policies and CEQA. There has been general endorsement of the theory of performance standards in zoning. At the same time there have been serious practical questions on administration and measurement of such impacts.</p> <p>The questions have been directed toward these points:</p> <p>1 – What are reasonable standards? 2 – How can you tell prior to actual construction whether the plant, when it is built and operating, will comply with the standards? 3 – Can you train the ordinary building inspector to make the necessary and quite complex measurements used? 4 – How will you handle future violations by a plant that originally complied with all regulations? 5 – How will you handle existing uses that do not comply with new standards (uses nonconforming as to noise or smoke, etc.)?</p> <p>Effective performance standards generally are founded/based on the location of sensitive receptors in relation to the industrial activity. Zoning standards that establish measurable metrics are important. They can be combined with transition zones (buffers) to mitigate impacts to sensitive receptors.</p> <p>Here are some examples of <i>measurable</i> performance standards that can be applied to industrial development:</p> <ul style="list-style-type: none"> • Noise: The maximum allowable noise level in decibels (dB) at the property line of the industrial site. • Dust: The maximum allowable concentration of dust particles in the air at the property line of the industrial site. • Vibration: The maximum allowable vibration level in terms of velocity or acceleration at the property line of the industrial site. • Water quality: The maximum allowable concentration of pollutants in the wastewater discharged from the industrial site. • Air quality: The maximum allowable concentration of pollutants in the air emitted from the industrial site. • Agricultural resources: The minimum distance between the industrial site and agricultural land to avoid adverse impacts on crops and livestock. • Biological resources: The minimum distance between the industrial site and sensitive habitats to avoid adverse impacts on wildlife and plant species. <p>These are just a few examples of the performance standards that can be applied to industrial development. The specific standards will depend on the location, type, and scale of the industrial development, as well as its relationship to surrounding land uses and environmental conditions.</p>		

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POLICY-LU-3.9	In order to ensure orderly growth and development, the minimum size for newly created parcels not served by public sewer or package sewage treatment facility, or for parcels not contributing to a sewer assessment district, should be five acres in the Suburban Residential and two acres in the Urban Residential and Urban Residential High A and B land use designations. Modifications to these standards may be allowed if consistent with state and Shasta County environmental health and water quality standards.	<p>See 17.84.010 – Building Sites</p> <p>13.16.300 Connection to community sewer required.</p> <p>13.16.480 Subdivision map approval and sewer requirements.</p> <p>13.16.570 Prohibited discharge standards.</p>	<p>Incorporate provisions in either Adequate Public Facilities ordinance or in General Development Standards for subdivision of property to the degree they are not present in existing standards.</p> <p>Currently within Shasta County, a site must have at least 48 inches of soil and a designated wastewater dispersal area to qualify for a land division when not served by public sewer. Some variation is allowed in groundwater monitoring as water rises to within 24 inches of the ground surface as long as the depth falls to at least 48 inches within two weeks. The Shasta County LAMP and Technical Standards Manual will still allow the division of parcels to occur; however, supplemental treatment systems and/or alternate dispersal systems may be required, and leach fields will generally be much shallower than under previous standards when the parcels are ultimately developed.</p> <p>(a). Tentative Maps. (1). All tentative maps shall show for each parcel the location, boundaries, and calculated square feet of the designated effluent dispersal area(s). The test results shall be submitted concurrently with the tentative land division application. If individual wells are proposed, the map shall show all existing and proposed well sites. The map shall be to scale and show the topography within the designated effluent dispersal area at no more than five (5) foot contour intervals and locations of the test pits, percolation tests, and groundwater monitoring wells.</p> <p>122 (b). Final Maps. (1). For each parcel, the area(s) qualifying as dispersal area shall be clearly delineated and labeled on the final map. If recordation of a map is waived and developable parcels are proposed, a plot plan showing equivalent information shall be attached as an exhibit to, and recorded with, the notice of approval of waiver of parcel map. The face of each map or plot plan shall be annotated: “An onsite wastewater treatment system shall be located only within the designated effluent dispersal area indicated for each parcel unless an alternative site is specifically approved by the Director.” If individual wells are proposed, the map shall show all existing and proposed well sites with a 100-foot setback radius clearly shown. b. Existing Parcels with Permitted OWTS Lots with septic systems installed with a valid sewage disposal system permit issued prior to November 20, 2001, may be divided without demonstrating compliance of the existing OWTS with Subsection a., but must be demonstrated to be in substantial compliance with the State OWTS Policy and the Shasta County LAMP. Lots with septic systems installed pursuant to a valid sewage disposal system permit issued on or after November 20, 2001, must demonstrate compliance with the requirements of Subsection a, the LAMP and Technical Standards Manual.</p>		

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<p>POLICY-LU-3.10</p>	<p>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)</p>	<p>Chapter 15.08 - GRADING, EROSION CONTROL AND HILLSIDE DEVELOPMENT</p> <p>Chapter 17.16 - OPEN SPACE (OS) DISTRICT</p> <p>Requires expansion and specification of development definitions, standards and design practices for buffer areas adjacent to stream corridors and for ridgetop developments. See Chapter 17.16 – OPEN SPACE (OS) District for example, and possibly expansion and/or use of similar density transfer provisions. Various options for approaching this policy in the CZO are identified for review below.</p> <p>Municipal Zoning Ordinances</p> <p>Redding Stream Corridor Development Ordinance: Chapter 18.48 - RIVER/CREEK CORRIDOR DEVELOPMENT is particularly applicable in the local environment.</p> <p>Stream Corridor Protection / Riparian Buffer Ordinance. Stream Corridor Protection Ordinances ensure that vegetated riparian buffers are maintained by requiring development to be set back from stream banks, floodplains and wetland areas and by limiting the use and intensity of activities within the corridor. Buffer widths typically range from 25 to 300 feet, depending on the community's goals.</p> <p>Performance Standards</p> <p>Comprehensive Environmental Ordinances are separate chapters in municipal zoning codes that typically include provisions for riparian buffers, wetlands, steep slopes, flood plains, woodlands and other environmentally sensitive areas as well as procedures for "netting-out" resources and performing site capacity calculations.</p> <p>Bedminster, Bucks County, PA [0.1 MB .pdf] Kennett, Chester County, PA [0.1 MB .pdf]</p> <p>Conservation Design / Open Space Design / Residential Clusters / Planned Residential Development / Performance Zoning</p> <p>Conservation Design is a type of zoning that protects sensitive natural features on a site and at the same time gives developers more flexibility regarding housing types and densities on the areas of a site that are more appropriate for development. Conservation Design also often requires a minimum level of open space preservation. (Cluster zoning provisions)</p> <p>Princeton, Mercer County, NJ - "Residential Clusters" [0.1 MB .pdf] West Vincent, Chester County, PA - "Design standards for site planning and greenway lands" [0.1 MB .pdf] Pennsbury, Chester County, PA - "Open Space Design Option" [0.1 MB .pdf] Tinicum, Bucks County, PA - "Flexible Development Option" [0.1 MB .pdf]</p>		

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POLICY-LU-3.11	Require that new buildings and the reconstruction of existing buildings comply with the most current California Green Buildings Standards Code and amendments. (Source: New)	<p>Section 17.63.110 - Architectural and site design standards.</p> <p>Section 15.01.110 - California Green Building Standards Code adopted.</p>	<p>No direct impact on drafting of CZO.</p> <p>Compliance may require amendment of Title 15 to <i>require</i> use of Green Building Standards for new construction. Alternatively, use of additional green building standards may be considered for use as a required <i>mitigation measure</i> when necessary to reduce environmental impacts associated with a project. Title 24 of the CCR, also known as the California Building Standards Code (CBSC), is based on the International Building Code (IBC) used widely throughout the country. The CBSC has been modified for California conditions to include more detailed and/or more stringent regulations. The CBSC consists of 13 parts, including the California Building Code, Energy Code, and Green Building Standards Code. In 2007, the California Building Standards Commission (CBSC) developed green building standards to meet the goals established by the Global Warming Solutions Act of 2006. The CAL Green Code requires new residential and commercial buildings to comply with mandatory measures related to planning and design, energy efficiency, water efficiency/conservation, material conservation, resource efficiency, and environmental quality. The most recent update to the CALGreen Code went into effect on January 1, 2020.</p>		
POLICY-LU-3.12	Encourage the equitable distribution of housing types for all income groups throughout the City and promote mixed-income developments. (Source: New)	<p>17.63.110 - Architectural and site design standards.</p>	<p>Comprehensive zoning districts and map update. Permit and encourage flexible housing design options with updates to development and design guidelines/standards. Options include:</p> <p>1) Providing additional density provisions (above the base district density) based on mixed affordable housing types.</p> <p>EX: The City of Sacramento has a policy to promote an equitable distribution of housing types for all income groups throughout the city and promote mixed-income neighborhoods rather than creating concentrations of below-market-rate housing in certain areas ¹. The city has implemented the Mixed Income Housing Ordinance, which requires that proposed residential projects in excess of 100 gross acres obtain City Council approval of a “mixed income housing strategy” that demonstrates how the project provides housing for a variety of incomes and household types consistent with Housing Element policy ². The ordinance aims to encourage mixed-income neighborhoods with an equitable distribution of housing types for people of all incomes throughout the city by encouraging new affordable housing in high resource areas and promoting homeownership opportunities throughout the city, particularly in low resource areas ¹.</p> <p>Microsoft Word - Sac Draft Report 8-4-23 (cityofsacramento.org)</p>		

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POLICY-LU-3.13	<p>If a property or project area includes two or more land use designations and is of sufficient size, clustering and other development requirements may be flexibly addressed through a planned development or area plan process. Appropriate densities or intensity of uses will be established by the planned development or area plan.</p>	<p>Chapter 17.62 - PLANNED DEVELOPMENT (PD) DISTRICT</p> <p>Chapter 17.76 - SPECIFIC PLAN (SP) DISTRICT</p>	<p>Update Planned Development Zoning District to include an expanded purpose statement and mandatory satisfaction of criteria achieving compliance with general plan policy direction for quality development, recreational or open space benefits, and other measures.</p> <p>Government Code Section 65583(a) requires “An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures...”.</p> <p>Potential areas of relief: development standards to consider and analyze by zoning category are as follows:</p> <ul style="list-style-type: none"> • Density. • Parking requirements (including standards for enclosed or covered and guest spaces). • Lot coverage. • Height limits. • Lot size requirements. • Unit size requirements. • Floor area ratios. • Setbacks. • Open space requirements. • Growth controls (including urban growth boundaries and any moratoria and prohibitions against multifamily housing). 		
POLICY-LU-3.14	<p>Specific or area plans should be developed to address infrastructure planning and land uses for lands east of Shasta Dam Boulevard, or north and south of the Pine Grove Avenue extension, before any substantial development is approved.</p>	<p>Chapter 17.76 - SPECIFIC PLAN (SP) DISTRICT</p>	<p>Recommendation: This policy will require establishment of the requirement as part of the ZO mapping. It will be necessary to establish project scale (or lack of infrastructure) triggers in the updated zoning ordinance to address this policy since the General Plan does not establish the boundaries of the areas subject to this requirement. Possibly inclusion of the triggers in the APF ordinance can address this.</p> <p>Areas will need to be specifically defined on the zoning map and requirements should be triggered by development factors such as scale of project or request for rezoning. (NOTE: See Policy LU 3.14 background document, and sample ordinance for basic example). Practicing planners have used a variety of euphemisms to describe specific plans. The creative use and combination of planning terms to describe various planning tools has blurred the distinction between specific plans, community plans, and area plans to the extent that the terms are often misused. The background document following discussion highlights the differences among such plans:</p> <ol style="list-style-type: none"> 1. Specific Plans: Specific plans systematically implement the general plan for all or part of the area under its scope in any of three ways¹: <ul style="list-style-type: none"> ○ By acting as statements of planning policy that refine the general plan policies applicable to a defined area. ○ By directly regulating land use. ○ By bringing together detailed policies and regulations into a focused development scheme¹. 2. Infrastructure Needs: Specific plans are required under §65451(a)(2) to identify proposed major components of infrastructure needed to support planned land uses¹. 3. Master Plan Requirements: The requirement for a Master Plan might be fulfilled by a variety of planning tools, including a Specific Plan, a Comprehensive Plan, a Community Plan, a Special Planning Area Plan². 		

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POLICY-LU-3.15	Encourage sustainable, resilient development that conserves water and energy resources and incorporates best practices for avoiding and minimizing damage from flood, earthquake, wildfire, and other hazards. Explore incentives and other methods for addressing conservation and resiliency in existing development. (See Conservation Element and Public Safety and Community Health Element) (Source: New)	<p>Chapter 15.04 - FLOODPLAIN MANAGEMENT</p> <p>Chapter 15.10 - Water Efficient Landscaping</p> <p>Chapter 15.08 - GRADING, EROSION CONTROL AND HILLSIDE DEVELOPMENT</p> <p>Chapter 17.16 - OPEN SPACE (OS) DISTRICT</p> <p>Chapter 13.36 - STORM WATER QUALITY MANAGEMENT</p>	<p>Possible Low Impact (LID) development ordinance. Low Impact Development (LID) is a sustainable storm water management strategy that is gaining rapid acceptance in the United States to meet regulatory compliance and resource protection goals and is practiced extensively in Europe. The increased use of LID is in response to burgeoning infrastructural costs of new development and redevelopment projects, more rigorous environmental regulations, concerns about the urban heat island effect, and the impacts of natural resources due to growth and development. The LID approach differs from conventional conveyance systems as it promotes the highest and best use of the intrinsic landform and built structure(s) to both distribute storm water and collect rainwater. The uniqueness of LID is the interaction and function of water on a site. It capitalizes on the integration of infrastructure, architecture, and landscape to create a balanced, hydrologically functional and sustainable site.</p> <p>“Sustainable development”: The key principle of sustainable development underlying all others is the integration of environmental, social, and economic concerns into all aspects of decision making. All other principles in the SD framework have integrated decision making at their core (Dernbach J. C., 2003; Stoddart, 2011). It is this concept of integration that distinguishes sustainability from other forms of policy. The Brundtland report of 1987, entitled Our Common Future, defined the concept of sustainable development as “...development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”</p> <p>“Reduce Parking requirements but increase landscaping for LID”: No minimum parking requirement for non-residential uses. However, the applicant must provide a statement or parking analysis indicating how they will provide adequate parking for the proposed non-residential use to succeed without negatively impacting adjacent properties or creating or compounding a dangerous traffic condition. Residential uses require some parking, except in the Central Business District. Reductions for residential parking are available through motorcycle, scooter and bike parking. On-street parking may be counted towards the parking minimums if curb and gutter in place. Parking maximums would exist for all non-residential uses.</p>		
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. (Source: New)	<p>17.84.080 - Paved street requirements.</p> <p>Chapter 13.08 - DEVELOPMENT IMPACT AND SERVICE FEES AND CHARGES⁽¹⁾</p> <p>Chapter 16.16 - IMPROVEMENTS</p> <p>Chapter 16.24 - ZONE OF BENEFIT</p>	See Discussion above. Utilize Adequate Public Facilities Ordinance or updated Chapter 17.76 and modified Subdivision Chapter 16.04 - GENERAL PROVISIONS to capture requirement.		
POLICY-LU-3.17	Require that all specific and area plans include a fiscal impact analysis that demonstrates that existing city residents will not be burdened by increased costs or reduced services as the area develops. (Source: New)	<p>Chapter 17.76 - SPECIFIC PLAN (SP) DISTRICT.</p> <p>Chapter 16.16 - IMPROVEMENTS</p>	Utilize Adequate Public Facilities Ordinance or updated Chapter 17.76 and modified Subdivision Chapter 16.04 - GENERAL PROVISIONS to capture requirement. A specific plan shall be prepared in conformance with Article 8 , Section 65450 et seq. of the California Government Code, and as may be further implemented by applicable city guidelines.		

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POLICY-LU-3.18	<p>Ensure fair financial management by requiring new development to pay its fair and proportional share of needed community improvements through impact fees, assessment districts, and other mechanisms. (Source: Existing Policy LU-k, modified)</p>	<p>See Title 13; 15; 16</p> <p>Chapter 16.24 - ZONE OF BENEFIT</p>	SEE IMPLMENTATION LU-3.2 DISCUSSION		
POLICY-LU-3.19	<p>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)</p>	None	SEE POLICY LU-3.20 DISCUSSION.		

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POLICY-LU-3.20	Protect the health of residents by ensuring an adequate buffer from Interstate 5 for recreational facilities. (Source: New)	No current standards.	<p>Based on this large body of scientific evidence, the Air Resources Board recommends (ALSO SEE HO):</p> <ul style="list-style-type: none"> • A buffer of at least 500 feet should be maintained between the development of new schools, housing or other sensitive land uses and freeways. Consideration should be given to extending this minimum buffer zone based on site-specific conditions, given the fact that unsafe traffic emissions may be present at greater distances. • New schools, housing or other sensitive land uses built between 500 and 1500 feet of a freeway should adhere to current best-practice mitigation measures to reduce exposure to air pollution which may include: the use of regularly maintained air filtration to enhance heating, ventilation, and air conditioning (HVAC) systems, and the orientation of site buildings and placement of outdoor facilities designed for moderate to vigorous physical activity as far from the emission source as possible. <p>CARB defines high-volume roads as those carrying traffic in excess of 50,000 vehicles on an average day in a rural area and 100,000 vehicles on an average day in an urban area. Air emissions near high-volume roads can be similar to freeway-adjacent emissions, and CARB recommends a similar buffer distance (500 feet minimum) be established to separate sensitive uses from high-volume roads to protect health.¹⁴ In addition to overall road volume, CARB guidance states that truck traffic density is a key factor that contributes to air quality near roadways due to the diesel particulate matter (PM) that they generate. Trucks that transport perishable goods contribute additional emissions from diesel powered transport refrigeration units (TRUs).¹⁵ Given that high-volume roadways exist throughout Los Angeles County, DPH recommends the following approach:</p> <ul style="list-style-type: none"> • New schools, housing or other sensitive land uses built within 500 feet of a high-volume roadway should adhere to current best-practice mitigation measures and be sited as far from the roadway as possible. • New parks and recreational facilities built within 500 feet of a high-volume roadway should adhere to current best-practice mitigation measures and be sited as far from the roadway as possible. • Avoid placing new sensitive land uses within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating TRUs per day, or where TRU unit operations exceed 300 hours per week). <p>2. Site-related measures:</p> <ol style="list-style-type: none"> Where possible, erect a sound wall between the development and the freeway to help serve as a noise and air pollution barrier. Plant vegetation barriers between the freeway/high volume roadway and the housing site to help with pollution reduction. In selecting the design and species for this vegetation barrier, follow guidance described in the Environmental Protection Agency’s July 2016 document “Recommendations for Constructing Roadside Vegetation Barriers to Improve Near-Road Air Quality”. To assist in identifying appropriate trees, see the following link: www.itreetools.org Plant additional trees on neighborhood streets surrounding the housing development to further mitigate air pollution. <p>3. Transportation measures:</p> <ol style="list-style-type: none"> To reduce idling, traffic build-up, and associated emissions, install roundabouts at freeway off-ramps and at intersections near the site. Encourage occupants to use zero-emission vehicles by providing preferential parking for these vehicles and by providing charging stations. Provide bicycle parking and parking spaces for car-sharing programs. <p>NOTE: Conditions along a freeway and on different freeways are subject to considerable variation. Vehicle types on the roadway (diesel, gas, electric, or hybrid vehicles), average speeds, average daily traffic volumes and other factors all impact the levels of pollution generated by a freeway, and thus the necessary buffer zone to reduce health risks.</p> <p>RESOURCES: California Environmental Protection Agency. California Air Resources Board. Air Quality and Land Use Handbook: *A Community Health Perspective. April 2005. *California Environmental Protection Agency. California Air Resources Board. Technical Advisory: Strategies to Reduce Air Pollution Exposure near High-Volume Roadways. April 2017.</p>		

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IMPLEMENTATION-LU-3.1	Review, and as necessary revise, specific design policies, guidelines, and development standards to address new structures and property development. (Source: New)	Title 17 ZONING	<p>Addressed through Comprehensive Zoning Ordinance Update</p> <p>Small towns and rural communities throughout the United States are looking for ways to strengthen their economies, provide better quality of life, and build on local assets. Many rural communities and small towns are facing challenges, including rapid growth at metropolitan edges, declining rural populations, and loss of farms and working lands. Slow-growing and shrinking rural areas might find that their policies are not bringing the prosperity they seek, while fast-growing rural areas at the edge of metropolitan regions face metropolitan-style development pressures.</p> <p>Smart growth strategies can help rural communities achieve their goals for growth and development while maintaining their distinctive rural character.</p> <ul style="list-style-type: none"> • Planning where development should or should not go can help a rural community encourage growth in town, where businesses can thrive on a walkable main street and families can live close to their daily destinations. • Policies that protect the rural landscape help preserve open space, protect air and water quality, provide places for recreation, and create tourist attractions that bring investments into the local economy. • Policies that support walking, biking, and public transit help reduce air pollution from vehicles while saving people money. 		
IMPLEMENTATION-LU-3.2	Facilitate funding infrastructure improvements needed for industrial areas on an ongoing basis to accommodate expansion of existing industry or provide sites for new industry. Annual capital improvement planning should include a focus on prioritizing needed improvements in support of this implementation measure. (Source: Existing Implementation LU-9, modified)	NONE Chapter 16.24 - ZONE OF BENEFIT	Utilize Adequate Public Facilities Ordinance. Ordinance would establish specific standards to allow development and would identify methods for satisfying requirements which includes payment of impact fees, formation of assessment district, business improvement district or other tools as appropriate. This would largely reflect current City practices but provide the authority to utilize and thereby satisfy the policy requirements.		
IMPLEMENTATION-LU-3.3	For larger new and undeveloped industrial areas, require master plans and infrastructure financing programs as a condition of project approval. (Source: Existing Policy LU-k, Implementation LU-8, modified)	NONE	Create Area Plan process ordinance and establish locations for area plans on zoning map where there is the need for an area plans or planned development approval prior to/or in conjunction with individual development approvals. Establish parcel size or infrastructure triggers to mandate preparation of area plan. <u>See expanded discussion in POLICY-LU-3.14</u>		

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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.	<p>Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS</p> <p>Chapter 17.78 - DESIGN REVIEW (DR) DISTRICT*</p>	<p>Commercial design guidelines are essential to ensure that new construction and major exterior alterations and additions in neighborhood and community shopping centers and in highway commercial areas are compatible with the surrounding environment. Here are some guidelines that can be used to govern such construction:</p> <ol style="list-style-type: none"> <u>Building orientation: Buildings should be oriented towards the street and sidewalks to encourage foot traffic and window shopping¹.</u> <u>Architectural style: The architectural style of the building should be compatible with the surrounding buildings².</u> <u>Building materials: The building materials used should be compatible with the surrounding buildings².</u> <u>Scale: The scale of the building should be compatible with the surrounding buildings².</u> <u>Landscaping: Landscaping should be used to provide project amenities and screen parking and equipment areas².</u> <u>Site access, parking, and circulation: Site access, parking, and circulation should be arranged in a logical and safe manner for pedestrians and vehicles².</u> <p>These guidelines can help ensure that new construction and major exterior alterations and additions in neighborhood and community shopping centers and in highway commercial areas are designed in a way that is compatible with the surrounding environment. Please note that these are just a few examples of guidelines that can be used, and specific criteria may vary depending on the location and nature of the project.</p>		
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.	<p>Chapter 17.14 - HABITAT PROTECTION (HP) DISTRICT</p> <p>Chapter 17.16 - OPEN SPACE (OS) DISTRICT</p>	<p>Habitat Protection and Open Space Ordinance - can be combined. Should include stream corridor protection criteria and possibly hazard mitigation i.e. - HFHSZ. Site development standards should be modified to reflect specific purpose and need give the issue to be addressed. Treat as an overlay.</p> <ul style="list-style-type: none"> 17.14.010 - Purpose. The purpose of the habitat protection (HP) district is to protect lands having significant wildlife habitat values. This district is consistent with the natural resource protection-habitat (N-H) general plan designation and the N-H-RB-C general plan designation for the Day Bench area. This district may also be applied to other areas that have important wildlife habitat characteristics, provided there are no conflicts with other general plan policies. 17.16.010 - Purpose. The purpose of the open space (OS) district is to protect as open space, lots, or portions of lots, that are (A) most properly kept as open space, (B) needed as a greenbelt or buffer along significant river and creekside corridors or around important natural features, or (C) kept in open space for health or safety reasons. This district is consistent with the natural resource protection-open space (N-O) general plan designation. This district may also be applied to other areas to protect significant river or creekside corridor habitat areas or other important natural areas, or to properties where development should be limited due to health or safety reasons. 		

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IMPLEMENTATION-LU-3.6	Develop specific or area plans, as needed, that cover services and facilities necessary to serve an identified area based on ultimate development potential. Services and facilities include, but are not limited to, roads, water, sewer, storm drainage, power, law enforcement, fire protection, schools, libraries, parks, trees and landscaping in public spaces, and trail systems. These plans should include a schedule for the phasing of public improvements and anticipated development, and timing of preliminary grading and tree removal and replacement.	<p>Chapter 17.62 - PLANNED DEVELOPMENT (PD) DISTRICT</p> <p>Chapter 17.61 - SHASTA GATEWAY INDUSTRIAL PARK PLANNED DEVELOPMENT (SGIP-PD)</p> <p>Chapter 17.63 - MOUNTAIN GATE AT SHASTA PLANNED DEVELOPMENT</p> <p>Chapter 16.24 - ZONE OF BENEFIT</p>	<p>Goal: 1) Identify areas of the city where use of area plans could be applicable</p> <p>What is an Area Plan? Area plans provide a community-driven vision for specific parts of Shasta Lake. These plans identify strategies and priority initiatives to achieve over a 20-year timeframe and provide guidance for future land use and development decisions. In addition to land use, area plans make recommendations related to topics such as transportation, housing and neighborhoods, and economic development that are the result of technical analysis by staff and conversations with community stakeholders. Per other GP policies, area plans should include specific requirements re: availability and funding/financing of area plans.</p> <p>Area Plan Uses Once completed, area plans are used in a variety of proactive and reactive ways by city staff across multiple departments. When new development projects are proposed, everything from the use, to building design, to public improvements is reviewed against the recommendations in the area plan. The plans are also used to prioritize capital improvements, as decision-making criteria by many of the city’s boards, and for funding requests by neighborhood groups.</p> <p>Area Plans serve as a guide for making future decisions concerning land use, zoning, transportation improvements, open space, and other capital improvements. They also serve to identify opportunities for commercial revitalization, economic development, and mixed-use development.</p> <p>Citizens and development interests play a key role in developing these types of plans. By participating in the planning process, citizens can channel neighborhood insights and other suggestions to City planners who can incorporate those ideas into area plans. Citizens and community committee members can participate in the planning process through public forums, surveys, and focus groups.</p> <p>Area Plans can also lead to better urban design at the local level. Area plans can improve the design and management of public space (i.e., the 'public environment', 'public realm' or 'public domain'), and the way public places are experienced and used. Public space includes all spaces used freely on a day-to-day basis by the public, such as streets, plazas, parks, and public infrastructure.</p>		
IMPLEMENTATION-LU-3.8	Review the City’s municipal code and modify it as needed to ensure setbacks or other improvement requirements for development adjacent to Interstate 5 are adequate for public health protection.	Sec. 17.84.020 - Yards.	SEE POLICY LU-3.20 DISCUSSION.		
<p>GOAL LU-4 Provide services to promote healthy lifestyles, safety, and the well-being of all residents. (Source: Existing Objective LU-4, modified)</p>					
POLICY-LU-4.1	Ensure sufficient parks, open space, and trails are planned throughout the City for existing and future residents to improve public health by promoting physical activity, giving residents an opportunity to connect with nature, and mitigating air and water pollution impacts on residents. (Source: New)	NONE	No direct impact on drafting of CZO. Parks Master Plan effort		

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POLICY-LU-4.2	<p>Ensure that adequate public service facilities/uses (e.g., schools, parks, fire stations, etc.) and public utilities (e.g., substations, pump stations, transmission lines, etc.) are in place in a timely fashion to protect public safety. Accomplish this through regular, comprehensive, and advanced infrastructure master planning efforts. Appropriate zoning for such facilities will be determined in response to the identified need as it occurs. (Source: Existing Policy PF-f, modified)</p>	<p>Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS</p> <p>Chapter 17.60 - PUBLIC FACILITIES (PF) DISTRICT</p>	<p>Establish PF Zoning District chapter and Adequate Public Facilities chapter. An Adequate Public Facilities Ordinance (APFO, also known as a Concurrency Regulation) is an American legislative method to tie public infrastructure to growth for a region. APFOs take into account the availability of infrastructure. They can manage growth but are considered separate from growth controls such as building moratoria.</p> <p>APFO regulations are typically applied to a jurisdiction which has legislative control of a given area. In America, this can be at a state, county, or city level. A conflict can occur when APFO regulations differ in scope between jurisdictions where there is shared funding and legislative authority (such as a city located inside a county that funds schools).^[6] While APFOs are intended to mitigate infrastructure shortcomings for a particular area, the mitigation may apply to areas offsite of the development project.^[7] APFO regulations usually apply to individual projects on a case-by-case basis.^[8] APFO regulations take into account some or all of a jurisdiction's infrastructure requirements, including:^[9]</p> <ul style="list-style-type: none"> • Transportation • School facilities • Water supply • Water treatment • Roads <p>Other elements include:</p> <ul style="list-style-type: none"> • CIP – Capitol Improvement Programs • Service Level Standards 		
POLICY-LU-4.3	<p>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. (Source: New)</p>	Chapter 17.60 - PUBLIC FACILITIES (PF) DISTRICT	No direct impact on drafting of CZO. Capital Facilities Master Plans		
POLICY-LU-4.4	<p>Promote the co-location of parks, schools, police, police and fire facilities, health services, and other community facilities to support community interaction, enhance neighborhood identity, and leverage limited resources. (Source: New)</p>	NONE	No direct impact on drafting of CZO. Capital Facilities and Parks Master Plans		
POLICY-LU-4.5	<p>Work with outside agencies and non-profit organizations to encourage the provision of services and facilities not subject to city jurisdiction, such as public schools and quasi-public recreational and other infrastructure. (Source: Existing Policy PF-e, modified).</p>	NONE	No direct impact on drafting of CZO. Required per state law.		

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IMPLEMENTATION-LU-4.1	Conduct infrastructure master planning over a 20-year time period as additional infrastructure may be identified. Establish financing mechanisms to ensure the necessary services, facilities, and maintenance resources are available when needed. (Source: Existing Policy LU-v, modified).	NONE	<p>No direct impact on drafting of CZO. Capital Facilities Master Plans requirement.</p> <p>NOTE: In September 2021, California Governor Gavin Newsom signed two bills — Assembly Bill (AB) 602 and Senate Bill (SB) 319 — that provide new statewide requirements for local jurisdictions seeking to impose development impact fees on development projects. The Mitigation Fee Act establishes specific requirements local officials must follow in establishing, increasing, or imposing development fees. (Gov. Code, §66000 et seq.) Importantly, local officials must conduct a “nexus study” to demonstrate a “reasonable relationship” between the fees and public facilities funded by the fees, and the development project on which the fees are assessed. (Gov. Code. §66001.) Development impact fees must be reasonable. AB 602 also reforms impact fee collection for housing projects to encourage smaller, more affordable units.</p> <ul style="list-style-type: none"> • AB 602: For housing development projects, nexus studies adopted after July 1, 2022 must calculate the amount of fees based on <i>square footage</i> of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate. This is intended to support smaller and multi-family developments, and ensure such developments are not charged disproportionate fees (which would be the case if, for example, fees are charged on a per-unit basis). • For housing development projects, nexus studies adopted after July 1, 2022 must calculate the amount of fees based on square footage of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate. This is intended to support smaller and multi-family developments, and ensure such developments are not charged disproportionate fees (which would be the case if, for example, fees are charged on a per-unit basis). • Local agencies must update their fee nexus studies once every 8 years. Specifically, AB 602 does not apply to: (i) water and sewer connection and capacity charges; (ii) school fees; and (iii) Mello-Roos or other taxes. These other fees and charges are subject to their own statutory accountability measures. • SB 319 (Melendez) SB 319 clarifies and expands the scope of the audits that local agencies must perform if they fail to comply with their reporting obligations under the Mitigation Fee Act. Under pre-existing law, local agencies must produce an annual impact fee report each fiscal year, which discloses specified information accounting for the development fees and related public improvements. (Gov. Code, §66006.) SB 319 specifies that, when local agencies are required to pay for audits due to their failure to comply with their annual impact fee reporting obligations, the audits must cover <u>each consecutive year</u> that the local agency was out of compliance. 		
IMPLEMENTATION-LU-4.2	Assess funding and siting opportunities for increased parks and open space within the City through a parks and recreation services master plan process. The plan should include acknowledging and prioritizing access to surrounding public land and recreational opportunities. Explore connections between community parks and low income and higher density residential properties. (Source: New).	NONE	No direct impact on drafting of CZO. Capital Facilities and Parks Master Plans		

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IMPLEMENTATION-LU-4.3	Notify the Gateway Unified School District, Shasta Lake Fire Protection District, Shasta Lake Sheriff’s Office, and other entities that provide public services in the City in order to identify the need for new or expanded facilities during review of major development projects in the City. (Source: Existing Policy PF-8, modified).	NONE	Utilize Adequate Public Facilities Ordinance AND Administrative Procedures Ordinance. Ordinance would establish standards to allow development and would identify methods for satisfying which includes impact fees, assessment district, business improvement district or other tools as appropriate. Part of this ordinance should be establishing a review and/or “will serve” notice process.		
HOUSING ELEMENT POLICIES - Goals, Policies, and Implementation Actions					
GOAL-HE-1					
To provide for a broad range of housing types to meet the needs of all residents. (Source: Existing Goal HE-1, modified)					
POLICY-HE-1.1	Adequate Housing Sites. The City shall ensure that there are adequate sites available to meet its regional housing needs allocation of 238 units (28 extremely low, 28 very low, 39 low, 42 moderate, and 101 above moderate). (Source: New)	HE Policies and CZO	Comprehensive Zoning Map Update will satisfy this policy.		
POLICY-HE-1.2	Current Site Inventory. The City shall maintain an up-to-date site inventory of available sites for residential development. (Source: New)	HE Annual Report	No direct impact on drafting of CZO. Required in Annual Housing Report for OPR and HCD.		
POLICY-HE-1.3	Infill Development. The City shall support infill residential development on underutilized or vacant infill sites to facilitate production of housing units while also prioritizing minimal displacement of existing residents.	None	<p>Establish Infill Development Incentive Ordinance. Establish an infill incentive program aimed at specified “transitional neighborhoods” to reinvigorate existing properties and support new mixed-use development that would promote the identity of the area. The neighborhoods targeted by the infill incentive program should contain a significant number of vacant or underutilized properties and exhibit at least one of the following characteristics: high vacancy rates, larger number of older buildings, several vacant or significantly underdeveloped properties, and a declining in population or commercial activity in relation to the City as a whole. Qualified residential projects on residentially zoned property within the infill incentive district would be subject to reduced fees. New residential construction projects could receive a 50% reduction in the normal planning and permit fees as well as the development impact fee. Rehabilitation or remodeling projects could be allowed a 50% reduction in planning and permit fees (and are not subject to development impact fees). Qualified commercial projects could have the same incentives as residential projects, but with the possible added benefit of additional incentives being available subject to approval by the city council. These additional incentives would be based on additional criteria, such as high-wage job creation or provision of other identified community needs.</p> <p>Could be located in Article 3 – “Regulations Applicable to All Districts” or Article 4 “ Standards for Specific Uses” of updated ordinance.</p>		
POLICY-HE-1.4	Parcel Consolidation. The City shall encourage the consolidation of underutilized or vacant parcels to facilitate residential development where appropriate. (Source: Existing Policy H-P-7, modified)		See Policy-HE-1.4 response detail, and non-conforming site information in ZO.		

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POLICY-HE-1.5	<p>Governmental Constraints. The City shall minimize governmental constraints to the development, improvement, and maintenance of its housing stock, such as reducing setbacks, height limitations, coverage ratios, parking requirements, and other development regulations. (Source: Existing Policy H-P-14, modified)</p>	CHAPTER 17.81 - AFFORDABLE HOUSING	Component of the Zoning Ordinance Update.		
POLICY-HE-1.6	<p>Accessory Dwelling Units. The City shall encourage the construction of accessory dwelling units. The City shall also consider new housing construction methods and dwelling unit types that encourage affordability through innovative design. (Source: Existing Policy H-P-15, modified)</p>	CHAPTER 17.81 - AFFORDABLE HOUSING	No direct CZO impact. Subject to building codes and state law. ZO must not prohibit use of ADUs (See Housing Element)		
POLICY-HE-1.7	<p>Connectivity. The City shall encourage circulation improvements and subdivision layouts that promote community connectivity and livability. (Source: Existing Policy H-P-19, modified)</p>		Subdivision Development Standards Required.		
IMPLEMENTATION-HE-1.1	<p>Vacant Land Inventory to Accommodate Future Housing Needs. The City shall take the completed land inventory for the City, update it with the parcels created during the last planning period, and integrate it with the City’s GIS system. The City will develop a process to update both the inventory and the GIS layers that relate to the inventory (including infrastructure) annually. The City will assemble Information in a form useful for marketing the properties. (Source: Existing Program HE 1.1, modified)</p>		No direct impact on drafting of CZO. Required in Annual Housing Report for OPR and HCD.		
IMPLEMENTATION-HE-1.2	<p>Scattered Site Development. The City will map the single vacant lots, their sizes, and other characteristics using GIS data where available. The City will make this information available to the General Public. (Source: Existing Program HE 1.3, modified)</p>		No direct impact on drafting of CZO. Required in Annual Housing Report for OPR and HCD.		

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IMPLEMENTATION-HE-1.3	<p>Residential Property Development Project Identification. City staff will identify residential properties with impediments for development and help identify outside funding for projects that benefit the City. (Existing Program HE 1.5, modified)</p>		No direct impact on drafting of CZO. Administrative procedures required		
IMPLEMENTATION-HE-1.4	<p>State and Federal Funding. The City shall complete a report addressing potential sources of funding to help fund City needs and prioritize use of City or grant funds for projects. The City shall pursue appropriate State and Federal funding sources to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs of low- and moderate-income households. The City shall periodically update and review available housing programs to identify appropriate funding sources to meet the City’s housing needs. (Existing Program HE 1.6, modified)</p>		No direct impact on drafting of CZO.		
IMPLEMENTATION-HE-1.5	<p>Objective Mixed Use and Multi-Family Residential Design Standards. The City shall establish clear objective design standards for mixed use and multi-family housing projects. Once the objective design standards are adopted, multifamily and mixed-use projects will be allowed by right and approved through a ministerial, staff-level review process.</p>		<p>MULTIFAMILY OBJECTIVE DESIGN STANDARDS</p> <p>Overview: Required to comply with California Senate Bill 35 as described below. The standards provide direction to developers and property owners on the key design components to streamline the project approval process. Senate Bill (“SB”) 35 Government Code Section 65913.4 SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects through a ministerial process, exempting such projects from environmental review under the California Environmental Quality Act (“CEQA”). This process does not allow public hearings to consider the merits of the project; rather only design review or public oversight of the development is allowed, which must be objective and strictly focused on assessing compliance with criteria required for streamlined projects as well as objective design review of the project (Section 65913.4(c)(1)). The following link to the City of Menefee standards is an example. The City of Redding has also developed a ODS process which can be reviewed as well.</p> <ul style="list-style-type: none"> o Multifamily Objective Design Standards 		
IMPLEMENTATION-HE-1.6	<p>Development Agreements. The City will enter into development agreements where appropriate to meet State law and provide for the City’s interests in promoting quality land use development, and if applicable, long term housing affordability. (Source: Existing Program HE 1.8, modified)</p>		Update the Administrative Procedures Chapter to reflect basic process per state law.		

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<p>IMPLEMENTATION-HE-1.7 <i>(Also see HEP-1.5 and HEI-1.5 above)</i></p>	<p>Homebuyer Assistance. The City shall continue the Homebuyer Program that promotes homeownership for low-income, first-time homebuyers using HOME and CalHome as funding is available. (Source: Existing Program HE 1.9, modified)</p>		No direct impact on drafting of CZO.		
<p>IMPLEMENTATION-HE-1.8</p>	<p>Collaboration with Affordable Housing Providers. The City will continue to seek out affordable housing partners. The City will initiate one-on-one discussions about how to access funding. (Source: Existing Program HE 1.10)</p>		No direct impact on drafting of CZO.		
<p>IMPLEMENTATION-HE-1.9</p>	<p>Address Housing Opportunities and Constraints. The City shall evaluate the Municipal Code to determine what standards may need revision in order to encourage housing production. The revisions may include reducing parking standards, setbacks, height, or ability to use clustering without having to re-zone property to the Planned Development Zone, as well as addressing restrictive aspects of the grading and tree preservation ordinances as appropriate and consistent with this General Plan. (Source: Existing Program HE 1.13)</p>	<p>CHAPTER 17.81 - AFFORDABLE HOUSING</p>	<p>Integral component to CZO Update. Also see IMPLEMENTATION-HE-1.5</p>		
<p>IMPLEMENTATION-HE-1.10</p>	<p>Annual Report on Housing Element Implementation. The City will complete an Annual Housing Report to submit to HCD and Office of Planning and Research (OPR) by April 1st of each year, consistent with state law. (Source: Existing Program HE 1.14) Responsibility: Development Services Department, City Manager, City Council Time Frame: Annually Funding: City (staff time)</p>		Administrative procedures – Annual Report		
<p>IMPLEMENTATION-HE-1.11</p>	<p>Online Web-based Mapping. The City shall hire a GIS staff person to maintain a web-based map of available housing sites. The web-based map will be made accessible to the public on the City website. (Source: New Program, Implements HE 1.2)</p>		Done.		

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IMPLEMENTATION-HE-1.12	<p>Mixed-Use Development. The City will evaluate commercial parcels and structures as part of the update to the General Plan. The evaluation will include identifying parcels/lots that are most appropriate for mixed commercial and residential uses. (Source: Existing Program HE 4.1)</p>		Done. See General Plan		
IMPLEMENTATION-HE-1.13	<p>Zoning Plan Consistency with State Law. The City shall continually review the Zoning Plan to address changes in State law pertaining to the streamlining of housing production including accessory dwelling units, SB 35 streamlining, and allowability of mobile home parks, employee housing (consistent with Cal. Gov’t Codes §§ 17021.5 and 17021.6), and low barrier navigation centers. (Source: New)</p>		Integral component to CZO Update. Partially completed with adoption of IZO		
<p>GOAL HE-2 To promote the construction and maintenance of quality affordable housing projects for extremely low-, very low-, and low-income households. (Source: New)</p>					
POLICY-HE-2.1	<p>Federal and State Funding. The City shall continue to support applications for Federal and State funding programs to assist in the development of affordable housing. (Source: Existing Policy H-P-9, modified)</p>		No direct impact on drafting of CZO.		
POLICY-HE-2.2	<p>Homeownership. The City shall promote homeownership opportunities by providing support and available grant funds to lower-income first-time homebuyers. (Source: Existing Policy H-P-5, modified)</p>		No direct impact on drafting of CZO.		
POLICY-HE-2.3	<p>Development Distribution. The City shall encourage distribution of development of affordable housing throughout the city to avoid over concentration in a particular area, excluding areas lacking necessary infrastructure or services. (Source: New)</p>		CZO Update – zoning map and Adequate Public Facilities Ordinance.		
POLICY-HE-2.4	<p>Permit Processing Priority. The City shall give highest priority for permit processing to affordable housing projects. (Source: Existing Policy H-P-1)</p>	CHAPTER 17.81 - AFFORDABLE HOUSING	Administrative Procedures update.		

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POLICY-HE-2.5	<p>Proximity to services and facilities. The City shall encourage affordable multifamily residential developments to be located within walking distance of key services and facilities (e.g., public transit, childcare facilities, schools, parks, neighborhood shopping centers, and other amenities). (Source: Existing Policy HP-6, modified)</p>		CZO Update component – zoning map and Adequate Public Facilities Ordinance.		
IMPLEMENTATION-HE-2.1	<p>Development Standards. The City shall review bi-annually and amend land use regulations, development standards, permitting procedures, and fees as needed, and where feasible, remove impediments to and reduce the cost of affordable residential development. In addition, to comply with AB 2162, the City will amend the Zoning Plan to allow supportive housing as a permitted use in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. (Source: New)</p>		Integral component of CZO Update and Administrative Procedures update. Partially complete with adoption of IZO (Aug. 23)		
IMPLEMENTATION-HE-2.2	<p>Pursue State and Federal Funding. The City shall actively pursue appropriate Federal and State funding sources, including HOME, CDBG, Affordable Housing and Sustainable Communities (AHSC), and Cal-Home funds, to support the efforts of nonprofit and for-profit developers to meet new construction and rehabilitation needs of extremely low-, very low-, low-, and moderate-income households. The City shall periodically review available housing programs to identify additional funding sources. (Source: New)</p>		No direct impact on drafting of CZO.		
IMPLEMENTATION-HE-2.3	<p>Assisting Affordable Housing Developers. The City shall work with the Housing Authority to provide technical and/or financial assistance to affordable housing developers, such as site identification, site acquisition, and identification of subsidy sources including HOME and AHSC funds and CDBG monies. The City shall also make this information available on its website. (Source: New)</p>		No direct impact on drafting of CZO.		

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IMPLEMENTATION-HE-2.4	First-time Homebuyers. The City shall support workshops/educational classes on the benefits of homeownership and resources for first-time homebuyers. (Source: New)		No direct impact on drafting of CZO.		
GOAL HE-3					
To maintain and rehabilitate the existing housing stock to preserve community character and housing units affordable to a mix of income levels. (Source: Existing Goal HE-2, modified					
POLICY-HE-3.1	Neighborhood Revitalization. The City, within its financial capabilities, shall support the revitalization of older neighborhoods by keeping streets, sidewalks and other municipal systems in good repair and providing neighborhood improvements, such as street lighting, landscaping, and recreation amenities that contribute to stable, quality neighborhoods. (Source: Existing Policy H-P-20)		No direct impact on drafting of CZO.		
POLICY-HE-3.2	Mobile Home Upkeep. The City shall promote the upkeep of existing mobile home parks. (Source: Existing Policy H-P-23, modified)		No direct impact on drafting of CZO.		
POLICY-HE-3.3	Enforcement. The City shall continue code enforcement efforts. (Source: Existing Policy H-P-21)		No direct impact on drafting of CZO.		
POLICY-HE-3.4	Abatement. The City shall require the abatement of unsafe structures, giving property owners adequate opportunities to correct deficiencies. (Source: Existing Policy H-P-22, modified)		No direct impact on drafting of CZO.		
POLICY-HE-3.5	Encourage Private Investment. The City shall encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing. (Source: Existing Policy H-P-25)		No direct impact on drafting of CZO.		
POLICY-HE-3.6	Retain Affordable Housing. The City shall work with other agencies and non-profit organizations to prevent the conversion of subsidized, affordable housing to market-rate housing. (Source: New)		No direct impact on drafting of CZO.		

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IMPLEMENTATION-HE-3.1	<p>Housing Rehabilitation (Single-family). To conserve existing housing stock that currently needs substantial rehabilitation, including substandard homes initially built as Shasta Dam worker housing, the City will review the Housing Stock Inventory to assess potential rehabilitation needs, identify potential loan applicants, and initiate a program to serve those needs. This program can be operated in conjunction with the proposed energy efficiency program (HE 5.1) to maximize use of funds and accommodation of energy efficient measures lowering the overall operational costs for a home. (Source: Existing Program HE 2.1, modified)</p>		No direct impact on drafting of CZO.		
IMPLEMENTATION-HE-3.2	<p>Housing Rehabilitation (Multi-Family). The City will address the rehabilitation of multi-family units as a priority when applying for funding. (Source: Existing Program HE 2.2)</p>		No direct impact on drafting of CZO.		
IMPLEMENTATION-HE-3.3	<p>Foreclosure Impact Mitigation. The City shall communicate with banks in ownership of foreclosed homes to ensure the units are maintained, unoccupied until rented or sold, and do not become a fire hazard due to overgrown landscaping. The City shall partner with deed holders to inform the public about units available for sale or conversion to long-term rental housing.</p>		No direct impact on drafting of CZO.		
IMPLEMENTATION-HE-3.4	<p>Code Enforcement Procedures. The City shall amend Section 1.17.50 of the City Municipal Code to require administrative citations to include a list of potential resources available to property owners to correct violations. (New Program)</p>		No direct impact on drafting of CZO.		

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<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
<p>GOAL HE-4 To provide adequate infrastructure and services for residential development. (Source: Existing Goal HE-3, modified)</p>					
POLICY-HE-4.1	<p>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. (Source: Existing Policy H-P-26)</p>		No direct impact on drafting of CZO.		
POLICY-HE-4.2	<p>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. (Source: Existing Policy H-P28, modified).</p>		Adequate Public Facilities Ordinance		
POLICY-HE-4.3	<p>Infrastructure Funding. The City shall seek federal, state, and local grants to fund infrastructure improvements. (Source: Existing Policy H-P-10, modified).</p>		No direct impact on drafting of CZO.		
IMPLEMENTATION-HE-4.1	<p>Local, State, and Federal Funding for Infrastructure. The City will pursue funding for infrastructure that will support infill properties that can be used for residential development. (Existing Program HE 3.1, modified).</p>		No direct impact on drafting of CZO.		
<p>GOAL HE-5 To support energy efficiency improvements and appropriate weatherization for all new and existing housing units. (Source: Existing Goal HE-5, modified)</p>					
POLICY-HE-5.1	<p>New Construction Efficiency. The City shall require new construction to meet Title 24 energy conservation requirements. (Source: Existing Policy H-P-30, modified)</p>		Required per State Building Code. No direct impact on drafting of CZO.		

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POLICY-HE-5.2	<p>Conservation Programs & Measures. The City shall promote energy efficiency measures and energy conservation programs in accordance with applicable laws, including programs that support low-income households. (Source: Existing Policy H-P-31, modified)</p>		No direct impact on drafting of CZO.		
POLICY-HE-5.3	<p>Passive Solar. During the tentative map review process, the City shall encourage new subdivision lots to be oriented to allow for both passive and active solar design to minimize energy losses. (Source: New)</p>	Chapter 16.08 - TENTATIVE MAPS	Subdivision Design Standards - Requires Ordinance Amendment to Add		
IMPLEMENTATION-HE-5.1	<p>Energy Efficiency Calculations. The City shall require all new construction to demonstrate compliance with Title 24 mandates during the planning and design process using energy efficiency calculations approved by the State. (Source: New)</p>	Title 15.	Building Code Compliance required for new development.		
IMPLEMENTATION-HE-5.2	<p>Energy Efficiency. The City shall offer programs that comply with applicable laws that provide for weatherization and energy efficiency rebates for residential customers and support low-income households. (Source: Existing Program HE 5.1, modified)</p>	Building Code	No direct impact on drafting of CZO.		
IMPLEMENTATION-HE-5.3	<p>Green Building Incentives. The City shall encourage the implementation of the voluntary (Tier 2) provisions of the Green Building standards. The City will also provide information, on request, regarding green standards currently being applied. (Source: New Program, staff)</p>		No direct impact on drafting of CZO.		
IMPLEMENTATION-HE-5.4	<p>Community Solar. The City shall explore locations and projects for “community solar,” or utility-scale solar photovoltaic systems with supporting programs to directly serve the City’s end-users’ electricity needs with local renewable energy sources. (Source: New)</p>		No direct impact on drafting of CZO.		

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<p>GOAL HE-6 To provide a range of housing types and services for special needs groups. (Source: New)</p>					
POLICY-HE-6.1	Special Needs Populations. The City shall work with non-profit agencies, Shasta County, neighboring cities, and developers on regional approaches to providing housing and services to special needs populations, including the elderly, persons with physical and mental disabilities (including developmental disabilities), female-headed households, large families, farmworkers, extremely low-income households, and veterans. (Source: Existing Policy H-P-33, modified)		No direct impact on drafting of CZO.		
POLICY-HE-6.2)	Special Housing Needs. The City shall seek to accommodate housing and emergency shelter for residents with special housing needs through appropriate zoning standards and permit processes. (Source: Existing Policy H-P-32)	CHAPTER 17.81 - AFFORDABLE HOUSING Interim Zoning Ordinance	Integral to CZO Update including administrative procedures and comprehensive rezoning mapping. IZO includes modifications to support this, and this will be carried over into new ZO with use classification update. Will be covered in Chapter 17.43 “Standards for Specific Land Uses” or 17.## “Affordable Housing Standards”		
POLICY-HE-6.3	Homelessness. The City shall continue to support the Shasta County Housing Authority, Shasta County Continuum of Care, Good News Rescue Mission, and all other homeless service providers in their efforts to provide housing and services for homeless persons and persons in need of supportive housing. (Source: Existing Policy H-P-35, modified).		No direct impact on drafting of CZO.		
POLICY-HE-6.4	Housing Variety. The City shall encourage the development and rehabilitation of housing with a variety of unit sizes and number of bedrooms to address extremely low-income and large households’ needs. (Source: Existing Policy H-P-34, modified)		No direct impact on drafting of CZO.		
POLICY-HE-6.5	Transit Needs. The City shall encourage the development of new housing units designed for seniors and persons with disabilities to have readily accessible public transit and community services. (Source: Existing Policy H-P-37, modified).		No direct impact on drafting of CZO. Improvements in permitting timelines for affordable housing projects is a fundamental concept in preparation of the CZO		

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POLICY-HE-6.6	<p>Rental Assistance. The City shall support the continued use of rental assistance opportunities for extremely low-income households, including HUD Housing Choice Vouchers. (Source: Existing Policy H-P-8, modified)</p>		No direct impact on drafting of CZO.		
POLICY-HE-6.7	<p>Reasonable Accommodation. The City shall ensure equal access to housing by providing a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from land use, zoning, or building laws, rules, policies, practices, and/or procedures. (Source: New)</p>	Sec. 17.81.100 – Reasonable Accommodation	Done. No direct impact on drafting of CZO.		
IMPLEMENTATION-HE-6.1	<p>Reasonable Accommodation. The City shall continue to provide reasonable accommodation through a formal procedure by reviewing and approving requests for modifications to building or zoning requirements in order to ensure accommodation for persons with disabilities. Additionally, the City shall provide both printed information, and information on the City’s website regarding reasonable accommodations by January 2023. (Source: New)</p>	Sec. 17.81.100 – Reasonable Accommodation	Done. No direct impact on drafting of CZO. Additional information required on City website – confirm.		
IMPLEMENTATION-HE-6.2	<p>Assistance for Special Needs Populations. In order to assist in the housing needs for special needs populations, including the elderly, persons with physical and mental disabilities (including developmental disabilities), female-headed households, large families, farmworkers, extremely low-income households, and veterans, the City will engage with housing advocates, encourage housing providers to designate a portion of new affordable housing developments for special needs populations, and pursue funding sources designated for these groups. The City shall also partner with the Far Northern Regional Center to provide information and services to persons with development disabilities. (Source: New)</p>		No direct impact on drafting of CZO.		

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GOAL HE-7 To require safe and sanitary housing and quality living environment for all Shasta Lake residents regardless of age, religion, race, ethnicity, creed, sex, sexual orientation, marital status, ancestry, national origin, disability, economic level, and other arbitrary factors. (Source: Existing Goal HE-6, modified)				
POLICY-HE-7.1	Fair Housing. The City shall prioritize fair housing and require compliance with fair housing laws.4 (Source: New)	No direct impact on drafting of CZO.		
POLICY-HE-7.2	Discrimination. The City shall cooperate with community-based organizations that provide services or information to victims of housing discrimination, including but not limited to, Shasta County, the Shasta County Housing Authority, and Fair Housing Advocates of Northern California. (Source: New)	No direct impact on drafting of CZO.		
IMPLEMENTATION-HE-7.1	Section 8 Rental Assistance. The City shall be in regular contact with the Housing Authority in order to obtain data and information about the Section 8 programs. Information will be made readily available to individuals and affordable housing developers. (Source: Existing Program HE 6.2)	No direct impact on drafting of CZO.		
IMPLEMENTATION-HE-7.2	Equal Housing Opportunity. The City shall provide information obtained from the Housing Authority (including brochures, flyers, posters, and similar publications) in public locations, including City offices. In addition, the City shall have such information available on the City’s website and for distribution to interested parties who request it. Information shall be provided in languages other than English where appropriate. (Existing Program HE 6.3, modified)	No direct impact on drafting of CZO.		

<p>TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES</p> <p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>	<p>Ch. 17 Applicable Provisions (existing location reference only)</p>	<p>Recommended CZO provisions. (incl. location reference)</p>	<p>Modified (Y or N)</p>	<p>Done?</p>	
<p>IMPLEMENTATION-HE-7.3</p>	<p>Fair Housing. The City shall be a local contact point for fair housing complaints and will refer interested persons to the California Department of Fair Employment and Housing (DFEH) and the U.S. Department of Housing and Urban Development (for federally subsidized units) as complaints are received. The City will also display fair housing information at City offices and shall provide links on its website to these entities and their fair housing discrimination references, contacts, and compliance procedures. (Source: New)</p>		<p>No direct impact on drafting of CZO.</p>		
<p>IMPLEMENTATION-HE-7.4</p>	<p>Affirmatively Further Fair Housing. The City will coordinate with the Shasta County Housing Authority and/or Fair Housing Advocates of Northern California to develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. The City shall pursue funding to provide services through these partnerships including:</p> <ol style="list-style-type: none"> 1. Distributing educational materials to property owners, apartment managers, and tenants every two years. 2. Making public service announcements via different media (e.g., newspaper ads and public service announcements at local radio and television channels) at least two times a year. 3. Conducting public presentations with different community groups. 4. Responding to complaints of discrimination (e.g., in-taking, investigation of complaints, and resolution). 5. Referring services to appropriate agencies. 		<p>No direct impact on drafting of CZO.</p>		

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CIRCULATION ELEMENT POLICIES - Goals, Policies, and Implementation Actions				
GOAL CIR-1 Develop a transportation system that meets the needs of all segments of the community, including residents, businesses, visitors, and the region, through a “complete streets” approach to transportation planning. (Source: New)				
POLICY-CIR-1.1	Coordinate policies for land development and circulation. (Source: Existing Goal C-3)	Integral to CZO Update including administrative procedures and comprehensive rezoning. No separate action required.		
POLICY-CIR-1.2	Evaluate the feasibility of including “complete streets” considerations in the design of all street improvement projects, including but not limited to: - Water efficient, drought tolerant landscaping - Public transit improvements - Accessibility for disabled persons and Americans with Disabilities Act (ADA) compliance - Safety criteria, such as traffic calming measures and lighting - Sign and wayfinding design - Sidewalk installation - On- and off-street parking management - Bicycle routes, facilities, and signage (Source: New)	16.08.100 - Dedication of land. 16.08.130 - Grounds for disapproval. Current 17.84.005 - Design and architectural objectives. B. Site Design Objectives #4: <i>Sites shall incorporate transit-compatible designs where appropriate. Transit compatibility means designs that are pedestrian oriented, provide safe and convenient access to transit facilities, and foster efficient transit service.</i> 1. Address in General Development Standards of Division 4, Chapter 17.40 “Development and Site Regulations” and/or Chapter 17.43 “Standards for Specific Land Uses.”		

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POLICY-CIR-1.3	Encourage practical parking solutions to serve community needs while avoiding excessive amounts of surface parking that disrupt the urban fabric of the city. Explore alternatives that reduce parking footprints, including decreasing or removing parking minimums, adding more public parking, and expansion or modification of on-street parking. (Source: New)	<p>Integral to CZO Update. Requires Chapter 17.86 - OFF-STREET PARKING AND LOADING REGULATIONS amendment and update. New Chapter 17.41 “Off-Street Parking and Loading” of Division 4 “Regulations Applying in All Districts” See discussion in the Land Use Element Policy Review.</p> <p>The Parking Reform Network (PRN)—a non-profit organization dedicated to educating the public about the impact of parking policy—has worked alongside Strong Towns to capture details in the parking zoning codes of over 200 cities across North America relative to reduced parking standards.</p> <p>For example, a zoning code commonly includes provisions to eliminate minimums in a central business district for all land uses, another provision to eliminate requirements for just commercial land uses along a specific corridor, another provision to be eligible to reduce residential requirements in another area, another provision to reduce a percentage of parking requirements if additional bicycle parking is included on site, another provision about maximums along pedestrian-oriented or transit-oriented land uses... While these provisions are an important step to accomplish parking reform, high levels of intricacy can create confusion for incoming developments, making it more technically challenging for staff to make adjustments.</p> <p>A New Way to Look at Minimum Parking Requirements (strongtowns.org)</p> <p>Parking maximums (a required cap on the total number of parking spaces constructed) have been a polarizing reform strategy in recent years due to concerns surrounding developer push-back and vehicle access limitations. But with 45 code entries—many being in communities with under 50,000 people—they seem to be less controversial than anticipated. Mandated minimum parking requirements are anti-competitive. They disproportionately impact small businesses and startups, forcing them to spend money in ways that may advantage their corporate competitors.</p> <p>Parking standards themselves are largely arbitrary. As UCLA professor Donald Shoup demonstrates in his book, <i>The High Cost of Free Parking</i>, parking standards may look highly technical, but the numbers and ratios presented are not derived from anything scientific. From a design standpoint, parking spaces are a non-place. Parking lots impair walkability. They may make a place easier for drivers to arrive at but at the cost of making that place less desirable to be in.</p> <p>A community of increasing prosperity views existing parking as transitional, something to be phased out as the land becomes too valuable to justify using it as vehicle storage. Professor Shoup recommends three steps for managing existing parking:</p> <ol style="list-style-type: none"> 1. Charge the right price for public parking. 2. Put the revenues from parking into a district or fund that supports value-added projects in the neighborhood where the fees are collected. 3. Eliminate minimum off-street parking requirements. <p>Parking revenues should not be used to support the general fund. Local governments should also not lose money providing parking. When developing a strategy for parking in a business district, focus on multiple strategies that increase the number of patrons instead of merely counting available parking spaces. Burlington, Vermont; Nashville, Tennessee; and Cambridge, Massachusetts—all of which are taking big steps to eliminate parking minimums. And in some cases, the cities are even looking at establishing parking maximums</p>		
POLICY-CIR-1.4	Monitor, maintain, and improve, as necessary, the operation, safety, and performance of the street system, including roadway surfaces, capacity, and traffic calming. (Source: New)	No direct impact on CZO Update.		

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POLICY-CIR-1.5	Strive to attain a Level of Service (LOS) “C” and VMT reduction, so that potential congestion is minimized, VMT targets are met, and active transportation needs are addressed. (Source: Existing Policy C-a, modified)		Add provisions relative to Adequate Public Facilities (and CEQA Process Ordinance) per state law. Integral to General Plan implementation including CZO Update including comprehensive rezone mapping, and amendment of subdivision ordinances.		
POLICY-CIR-1.6	Improve unpaved roads, driveways, pedestrian and bicycle paths, and parking areas as appropriate and with consideration of reducing impervious surfaces. (Source: Existing Policy C-b, modified).	Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS	Integral to subdivision standards and design requirements. Establish paving requirement for driveway approaches of minimum dimension (first 50feet’ or current City standards) in all districts and require paved driveways for all new development proposals in all Districts except RR Districts.		
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. (New)	Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS	Integral to CZO Update including administrative procedures and comprehensive rezoning mapping. Allow neighborhood serving commercial uses in all UR Districts - if use is separated from commercial district boundary by at least 1,000 feet.		
POLICY-CIR-1.8	Promote greater linkages between land uses and transit, as well as non-vehicular modes of transportation to reduce vehicular trip related emissions. (Source: Existing Policy C-h, modified).	Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS	Subdivision and Zoning Ordinance Design Requirements. Integral to subdivision standards and other development/design requirements. Possible inclusion in new Chapter 17.40 – Development and Site Regulations – All Uses, to provide pedestrian links between development – 1) street adjacent sidewalks and 2) internal pedestrian and vehicle links in commercial and mixed uses districts when development size exceeds a specified minimum size; and/or commercial development abuts residential development or residentially zoned property in a manner that reasonably permits such access to be included.		
POLICY-CIR-1.9	Take into account the specific needs of the population when designing roadways, including bicycle and pedestrian access, transit and drop-off needs, and safety CITY OF SHASTA LAKE GENERAL PLAN 4-27 around crosswalks, intersections, and roundabouts. (Source: Existing Policy C-a, modified)	Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS	Subdivision and Zoning Ordinance Design Requirements. Integral to subdivision standards and design requirements. Possible inclusion in the updates to Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS (new Chapter 17.40 – Development and Site Regulations – All Uses)		
POLICY-CIR-1.10	Improve air quality from transportation sources to protect human and environmental health and minimize impacts on sensitive populations by routing heavy truck traffic away from residential zones and promoting safety at rail crossings. (Source: New)		Establish designated truck routes. SEE: SLMC 10.44.030 - Truck routes. <i>The council may, by resolution, designate certain routes over certain streets to be truck routes for movement of vehicles exceeding a gross maximum weight of three tons. When any such street or portions thereof are designated as a truck route, the traffic and safety engineer shall cause appropriate signs to be placed alongside the route.</i>		
POLICY-CIR-1.11	Plan for convenient and accessible parking facilities for persons with disabilities, consistent with Americans with Disabilities Act (ADA) requirements. (Source: Existing Policy C-b, modified)		New Chapter 17.41 “Off-Street Parking and Loading” of Division 4 “Regulations Applying in All Districts”. Note requirement for ADA compliance.		

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POLICY-CIR-1.12	Protect natural features, to the degree feasible, when maintaining and expanding the City’s circulation system. (Source: Existing Policy C-j)	<p>Chapter 17.16 - OPEN SPACE (OS) DISTRICT</p> <p>Chapter 15.08 - GRADING, EROSION CONTROL AND HILLSIDE DEVELOPMENT</p>	See Land Use Section of this Code Diagnostic. No direct impact on CZO		
IMPLEMENTATION-CIR-1.1	Program improvements to the transportation system based on demonstrated needs according to the collection of data on physical conditions, traffic volumes, and safety reports, for both active and vehicular transportation. Incorporate into a Capital Improvement Plan (CIP). (Source: Existing Implementation C-(1), modified)		Require review as part of environmental clearance per new CEQA implementation ordinance.		
IMPLEMENTATION-CIR-1.2	Develop and adopt street standards that provide flexibility in design, especially in residential neighborhoods. Revise right-of-way and pavement standards to reflect adjacent land uses and anticipated traffic and permit reduced right-of-way dimensions where necessary to maintain neighborhood character. (Source: Existing Implementation C-(7), modified)		No direct impact on CZO. City Engineering and Public Works responsibility. Provide allowance for reduced street sections through appropriate discretionary processes in Subdivision Ordinance, PD District, and new Division 4 “Regulations Applying in All Districts.”		
IMPLEMENTATION-CIR-1.3	Consider available data provided by outside agencies when developing transportation system improvements. (Source: New)		No direct impact on CZO.		

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<p>GOAL CIR-2 Increase options and services for walking and bicycling while improving safety for all modes of transportation. (Source: Existing Objective C-2, modified)</p>					
POLICY-CIR-2.1	Monitor, maintain, and improve, as necessary, the operation, safety, and performance of the street system, including roadway surfaces, capacity, and traffic calming. Strive to attain a Level of Service (LOS) “C” and VMT reduction to the maximum degree feasible to minimize potential congestion and increase safety on streets and at intersections. (Source: Existing Policy C-a, modified)		No direct impact on CZO. CEQA review process and mitigation requirements must be considered in the review of new development projects. Will require explicit adoption of thresholds and LOS standards. Also see APFO discussion in Land Use Section.		
POLICY-CIR-2.2	Provide access to public facilities, schools, parks, and shopping areas. (Source: Existing Policy C-c, modified)		Subdivision and Zoning Ordinance Design Requirements. Integral to subdivision standards and general development design requirements. Possible inclusion in the updates to Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS (new Chapter 17.40 – Development and Site Regulations – All Uses)		
POLICY-CIR-2.3	Design intersections and public rights-of-way to include accessible, safe access for all users. (Source: New)	Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS	17.84.040. Landscaping: F. Sight Distance. <i>In order to provide safe sight distance at driveways and street intersections, all plant material within a thirty (30) foot triangle at the intersection of streets, and a fifteen (15) foot triangle at the intersection of driveways and streets, shall be no more than two feet in height above the curb level, except for trees which are trimmed so that no branches extend lower than six feet above curb level.</i>		
POLICY-CIR-2.4	Design sidewalks and pedestrian paths to provide sufficient space from vehicular traffic and adequate sight lines between adjoining developments to ensure safety and security, as practicable. (Source: New)	Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS	<p>Update to development and design standards will address.</p> <p>17.84.040. Landscaping: F. Sight Distance. <i>To provide safe sight distance at driveways and street intersections, all plant material within a thirty (30) foot triangle at the intersection of streets, and a fifteen (15) foot triangle at the intersection of driveways and streets, shall be no more than two feet in height above the curb level, except for trees which are trimmed so that no branches extend lower than six feet above curb level.</i></p> <p>17.84.010.B.4: Sites shall incorporate transit-compatible designs where appropriate. Transit compatibility means designs that are pedestrian oriented, provide safe and convenient access to transit facilities, and foster efficient transit service.</p> <p>17.84.010. B. 5: Where appropriate, site plans shall be designed to provide vehicle and pedestrian connections with adjacent sites.</p> <p>17.84.010.B 3: Sites should be designed to avoid the appearance of domination by automobiles. Positive methods to achieve this concept include: c. Providing well-defined pedestrian walkways through parking areas and from public sidewalks into the site. Well-defined walkways use pavers, changes in color, texture and composition of paving materials and vertical plantings such as trees and shrubs. The minimum width of walkways shall be five feet.</p>		
POLICY-CIR-2.5	Continuously evaluate the operation of the City's transportation system to manage the speed of travel, manage queues at intersections, and develop improvements to increase safety of all transportation services. (Source: New)		No direct impact on CZO. CEQA review process and mitigation requirements must be considered in the review of new development projects, and approvals must reflect consideration of this issue.		

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POLICY-CIR-2.6	Coordinate with the Shasta County Sheriff to enforce traffic regulations with particular attention given to sensitive uses such as schools, senior centers, hospitals, community service facilities, and parks. (Source: New)		No direct impact on CZO. Designate truck routes in City Per 10.44.030 The council may, by resolution, designate certain routes over certain streets to be truck routes for movement of vehicles exceeding a gross maximum weight of three tons. When any such street or portions thereof are designated as a truck route, the traffic and safety engineer shall cause appropriate signs to be placed alongside the route.		
POLICY-CIR-2.7	Limit the intrusion of commercial truck traffic on City streets, especially in residential neighborhoods, by directing truck traffic to the City’s designated truck routes. (Source: New)	10.44.030 - Truck routes.	No direct impact on CZO. Designate truck routes in City		
IMPLEMENTATION-CIR-2.1	Continue a data collection program for the transportation system, to include a physical inventory, condition of surfacing, maintenance needs, traffic volumes, and accident reports. Update the program at least every five years. (Source: Existing Implementation C-(1), modified)	Chapter 12.12 - VEHICLE CONGESTION MANAGEMENT PROGRAM	No direct impact on CZO.		
IMPLEMENTATION-CIR-2.2	Respond quickly to correct traffic signal breakdowns and sign damages and losses. (Source: Existing Implementation C-(4))		No direct impact on CZO.		
IMPLEMENTATION-CIR-2.3	Review high frequency accident locations and develop specific mitigation measures or improvements. (Source: Existing Implementation C-(5))		No direct impact on CZO. CEQA review process and mitigation requirements must be considered in the review of new development projects, and approvals must reflect consideration of this issue.		
GOAL CIR-3					
Promote alternative travel modes, including transit, pedestrian, and bicycle circulation systems to improve access and public health. (Source: Existing Objective C-2, modified)					
POLICY-CIR-3.1	Coordinate transportation planning and implementation with regional and local plans. (Source: Existing Policy C-i)	Chapter 12.12 - VEHICLE CONGESTION MANAGEMENT PROGRAM	No direct impact on CZO. Part of project review processes and CEQA evaluations. Possible inclusion in the updates to Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS (new Chapter 17.40 – Development and Site Regulations – All Uses)		
NOTE: Correlation with Land Use Element language.					
“As emphasized in the Land Use Element, connections between residential neighborhoods and commercial and industrial areas need to serve the transportation needs of residents and businesses alike. Pedestrian and bicycle routes in the Circulation Element will connect the City’s parks and schools with residential areas identified in the Land Use Element. Moreover, truck routes should be directed away from sensitive areas and designated instead to serve areas designed for commercial and industrial uses in the Land Use Element. “(pg. 4.7)					

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES		Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
LICY-CIR-3.2	Plan for transportation modes and strategies that ensure good air quality, reduce greenhouse gas emissions, and reduce the need to devote additional lands to transportation uses. (Source: New)	Chapter 12.12 - VEHICLE CONGESTION MANAGEMENT PROGRAM	Fundamental principle in development of GP and by extension CZO. Part of project review processes and CEQA evaluations. Subdivision and Zoning Ordinance Design Requirements. Integral to subdivision standards and design requirements. Possible inclusion in the updates to Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS (new Chapter 17.40 – Development and Site Regulations – All Uses)		
POLICY-CIR-3.3	Encourage the development and expansion of local and regional public transit systems. Request improvements in transit service. (Source: Existing Policy C-e, modified)		No direct impact on CZO. Part of project review processes and CEQA evaluations		
POLICY-CIR-3.4	Require sidewalks or an appropriate alternative in all new public and private developments. (Source: Existing Implementation C-19).	Chapter 16.16 - IMPROVEMENTS	No direct impact on CZO. Part of standard project review processes and CEQA evaluations		
POLICY-CIR-3.5	Continue to develop a system of bicycle and pedestrian transportation, both on and off-street. (Source: Existing Policy C-f)		No direct impact on CZO. Part of project review processes and CEQA evaluations. Subdivision and Zoning Ordinance Design Requirements. Integral to subdivision standards and design requirements. Possible inclusion in the updates to Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS (new Chapter 17.40 – Development and Site Regulations – All Uses)		
POLICY-CIR-3.6	Encourage local transportation agencies to make public transit more comfortable and convenient, especially for underserved populations. (Source: New)		No direct impact on CZO.		
POLICY-CIR-3.7	Review proposed designs for large traffic-generating uses with transit service in mind, and, where feasible, require streets to be improved to provide bus loading and unloading without disruption of through-traffic. (Source: New)		Subdivision and Zoning Ordinance Design Requirements. Part of project review processes and CEQA evaluations. Integral to subdivision standards and design review requirements. Possible inclusion in the updates to Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS (new Chapter 17.40 – Development and Site Regulations – All Uses)		
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)		Part of project review processes and CEQA evaluations, requirement can be captured as part of updated/new Subdivision Design standards. May require modification of existing street standards.		
POLICY-CIR-3.9	Expand and maintain a safe and comprehensive bicycle system that connects the City’s neighborhoods to public facilities, services, and recreational opportunities within the City. (Source: New)	Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS	Part of project review processes and CEQA evaluations, requirement can be captured as part of updated/new Subdivision Design standards. Possible inclusion in the updates to Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS (new Chapter 17.40 – Development and Site Regulations – All Uses)		

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POLICY-CIR-3.10	Encourage bicycle parking and related facilities in new employment-generating development and multi-family housing to facilitate multi-modal commute choices. (Source: New)	Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS	Part of project review processes and CEQA evaluations, requirement can be captured as part of updated/new Subdivision Design standards and General Development Standards update.		
POLICY-CIR-3.11	Promote street trees in urbanized areas, especially along major thoroughfares such as Shasta Dam Boulevard and around active transportation infrastructure. (Source: New)	17.84.040 Landscaping.	Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS amendments and commercial design requirements. (new Chapter 17.40 – Development and Site Regulations – All Uses)		
IMPLEMENTATION-CIR-3.1	Where feasible and appropriate, enhance pedestrian and bicycle circulation and planning, including enhancing the urban canopy with street trees, in coordination with the GoShasta Plan. (Source: New)	Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS	Fundamental principle in development of GP and by extension CZO. Part of project review processes and CEQA evaluations, requirement can be captured as part of updated/new Subdivision Design standards and General Development Standards update. Possible inclusion in the updates to Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS (new Chapter 17.40 – Development and Site Regulations – All Uses). City should consider designation of specific routes to apply this requirement to.		
IMPLEMENTATION-CIR-3.2	Increase walking and bicycling to local destinations and regional transportation services by developing wayfinding signage for pedestrians and bicyclists. (Source: New)	Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS	No direct impact to CZO Update.		
IMPLEMENTATION-CIR-3.3	Develop measures to reduce conflict areas for bicyclists through methods such as brightly colored paint or a one-foot buffer strip along bicycle routes, focusing on problem areas like right turn lanes and driveways. (Source: New)	Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS	No direct impact to CZO Update.		
IMPLEMENTATION-CIR-3.4	Consider applicable strategies prepared by outside agencies when developing transportation plans within the City. (Source: New)	Chapter 10.08 - TRAFFIC ADMINISTRATION	No direct impact to CZO Update.		
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)	Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS	Part of project review processes and CEQA evaluations, requirement can be specifically captured as part of updated/new Subdivision Design standards and General Development Standards update. (new Chapter 17.40 – Development and Site Regulations – All Uses)		
IMPLEMENTATION-CIR-3.6	Implement bicycle safety programs and cooperate with other agencies in the enforcement of bicycle safety. (Source: New)	Chapter 10.08 - TRAFFIC ADMINISTRATION 17.84.005 - Design and architectural objectives.	No direct impact to CZO Update. Fundamental principle in development of GP and by extension CZO. Part of project review processes and CEQA evaluations. 17.84.B. 4. Sites shall incorporate transit-compatible designs where appropriate. Transit compatibility means designs that are pedestrian oriented, provide safe and convenient access to transit facilities, and foster efficient transit service.		

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GOAL CIR-4					
Maintain economic health and viability while making improvements to public facilities, utilities infrastructure, and transportation infrastructure, consistent with the General Plan. (Source: New)					
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. (Source: Existing Implementation C-(8) and PF-(8), modified)	Chapter 13.08 - DEVELOPMENT IMPACT AND SERVICE FEES AND CHARGES¹	Add Adequate Public Facilities Ordinance (See COR example zoning ordinance Chapter 18.22 - ADEQUATE PUBLIC FACILITIES) Current practice and process address this adequately through establishment and application of City Impact Fee Programs, and requirements for assessment districts for residential development. These requirements will be explicitly identified and required via APFO. LOS trigger standards should be included in the ordinance to ensure that application is not arbitrary.		
POLICY CIR-4.2	Development shall mitigate any adverse impacts of a proposed development project on the existing street system. (Source: Existing Implementation C-(14), modified)	Chapter 13.08 - DEVELOPMENT IMPACT AND SERVICE FEES AND CHARGES¹ Title 10 - VEHICLES AND TRAFFIC	Adequate Public Facilities Ordinance recommended (See COR example zoning ordinance Chapter 18.22 - ADEQUATE PUBLIC FACILITIES) Part of project review processes and CEQA evaluations, requirement can be captured as part of updated/new Subdivision Design standards and General Development Standards update.		
POLICY CIR-4.3	Emphasize transportation projects and programs that will contribute to a reduction in vehicles miles traveled per capita while maintaining economic vitality and sustainability. (Source: Existing Policy C-h, modified)	Chapter 12.12 - VEHICLE CONGESTION MANAGEMENT PROGRAM	Part of project review processes and CEQA evaluations, requirement can be captured as part of updated/new Subdivision Design standards and General Development Standards update.		
POLICY CIR-4.4	Coordinate transportation planning and implementation with state, regional, and local plans. (Source: Existing Implementation C-(i), modified)	Chapter 12.12 - VEHICLE CONGESTION MANAGEMENT PROGRAM Chapter 10.08 - TRAFFIC ADMINISTRATION	Fundamental principle in development of GP and by extension CZO. Part of project review processes and CEQA evaluations		
POLICY CIR-4.5	Promote efficient expansion of broadband infrastructure to provide high-speed broadband internet service. (Source: New)		No direct impact to CZO Update.		

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IMPLEMENTATION-CIR-4.1	Consider a comprehensive funding program for proposed bicycle and pedestrian system improvements. (Source: Existing Implementation C-(21), modified)	13.08.070 - Transportation system impact fees.	No direct impact to CZO Update.		
IMPLEMENTATION-CIR-4.2	Update the Traffic Impact Fee Study. The fees should be reviewed or updated at least every three years. (Source: Existing Implementation C-(8), modified)	13.08.070 - Transportation system impact fees.	No direct impact to CZO Update.		
IMPLEMENTATION-CIR-4.3	Generate a database of upcoming public infrastructure projects (i.e., water, sewer, roads, paving, etc.) in public rights-of-way, including location, routes, and estimated timelines, and coordinate infrastructure improvement whenever possible. (Source: New)		No direct impact to CZO Update.		
IMPLEMENTATION-CIR-4.4	<p>The City will require development projects to construct all needed on- and off-site street improvements at the time of property development. When completion of improvements is determined infeasible, improvements may be deferred upon establishment of a Deferred Improvement Plan or other mechanism which identifies the improvements and costs, funding sources, and the responsible party.</p> <p>The City will also assess impact fees on new development that are sufficient to cover the fair share costs of mitigating growth impacts on the citywide transportation system. Exceptions may be granted when new development generates significant public benefits (e.g., low-income housing and primary wage-earner employment), and alternative sources of funding for the improvements can be obtained to offset any foregone revenues. (Source: Existing Implementation C-11, modified)</p>	Title 13 - PUBLIC SERVICES, Chapter 13.08 Impact Fees	Adequate Public Facilities Ordinance recommended (See COR example zoning ordinance for example Chapter 18.22 - ADEQUATE PUBLIC FACILITIES)		
CONSERVATION ELEMENT - Goals, Policies, and Implementation Actions					
GOAL CON-1					
Protect and conserve water resources and improve and maintain water quality. (Source: Existing Objective W-1, modified)					

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POLICY-CON-1.1	Protect and improve the quality of surface water. (Source: New)	Chapter 13.36 - STORM WATER QUALITY MANAGEMENT	Fundamental principle in development of GP and by extension CZO. Part of project review processes and CEQA evaluations and GP FEIR mitigation requirements. Adoption of LID standards as a requirement for new development would make this an explicit requirement.		
POLICY-CON-1.2	Protect existing wetlands to the greatest extent possible, consistent with achieving the vision expressed in the General Plan. (Source: New)	Chapter 17.16 - OPEN SPACE (OS) DISTRICT Chapter 17.14 - HABITAT PROTECTION (HP) DISTRICT	Fundamental principle in development of GP and by extension CZO. Part of project review processes and CEQA evaluations and through application of GP FEIR mitigation requirements.		
POLICY-CON-1.3	Maintain and improve current conveyance capacity for both natural and constructed drainages. (Source: New)	Chapter 13.36 - STORM WATER QUALITY MANAGEMENT	Part of current project review processes and CEQA evaluations, and through application of GP FEIR mitigation requirements.		
POLICY-CON-1.4	Minimize the alteration of creek courses and bottoms. (Source: New)	Chapter 15.08 - GRADING, EROSION CONTROL AND HILLSIDE DEVELOPMENT	Fundamental principle in development of GP and by extension CZO. Part of project review processes and CEQA evaluations and GP FEIR mitigation requirements. Possible addition of the following language to ZO. (NEW) 17.49.### - Creek corridor protection. (Applicable to mapped creeks only) <i>A. Every person owning property through which a watercourse passes, or such person's lessee, shall keep and maintain that part of the watercourse or creek within the property free of trash, debris, construction materials, and other obstacles that would pollute or contaminate the watercourse.</i> <i>B. In addition, the owner or lessee shall maintain existing privately owned structures within or adjacent to a watercourse, so that such structures will not become a hazard to the use, function, or physical integrity of the watercourse.</i> <i>C. The property owner or lessee shall not remove healthy bank vegetation beyond routine maintenance, nor remove said vegetation in such a manner as to increase the vulnerability of the watercourse to erosion.</i> <i>D. The property owner shall be responsible for maintaining and stabilizing that portion of the watercourse that is within their property lines in order to protect it against erosion and degradation originating or contributed from their property.</i> <i>E. Required regulatory agencies' permits shall be obtained as required prior to work within those areas under the jurisdiction of those agencies.</i>		

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POLICY-CON-1.5	Integrate stormwater management techniques and low impact development best practices to minimize runoff. Encourage water conservation efforts by residents, businesses, and industry. (Source: New)	<p>Chapter 13.36 - STORM WATER QUALITY MANAGEMENT</p> <p>Chapter 15.08 - GRADING, EROSION CONTROL AND HILLSIDE DEVELOPMENT</p>	<p>Fundamental principle in development of GP and by extension CZO. Part of project review processes and CEQA evaluations and GP FEIR mitigation requirements.</p> <ul style="list-style-type: none"> To be integrated into update of Standards Applying in All Districts chapter. 17.49.## - Authorization to adopt and impose best management practices 17.49.## - New development and redevelopment <ul style="list-style-type: none"> A. <i>The responsible official shall ensure that development complies with measures and BMP performance standards, including but not limited to, those outlined in Section E.12 of the municipal general discharge permit. The requirements for new development or redevelopment may include but are not limited to application of performance standards, operational BMPs site design measures, low impact development design standards, and hydromodification measures. The requirements may include associated maintenance programs and city access agreements.</i> 		
POLICY-CON-1.6	Require new development annexed to the City be connected to the City's wastewater collection system whenever possible. (Source: Existing Policy W-2, modified)	Chapter 13.16 - SEWER SERVICE SYSTEM	<p>Inclusion in CZO required for “prezoning” of projects prior to annexation. Part of project review processes and CEQA evaluations and GP FEIR mitigation requirements when developing annexation application for review by LAFCO.</p> <p>New Division 2, Chapter 17.19 “Prezoning”</p>		
IMPLEMENTATION-CON-1.1	Continue enforcement of illegal discharges into Stillwater and Churn Creeks. (Source: New)	Chapter 13.36 - STORM WATER QUALITY MANAGEMENT	<p>13.36.240 - Authority to inspect.</p> <p>13.36.300 - Enforcement of the storm water quality management ordinance.</p> <p><i>Any discharger found to be in violation of any of the requirements set forth in this chapter is guilty of an infraction and subject to penalty per SLMC Section 1.16.010. The responsible official will provide written notification of violations and meet with owners of property or their representatives on the site to discuss the exact location and nature of the observed violations.</i></p>		
IMPLEMENTATION-CON-1.2	Continue to educate the community about septic systems and water quality contamination problems with failure. (Source: New)	<p>Chapter 8.02 - HEALTH AND SANITATION VIOLATIONS</p> <p>8.10.040 - Sewage disposal.</p>	No direct impact to CZO Update.		
IMPLEMENTATION-CON-1.3	Continue to educate the community about water conservation. (Source: New)	Chapter 15.10 - Water Efficient Landscaping	No direct impact to CZO Update.		
IMPLEMENTATION-CON-1.4	Design and monitor irrigation systems in medians and other common areas to maximize efficiency and reduce runoff. (Source: New)	Chapter 15.10 - Water Efficient Landscaping	No direct impact to CZO Update.		
IMPLEMENTATION-CON-1.5	Upgrade aging infrastructure to reduce leakage and eliminate pollutant sources from degraded pipelines and evaluate the costs and benefits of upgrading existing capacities. (Source: New)		No direct impact to CZO Update. Implemented through establishment of City CIP.		

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IMPLEMENTATION-CON-1.6	Maintain an inventory of known sources of groundwater and soil contamination, including underground storage tanks, landfills, septic tanks, and industrial uses. Coordinate monitoring efforts for groundwater quality and support regional water quality efforts to eliminate groundwater and soil contamination. (Source: Existing Implementation W-3, modified)		No direct impact to CZO Update. Public Works Department		
<p>GOAL CON-2 Continue regional relationships that ensure a flexible and sustainable water supply (Source: Existing Objective W-2)</p>					
POLICY-CON-2.1	Continue to work with regional water authorities, including the Central Valley Regional Water Quality Control Board and Shasta County Environmental Health Department, to implement land use controls for the protection of water quality. (Source: Existing Implementation. W-1, modified)		No direct impact to CZO Update. Fundamental principle in development of GP. Part of project review processes and CEQA evaluations and GP FEIR mitigation requirements.		
POLICY-CON-2.2	Coordinate with regional water authorities to ensure that applicable requirements are included in new development projects and City ordinances. (Source: New)		Fundamental principle in project review and development of GP and by extension CZO. Part of project review processes and CEQA evaluations and GP FEIR mitigation requirements.		
POLICY-CON-2.3	Work with regional stakeholders to protect and restore watershed viability and protect the health of wildlife and natural habitat in an integrated watershed management approach that aligns with regional, state, and federal policies that may apply. (Source: New)		Fundamental principle in development of GP and by extension CZO. Part of project review processes and CEQA evaluations and GP FEIR mitigation requirements.		

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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)					
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)	Chapter 15.08 - GRADING, EROSION CONTROL AND HILLSIDE DEVELOPMENT Chapter 15.10 - Water Efficient Landscaping Title 16 - SUBDIVISIONS Chapter 17.12 - MINERAL RESOURCE (MR) DISTRICT Chapter 17.14 - HABITAT PROTECTION (HP) DISTRICT Chapter 17.16 - OPEN SPACE (OS) DISTRICT	Fundamental principle in development of GP and by extension drafting of CZO update regulations including design standards. Part of project review processes and CEQA evaluations and GP FEIR mitigation requirements. CZO Draft Provisions will be reflected in New Open Space and/or Natural Resources Districts (CZO Chapter 17.35), Creek Corridor (17.49) Design Review Overlay (17.56) and other Chapters/Sections.		
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. 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)		Fundamental principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. CZO Draft Provisions will be reflected in new CEQA implementation– Environmental Clearance (Chapter 17.24); Open Space and/or Natural Resources Districts (CZO Chapter 17.35), Creek Corridor (17.49) Design Review Overlay (17.56); and other Chapters/Sections.		

<p>POLICY-CON-3.3</p>	<p>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).</p>	<p>15.08.210 - Design criteria for all projects.</p> <p>Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS</p> <p>13.36.220 - Watercourse protection.</p>	<p>Fundamental principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements.</p> <p>May include development of creek corridor development standards either in new ordinance or as part of an “Environmental Sensitive Lands Overlay Zone.” See COR Chapter 18.48 River/Creek Corridor Development standards for example. EXAMPLE:</p> <p>17.##.## General Development Standards for Creek Corridors</p> <p>PURPOSE: River and creek corridor habitats support a great diversity of plants and animals, recharge aquifers, and filter some pollutants. These corridors are valuable as open-space areas and are of recreational and scenic interest. The purpose of this chapter is to provide adequate buffer areas between creek corridors and adjacent development to protect this environmentally important community resource as a natural, scenic, and recreational amenity.</p> <p>APPLICABILITY: The provisions of this chapter apply to any property adjoining or including any of the waterways identified for protection in the General Plan. These waterways and their corresponding average buffer widths (setbacks) are shown in Schedule 17.##.###-A.</p> <p>The following requirements pertain to all new developments along the waterways identified in Schedule 17.##.###-A, and/or as mapped in the geographic information system of the City, except as may be specifically provided in Section 17.##.###.</p> <p>A. Setbacks, easements, or dedications are required for the stream corridor and buffer areas as follows:</p> <ol style="list-style-type: none"> 1. Ministerial projects (building permit; zoning clearance): development setbacks only. At the request of the property owner, the City may require establishment of an easement or accept an offer of dedication and fee title to the buffer area. 2. Discretionary land use entitlements (site development permits; use permits): dedicated as an open-space easement. 3. Subdivision maps: dedicated as an open-space easement. <table border="1" data-bbox="1215 989 2573 1251"> <thead> <tr> <th>Creek</th> <th>Average Corridor Setback</th> </tr> </thead> <tbody> <tr> <td>Churn Creek</td> <td>50 feet riparian; 100 feet top of bank</td> </tr> <tr> <td>Salt Creek</td> <td>25 feet riparian; 50 feet top of bank</td> </tr> <tr> <td>Moody Creek</td> <td>25 feet riparian; 50 feet top of bank</td> </tr> <tr> <td>Nelson Creek</td> <td>25 feet riparian; 50 feet top of bank</td> </tr> <tr> <td>Rancheria Creek</td> <td>25 feet riparian; 50 feet top of bank</td> </tr> <tr> <td>New Town Creek</td> <td>25 feet riparian; 50 feet top of bank</td> </tr> <tr> <td>Unnamed Creek (All)</td> <td>25 feet riparian; 50 feet top of bank</td> </tr> </tbody> </table> <p>B. The average buffer widths depicted in Schedule 18.20.020-A may be increased by the approving authority if necessary to protect environmental resources as determined through the project environmental impact determination process.</p> <p>C. Where Chapter 17.##, "FP" Floodplain Overlay District, requires greater setbacks or dedications than shown in Schedule 17.##-A, the greater setbacks or dedications shall prevail.</p> <p>D. No structure, parking access, parking space, paved area, fence, swimming pool, structure, or other improvements shall be constructed within a buffer area except the installation of approved public facility infrastructure.</p> <p>E. It is intended that buffer areas be maintained in a natural state and not be landscaped. Removal of vegetation as may be required by the Fire Marshal or by authorized public improvements is acceptable subject to review of environmental impacts and identification of any necessary mitigation measures.</p> <p>F. Where construction of drainage devices and improvements is required within setback areas, such improvements shall be naturalized through the use of river rock, earth-tone concrete and/or native plant materials.</p> <p>G. Existing Parcels. The Director or—in the case of use permits—the planning commission, may reduce the buffer area required by this Section for nonexempt parcels created prior to adoption of this code.</p> <p>Exceptions. The Director finds that significant alteration of naturally occurring vegetation within the affected corridor area has resulted from any of the following actions:</p>	Creek	Average Corridor Setback	Churn Creek	50 feet riparian; 100 feet top of bank	Salt Creek	25 feet riparian; 50 feet top of bank	Moody Creek	25 feet riparian; 50 feet top of bank	Nelson Creek	25 feet riparian; 50 feet top of bank	Rancheria Creek	25 feet riparian; 50 feet top of bank	New Town Creek	25 feet riparian; 50 feet top of bank	Unnamed Creek (All)	25 feet riparian; 50 feet top of bank	
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TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES “Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.	Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?	
		a. The stream adjacent to the proposed development has been channelized. b. A levee has been constructed to contain flood flows. c. Significant fill material has been placed within the buffer area. d. Development has already occurred that alters the characteristics of the required buffer areas by previous elimination of riparian vegetation or creek top of bank. ADD <ul style="list-style-type: none"> • APPEALS • FINDINGS TO ALLOW REDUCED SETBACKS 			
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: <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 planting 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) 	15.08.210 - Design criteria for all projects. 15.08.070 - Tree protection and replacement standards. Chapter 12.36 - TREE CONSERVATION^[1] Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS	Fundamental principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. Covered by existing ordinances/programs; Funding for street tree program requires separate City Council actions including allocation of funds.		
POLICY-CON-3.5	Encourage the use of locally propagated native plants and trees in public spaces. (Source: New)		Not part of CZO. Fundamental part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements.		
POLICY-CON-3.6	Create easements where practical for public access to streams and waterways. (Source: New)		Not part of CZO – SEE POLICY-CON-3.3 DISCUSSION		
POLICY-CON-3.7	Control the spread of invasive plant species and work with private landowners and landscapers to support these efforts. (Source: New)	Chapter 15.10 - Water Efficient Landscaping	Not part of CZO.		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES		Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
IMPLEMENTATION-CON-3.1	Ensure that all new development restricts the use of fencing, completes a creek restoration plan in locations essential for wildlife movement, and locates structures in a manner that minimizes interference with wildlife movement. (Source: Existing Implementation FW-4, modified)	<p>15.08.210 - Design criteria for all projects.</p> <p>Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS</p> <p>13.36.220 - Watercourse protection.</p>	Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements.		
IMPLEMENTATION-CON-3.2	Establish standards that provide public access in the floodplain and in stream buffer areas while preserving these sensitive habitats. (Source: New)	Chapter 15.04 - FLOODPLAIN MANAGEMENT	Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements.		
IMPLEMENTATION-CON-3.3	To the greatest extent possible, ensure that medians include native plants and trees with the least demand for irrigation and maintenance. (Source: New)	Chapter 15.10 - Water Efficient Landscaping	Not part of CZO.		
IMPLEMENTATION-CON-3.4	Continue and evaluate programs and incentives to encourage the use of locally propagated plants and trees and discourage the use of invasive, non-native species in home and commercial landscaping. (Source: New)		Not part - Planting list completed		
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)		Not part of CZO. NOTED. Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements.		
<p>GOAL CON-4 Consider conservation practices in community planning decisions to reduce environmental pollutants, conserve energy and water resources, preserve critical wildlife habitats, and address climate change. (Source: New)</p>					
POLICY-CON-4.1	Explore alternatives to stormwater collection methods, including the use of detention or retention basins to implement the "no net runoff" concept. (Source: Existing Implementation W-7)	Chapter 13.36 - STORM WATER QUALITY MANAGEMENT	Not part of CZO. NOTED.		
POLICY-CON-4.2	Recognize that conservation goals and development practices may, on occasion, conflict and will need to be resolved according to policies specified in the General Plan. (Source: Existing Objective FW-2)		Not part of CZO. NOTED.		

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POLICY-CON-4.3	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 consumption in the City. (Source: New)	Title 13 - PUBLIC SERVICES	Not part of CZO. NOTED.		
POLICY-CON-4.4	Protect resources such as wetlands, hillsides, and native trees and plants by encouraging sustainable development practices, mitigating impacts to such areas through environmentally sensitive project siting and design, and promoting prudent fuel and vegetation management by property owners to reduce the risk of significant wildfire events. (Source: New)	Chapter 13.36 - STORM WATER QUALITY MANAGEMENT Chapter 15.08 - GRADING, EROSION CONTROL AND HILLSIDE DEVELOPMENT	Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table.		
POLICY-CON-4.5	Incorporate erosion mitigation practices into construction and development projects. (Source: Existing Policy W-a, modified)	Chapter 13.36 - STORM WATER QUALITY MANAGEMENT	Not part of CZO. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements.		
POLICY-CON-4.6	Define transition zones between development areas and open space or conservation areas to provide for further conservation of habitat and wildlife areas. (Source: New)	Chapter 17.14 - HABITAT PROTECTION (HP) DISTRICT Chapter 15.08 - GRADING, EROSION CONTROL AND HILLSIDE DEVELOPMENT	Principle in development of GP and by extension drafting of CZO update. Requires development of new standards. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table. Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations” or part of new Chapter 17.49 “Creek Corridor Development and Habitat Protection”		
POLICY-CON-4.7	Promote clustered development in foothill areas. (Source: New)	Chapter 15.08 - GRADING, EROSION CONTROL AND HILLSIDE DEVELOPMENT	Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table. Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations” or other location.		
IMPLEMENTATION-CON-4.1	Require construction best practices to reduce erosion that take into account site and climate conditions, consistent with the MS4 stormwater program standards. (Source: New)	Chapter 13.36 - STORM WATER QUALITY MANAGEMENT	Not part of CZO.		

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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)	Chapter 15.10 - Water Efficient Landscaping	Not part of CZO. NOTED		
IMPLEMENTATION- CON-4.3	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)	Chapter 13.12 - WATER SERVICE SYSTEM	Not part of CZO. NOTED		
IMPLEMENTATION- CON-4.4	Continue to implement policies, programs, and projects to reduce greenhouse gas emissions and meet target energy consumption reductions, as identified in the City’s Climate Action Plan. (Source: New)		Not directly part of CZO. NOTED. Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout Code Diagnostic table.		
IMPLEMENTATION- CON-4.5	Foster and encourage landowner education on the benefits and feasibility of establishing conservation easements within subdivisions and on individual properties. (Source: New)		Not part of CZO. NOTED.		
IMPLEMENTATION- CON-4.6	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)	Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS 13.36.220 - Watercourse protection.	Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations” or part of new Chapter 17.49 “Creek Corridor Development and Habitat Protection” Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table.		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES		Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
IMPLEMENTATION-CON-4.7	Use landscaping methods and setbacks to create transition zones between development areas and open space areas. (Source: New)	<p>Chapter 17.14 - HABITAT PROTECTION (HP) DISTRICT</p> <p>Chapter 15.08 - GRADING, EROSION CONTROL AND HILLSIDE DEVELOPMENT</p> <p>Chapter 13.36 - STORM WATER QUALITY MANAGEMENT</p> <p>Chapter 17.16 - OPEN SPACE (OS) DISTRICT</p> <p>Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS</p> <p>13.36.220 - Watercourse protection.</p>	<p>Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table. See discussion POLICY-CON-3.3.</p>		
IMPLEMENTATION-CON-4.8	Locate new development on sites that minimize the need for grading and removal of native plants. Ensure no significant change in the general configuration of topography occurs where grading and earthwork are necessary. (Source: New)	<p>Chapter 15.08 - GRADING, EROSION CONTROL AND HILLSIDE DEVELOPMENT</p>	<p>Noted – will be reflected in updated general site design standards. Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table.</p>		
<p>GOAL CON-5 Protect critical mineral-resource areas from encroachment by incompatible land uses when possible.</p>					
POLICY-CON-5.1	Protect known significant mineral resources from land uses which would be incompatible with mining operations where such protections do not preclude successful implementation of the General Plan. (Existing Objective - modified)	<p>Chapter 17.12 - MINERAL RESOURCE (MR) DISTRICT</p>	<p>Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.45 – “Surface mining and Reclamation” and/or part of new Chapter 17.49 “Creek Corridor Development and Habitat Protection”</p>		

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IMPLEMENTATION- CON-5.1	Large-scale mineral resource areas identified as MRZ-2, should be designated Natural Resources Overlay – Mineral Resource, if identified. Based on the results of mineral resource exploration, additional lands may be placed in this category. Uses permitted in these areas shall include mineral exploration and extraction, processing, and accessory uses. (Existing Policy M-a)	<p>Chapter 17.12 – MINERAL RESOURCE (MR) DISTRICT</p> <p>Chapter 17.16 – OPEN SPACE (OS) DISTRICT</p>	Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.45 – “Surface mining and Reclamation”; Division 5 – “Overlay District Regulations,” - Chapter 17.52 “Natural Resources Overlay” and/or part of new Chapter 17.49 “Creek Corridor Development and Habitat Protection”		
IMPLEMENTATION- CON-5.2	Development and uses within and abutting Mineral Resource lands shall be regulated so that proposed land uses avoid or mitigate incompatibilities with mineral extraction operations. (Existing Policy M-b)	<p>Chapter 17.12 - MINERAL RESOURCE (MR) DISTRICT</p> <p>Chapter 17.16 - OPEN SPACE (OS) DISTRICT</p>	Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.45 – “Surface mining and Reclamation”; Division 5 – “Overlay District Regulations,” - Chapter 17.52 “Natural Resources Overlay” and/or part of new Chapter 17.49 “Creek Corridor Development and Habitat Protection”		
IMPLEMENTATION- CON-5.3	All approved mining or mineral extraction operations shall have a reclamation plan for the rehabilitation, reuse, erosion control, and water quality protection of mineral resource lands. (Existing Policy M-d)	<p>Chapter 17.12 - MINERAL RESOURCE (MR) DISTRICT</p> <p>Chapter 17.16 - OPEN SPACE (OS) DISTRICT</p>	Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.45 – “Surface mining and Reclamation”; Division 5 – “Overlay District Regulations,” - Chapter 17.52 “Natural Resources Overlay” and/or part of new Chapter 17.49 “Creek Corridor Development and Habitat Protection”		
IMPLEMENTATION- CON-5.4	Ensure that mining operations are conducted in a manner which protects the public health, safety, and welfare by minimizing impacts on adjacent land uses and mitigating potential adverse cumulative environmental impacts. (Existing Policy M-e)	<p>Chapter 17.12 - MINERAL RESOURCE (MR) DISTRICT</p> <p>Chapter 17.16 - OPEN SPACE (OS) DISTRICT</p>	Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.45 – “Surface mining and Reclamation”; Division 5 – “Overlay District Regulations,” - Chapter 17.52 “Natural Resources Overlay” and/or part of new Chapter 17.49 “Creek Corridor Development and Habitat Protection” Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations.		
IMPLEMENTATION- CON-5.5	If aggregate mineral resources of regional or statewide significance are identified by the state, the General Plan may be amended, and the area designated with the Natural Resources Overlay where appropriate, and zoning regulation should be applied permitting extraction as a conditional use and prohibiting incompatible uses , consistent with state law. (Existing Implementation M-b, modified)	<p>Chapter 17.12 - MINERAL RESOURCE (MR) DISTRICT</p> <p>Chapter 17.16 - OPEN SPACE (OS) DISTRICT</p>	Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.45 – “Surface mining and Reclamation”; Division 5 – “Overlay District Regulations,” - Chapter 17.52 “Natural Resources Overlay” and/or part of new Chapter 17.49 “Creek Corridor Development and Habitat Protection.” Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations		

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IMPLEMENTATION-CON-5.6	<p>Within areas classified as Mineral Resource Zones by the State Division of Mines and Geology, mining may be permitted in the in-stream, floodplain, or gravel-bar areas of a river or creek provided removal of sand and gravel is:</p> <ol style="list-style-type: none"> 1. Conducted during a declared civil or hazardous material emergency or natural disaster to relieve or correct potential hazards to the public health, safety, or welfare caused by such emergency or disaster. 2. For removal of dredger tailings for reclamation purposes only. 3. To protect a public structure, such as a bridge, when it is determined to be necessary by the public entity responsible for said structure. 4. To remove a buildup of sand and gravel to maintain the channel capacity to prevent flooding. For Items 2, 3, and 4 above, a use permit and reclamation plan for mining of said areas shall be based on a stream-management program, prepared by qualified professionals in appropriate disciplines, which includes data and analysis to show that: <ul style="list-style-type: none"> • There will be no significant adverse impact on in-stream habitat; riparian habitat; wetlands; or rare, threatened, or endangered species of fish, wildlife, or plants. • There will be no significant adverse impact on existing structures, including bridges or levees. There will be no significant increase in bank erosion, deposition, or flooding. • There will be no significant adverse impacts to surrounding properties or uses, including, but not limited to, noise, visual impacts, dust, traffic and similar impacts. 	<p>Chapter 17.12 - MINERAL RESOURCE (MR) DISTRICT</p> <p>Chapter 17.16 - OPEN SPACE (OS) DISTRICT</p>	<p>Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.45 – “Surface mining and Reclamation”; Division 5 – “Overlay District Regulations,” - Chapter 17.52 “Natural Resources Overlay” and/or part of new Chapter 17.49 “Creek Corridor Development and Habitat Protection.” Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations.</p>		

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OPEN SPACE ELEMENT - Goals, Policies, and Implementation Actions					
GOAL OS-1 Conserve and manage open space and recreation resources for use and enjoyment by City residents and visitors in a manner that balances public access, resource protection, and private property rights. Ensure future development incorporates open space and recreation resources as appropriate. (Source: Existing Objectives OSR-1, OSR-2, and OSR-4, modified)					
POLICY-OS-1.1	Seek to protect riparian habitat along significant creek corridors. The following measures are identified to provide the riparian habitat protection: <ul style="list-style-type: none"> • 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)	Chapter 17.14 - HABITAT PROTECTION (HP) DISTRICT Chapter 15.08 - GRADING, EROSION CONTROL AND HILLSIDE DEVELOPMENT Chapter 13.36 - STORM WATER QUALITY MANAGEMENT Chapter 17.16 - OPEN SPACE (OS) DISTRICT Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS 13.36.220 - Watercourse protection.	Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table. See discussion POLICY-CON-3.3.		
POLICY-OS-1.2	Require the dedication of land or improvement of open space, parks, or payment of in lieu fees in accordance with City development standards as part of entitlement and building permit processes. (Source: Existing Policy OSR-e))	16.08.100 - Dedication of land.	No Direct Impact on CZO. Covered in other ordinances.		

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POLICY-OS-1.3	Support parks and recreational vehicle (RV) campgrounds which enhance the outdoor experience and provide recreational amenities beyond existing City owned parks if they meet minimum requirements for the application, development, operation, and maintenance of RV parks and campgrounds in the City. (Source: New)	See Interim Zoning Ordinance .	Addressed through permitted and allowable use tables and standard permitting practices in specified zoning districts.		
POLICY-OS-1.4	Preserve open space along creeks and hillsides to maintain biological, scenic, and recreational resources in future development. (Source: New)	Chapter 17.16 - OPEN SPACE (OS) DISTRICT	Fundamental principle in development of GP and by extension CZO. Part of project review processes and CEQA evaluations and GP FEIR mitigation requirements. Possible addition of the following language to ZO.		
POLICY-OS-1.5	Preserve topographic features unique to the City to maintain its character as the “Gateway to the Mountains.” (Source: New)	Chapter 15.08 - GRADING, EROSION CONTROL AND HILLSIDE DEVELOPMENT	Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations” or part of new Chapter 17.49 “Creek Corridor Development and Habitat Protection” Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table.		
POLICY-OS-1.6	Safeguard open space resources when faced with the potential for pressure to mine areas near the City boundary. (Source: New)		Not a part of CZO.		
IMPLEMENTATION-OS-1.1	Update the City’s Design Guideline sections of the Zoning Ordinance and Grading, Erosion Control, and Hillside Development Ordinance as needed to continue to address viewshed encroachment in development of foothill areas, including visual simulations in development practices and requirements to ensure that development does not significantly disrupt the viewshed. (Source: New)	Chapter 15.08 - GRADING, EROSION CONTROL AND HILLSIDE DEVELOPMENT	Possibly covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations” or part of new Chapter 17.49 “Creek Corridor Development and Habitat Protection” Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table.		
IMPLEMENTATION-OS-1.2	Develop access criteria for capital improvement projects to enhance access and signage to open spaces, walking paths, and bicycle trails in conjunction with the Shasta Regional Transportation Authority (SRTA) Active Transportation Plan (ATP). Criteria should include safety provisions, such as lighting and signage, as well as safe connections to open spaces and City centers. (Source: New)		Not a part of CZO.		

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IMPLEMENTATION-OS-1.3	Require developers and property owners to waive their right to protest formation of landscape and lighting assessment or other City maintenance districts as a condition of approval of new development. (Source: Existing Implementation OSR6)		<p>Possibly covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations” Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table.</p> <p>Part of Subdivision Ordinance. - amend 16.08.130 – Grounds for disapproval.</p> <p>Part of ADF Ordinance in new Chapter 17.22 “Adequate Public Facilities”</p>		
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)	16.08.100 - Dedication of land.	Part of ADF Ordinance in new Chapter 17.22 “Adequate Public Facilities”		
<p>GOAL OS-2 Establish, improve, and maintain sufficient facilities and natural and man-made greenbelt areas along existing creeks, floodplains, natural open space areas, certain roadways, and bicycle and pedestrian trail systems. (Source: Existing Objectives OSR-3 and OSR-5, modified)</p>					
POLICY-OS-2.1	Planning, acquisition, development, and operation of parks and recreational systems should be coordinated among City, Shasta County, state, and federal governments, as well as schools and special districts, and should take advantage of opportunities for linkages between publicly owned parks and publicly-owned state and federal lands. (Source: Existing Policy OSR-a)		Not a part of CZO.		
POLICY-OS-2.2	Provide off-road pedestrian and non-motorized bicycle facilities where feasible and practicable. Implement the current proposal to connect Churn Creek Trail with Redding River Trail. (Source: Existing Policy OSR-f)		<p>Fundamental principle in development of GP and by extension CZO. Part of project review processes and CEQA evaluations and GP FEIR mitigation requirements.</p> <p>Possibly covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations” Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table.</p> <p>- Specific project actions not a part of CZO</p>		
POLICY-OS-2.3	Use applicable statewide and national best practices to determine minimum goals for land requirements for protection of existing park space, as well as for planning of new park space and facilities. (Source: New)		Not a part of CZO.		

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POLICY-OS-2.4	Promote volunteerism as a means to improve and beautify greenbelt areas or parks. (Source: New)		Not a part of CZO.		
IMPLEMENTATION-OS-2.1	Implement the Parks Master Plan as amended. Build upon the existing trail network, including Churn Creek Trail, bicycle and walking paths in Margaret Polf Park, and dirt trails that lead to Shasta Dam and connect to the Sacramento River Trail. Preserve and improve public access through new and existing development to enable future use of such trails. (Source: Existing Implementation OSR-5, modified)		No direct impact to CZO Update.		
IMPLEMENTATION-OS-2.2	Continue to use joint-use agreements with Gateway Unified School District to share in the use and maintenance of parks, sports facilities, playgrounds, and multi-purpose rooms. Such agreements could be beneficial to the City’s development of recreational programs for youth. (Source: New)		Not a part of CZO.		
IMPLEMENTATION-OS-2.3	Implement recommendations in the Parks Master Plan for improvements in the Pine Grove Avenue area along Churn Creek for a community park with a trailhead, parking, enhanced trails, and connections linking the Shasta Lake and Redding trail systems. (Source: Existing Implementation OSR-4, modified)		Not a part of CZO.		
IMPLEMENTATION-OS-2.4	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)	Chapter 17.14 - HABITAT PROTECTION (HP) DISTRICT Chapter 17.16 - OPEN SPACE (OS) DISTRICT	Fundamental principle in development of GP and by extension CZO. Part of project review processes and CEQA evaluations and GP FEIR mitigation requirements. Those areas meeting the specified criteria of the policy will generally be protected via Open Space and Natural Resources Overlay Districts.		
IMPLEMENTATION-OS-2.5	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)		Not a part of CZO.		

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IMPLEMENTATION-OS-2.6	Support Shasta County Mosquito Abatement District and state and federal wetlands protection policies in acceptable disease vector control measures and ensure they are followed in the preservation of resources such as wetlands. (Source: Existing Implementation FW-10, modified)		Not a part of CZO.		
<p>GOAL OS-3 Ensure that open space planning and development practices are consistent with hazard and flood mitigation efforts. (Source: New)</p>					
POLICY-OS-3.1	Use a comprehensive approach that includes implementation of hazard mitigation plan development policies, as well as open space design strategies such as encouraging natural drainage areas and wetlands. (Source: New)		Possibly cover in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations” or part of new Chapter 17.49 “Creek Corridor Development and Habitat Protection” Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table. Part of LID Design Principles		
IMPLEMENTATION-OS-3.1	Implement the Hazard Mitigation Plan as it pertains to development and open space ratios integrated into land use districts. Require a minimum of 100-year flood protection for new construction projects. (Source: New)		Possibly cover in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations” or part of new Chapter 17.49 “Creek Corridor Development and Habitat Protection” Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table. New Chapter 17.58 “Hazardous Conditions Overlay”		
IMPLEMENTATION-OS-3.2	Encourage development of future detention and retention basins for joint stormwater management and park use, where feasible, and require coordinated City review regarding the selection of sites for any detention or retention basins and the use of stormwater runoff controls built into the landscape. (Source: Existing Implementation OSR-7)	Chapter 17.16 - OPEN SPACE (OS) DISTRICT Chapter 17.60 - PUBLIC FACILITIES (PF) DISTRICT	Possibly covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations” or part of new Chapter 17.49 “Creek Corridor Development and Habitat Protection” Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table. Part of LID Design Principles		
IMPLEMENTATION-OS-3.3	Continue to implement the Hillside Development Ordinance, which prohibits large-scale redistribution of earth and alteration of the topographic conditions on slopes. (Source: New)	Chapter 15.08 - GRADING, EROSION CONTROL AND HILLSIDE DEVELOPMENT	Possibly covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations” or part of new Chapter 17.49 “Creek Corridor Development and Habitat Protection” Principle in development of GP and by extension drafting of CZO update. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table. Existing ordinance provisions are adequate. Consider relocating hillside development provisions from Ch. 15.08 to Division 4 – Regulations Applying in All Districts.		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES		Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
<p>GOAL OS-4 Promote and protect the City’s historical, cultural, and archaeological resources. (Source: New)</p>					
POLICY-OS-4.1	Preserve historical or archaeological resources from development impacts and include appropriate mitigation to protect such resources. (Source: New)		Possibly in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations” or part of new Chapter. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout Code Diagnostic table.		
POLICY-OS-4.2	Require consultation with affected communities, such as the Wintu, to determine the culturally appropriate treatment of historical or archaeological resources. This includes proper storage and handling, and potentially placing collections in a curated facility. These procedures should be based on existing federal curation standards. (Source: New)	State Law AB 52 and SB 18. CEQA Requirement	New Chapter 17.23 “Historic Preservation” in Division 2 – Administration. Possibly covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations”. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout Code Diagnostic table.		
POLICY-OS-4.3	Coordinate with public agencies and the Wintu to maintain the existing inventory of cultural resources in the City, including information about whether collections or sites are open to the public or have been placed in a curated site for public visitation. (Source: New)	State Law AB 52 and SB 18. CEQA Requirement	New Chapter 17.23 “Historic Preservation” in Division 2 – Administration. Possibly covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations” . Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout Code Diagnostic table.		
IMPLEMENTATION-OS-4.1	Develop an internal inventory of the City’s historical, cultural, and archaeological resources and programs to protect them (shall remain confidential and unavailable to the public unless otherwise authorized). (Source: New)		Not part of CZO. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout Code Diagnostic table.		
<p>PUBLIC SAFETY AND COMMUNITY HEALTH ELEMENT - Goals, Policies, and Implementation Actions</p>					
<p>GOAL HS-1 Create and maintain a safe environment. (Source: New)</p>					
POLICY-HS-1.1	Coordinate with state, county, and other local agencies to build mutual aid capacity for emergency events, especially through disaster preparedness training. (Source: New)		Not part of CZO.		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES		Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
POLICY-HS-1.2	Expand emergency training and local expertise for hazard event response and recovery, including through volunteer roles. (Source: New)		Not part of CZO.		
POLICY-HS-1.3	Protect life and property by encouraging the incorporation of Crime Prevention Through Environmental Design techniques in the physical design of new development. (Source: Existing Objective FS-2, modified)		Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations”. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout Code Diagnostic table.		
POLICY-HS-1.4	Establish levels of service thresholds for fire protection and law enforcement services. (Source: Existing Policy FS-a)		New Chapter 17.22 APF Ordinance		
POLICY-HS-1.5	All land divisions and development applications that have the potential for life-safety impacts shall be forwarded to the Shasta Lake Fire Protection District (SLFPD) for review. (Source: New)		Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout Code Diagnostic table.		
POLICY-HS-1.6	Known fire hazard information should be analyzed as part of every general plan amendment, zone change, use permit, variance, building site approval, and all other land development applications subject to environmental assessment. (Source: Existing Policy FS-c)		Possibly covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations”. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout Code Diagnostic table.		
POLICY-HS-1.7	New development shall be encouraged to incorporate site planning and appropriate structural design features designed to deter crime. (Source: Existing Policy FS-d)		Possibly covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations”. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout Code Diagnostic table.		
POLICY-HS-1.8	New and non-conforming development located in hazard areas requiring additional levels of law enforcement and fire services shall participate in offsetting costs for the additional services. (Source: Existing Policy FS-e, modified)		Possibly covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations”. May require us of Hazardous Conditions Overlay in Division 5. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table. Applying new service cost to <i>existing</i> development not legally possible without formation of CFD.		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES		Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
POLICY-HS-1.9	The Local Hazard Mitigation Plan (LHMP) for the City of Shasta Lake planning area was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA’s 2011 Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involves planning, policy changes, programs, projects, and other activities. (Source: Existing Policy FS-f, modified)		Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout Code Diagnostic table.		
IMPLEMENTATION-HS-1.1	Ensure developed properties are easily identifiable by emergency responders from the street. (Source: New)		Not a part CZO.		
IMPLEMENTATION-HS-1.2	Work to maintain an adequate emergency response time for all proposed urban development. Identify existing developed areas lacking adequate emergency service, especially focusing on neighborhoods in high wildfire hazard zones that do not have at least two emergency evacuation routes, both urban and rural. (Source: Existing Implementation FS-(1), modified)		New Chapter 17.22 APF Ordinance. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout Code Diagnostic table.		
IMPLEMENTATION-HS-1.3	Maintain mutual aid agreements with other agencies in Shasta County. (Source: Existing Implementation FS-(2))		Not a part CZO.		
IMPLEMENTATION-HS-1.4	Identify and create evacuation zones based on area-specific considerations. (Source: New)		Not a part CZO.		
IMPLEMENTATION-HS-1.5	Encourage the County to require development in unincorporated areas within the City's Sphere of Influence to conform to development standards within the city, including but not limited to Uniform Building Code, Uniform Fire Code, water, wastewater, and street improvement standards. (Source: Existing Implementation FS-(4))		Not a part CZO.		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES		Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
IMPLEMENTATION-HS-1.6	Provide rapid and timely response to all law enforcement and other emergencies. Work to maintain minimum average response times. (Source: Existing Implementation FS-(6))		Not a part CZO.		
IMPLEMENTATION-HS-1.7	Identify geographical areas or population groups experiencing noticeable crime victimization in order to improve effectiveness of crime prevention efforts and commit resources, as appropriate, to these areas to help them. (Source: Existing Implementation FS-(7))		Not a part CZO.		
IMPLEMENTATION-HS-1.8	Periodically evaluate the cost and benefits of maintaining contract law enforcement services to determine if the city should establish its own police services. (Source: Existing Implementation FS-(8), modified)		Not a part CZO.		
<p>GOAL HS-2 Minimize the risk to life and property from natural disasters. (Source: New)</p>					
POLICY-HS-2.1	Implement the City of Shasta Lake Hazard Mitigation Plan. (Source: New)		Possibly covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations”. May require us of Hazardous Conditions Overlay in Division 5. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table.		
POLICY-HS-2.2	Educate the public about natural hazard risks, mitigation, and hazard preparedness. (Source: New)		Not a part of CZO.		
POLICY-HS-2.3	Participate in region-wide emergency preparedness plans to protect the public from hazards. (Source: Existing Policy FL-d, modified)		Not a part of CZO		
POLICY-HS-2.4	Locate, to the extent feasible, new essential public facilities (e.g., schools, health care facilities, emergency shelters, emergency response centers) outside of hazard areas, such as high severity fire zones and the 100-year floodplain, considering future climate change projected increase in hazard areas. (Source: Existing Policy FL-f, modified)		Possibly covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations”. And New Chapter 17.36 “Public Facilities District” May require us of Hazardous Conditions Overlay in Division 5. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table.		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES		Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
IMPLEMENTATION-HS-2.1	Update the HMP regularly and as required to stay in compliance with relevant FEMA and state requirements. (Source: New)	Fire Hazard and Fuel Reduction Shasta Lake, CA - Official Website (cityofshastalake.org)	Not a part of CZO		
IMPLEMENTATION-HS-2.2	Prioritize and apply for funding through the FEMA Hazard Mitigation Assistance grant program and through CALFIRE for mitigation actions identified in the HMP. (Source: New)	Fire Hazard and Fuel Reduction Shasta Lake, CA - Official Website (cityofshastalake.org)	Not a part of CZO		
IMPLEMENTATION-HS-2.3	Create and maintain a “Hazard Preparedness” page or pages on the City’s website to educate the public about the flood hazard in Shasta Lake. (Source: New)	Fire Hazard and Fuel Reduction Shasta Lake, CA - Official Website (cityofshastalake.org)	Not a part of CZO		
<p>GOAL HS-3 Minimize the risk to life and property from wildfire. (Source: New)</p>					
POLICY-HS-3.1	Identify the areas of highest fire risk in the community and prioritize areas for treatment, modification, or abatement when appropriate. (Source: New)	Fire Hazard and Fuel Reduction Shasta Lake, CA - Official Website (cityofshastalake.org)	Not a part of CZO.		
POLICY-HS-3.2	Ensure emergency responders have adequate water supplies around the city, particularly in developed areas with limited access in high fire hazard zones. (Source: New)	Fire Hazard and Fuel Reduction Shasta Lake, CA - Official Website (cityofshastalake.org)	Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout Code Diagnostic table.		
POLICY-HS-3.3	Limit new development in high fire hazard zones to those projects which can meet established standards for adequate emergency and evacuation access and water supplies. (Source: New)		Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations”. May require use of Hazardous Conditions Overlay in Division 5. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table. May be covered in new APF Ordinance (Chapter 17.22)		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES		Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
POLICY-HS-3.4	Collaborate with local, state, tribal, and federal entities to address wildfire risk on lands surrounding the city. (Source: New)	Local-Hazard-Mitigation-Plan-LHMP-for-the-City-of-Shasta-Lake (cityofshastalake.org)	Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout Code Diagnostic table.		
POLICY-HS-3.5	Enforce weed abatement regulations, especially on vacant land, and assist residents in weed abatement and debris clearing. Prioritize assistance to senior, disabled, and low-income persons living in high wildfire hazard areas. (Source: New)	Local-Hazard-Mitigation-Plan-LHMP-for-the-City-of-Shasta-Lake (cityofshastalake.org)	SLFPD Responsibility. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table.		
POLICY-HS-3.6	Protect development from wildland and non-wildland fires by requiring development to incorporate design measures responsive to the risk from this hazard. (Source: Existing Objective FS-1)	Fire Hazard and Fuel Reduction Shasta Lake, CA - Official Website (cityofshastalake.org)	Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations”. May require use of Hazardous Conditions Overlay in Division 5. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table. May be covered in new APF Ordinance (Chapter 17.22)		
POLICY-HS-3.7	Encourage wildfire-resilient options for redevelopment should a wildfire occur, such as alternate location, construction material, topography, or vegetation. (Source: New)		Building Code requirement. Based on HFHSZ location would be part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table.		
IMPLEMENTATION-HS-3.1	Strengthen site access, emergency water supply, vegetative fuel modification, and defensible space standards for new development, including for the long-term maintenance of such infrastructure. Develop fire protection and hazardous fuel reduction plans for new subdivisions in high fire hazard areas. Ongoing implementation of the plans should be required and funded by new development. (Source: New)	Local-Hazard-Mitigation-Plan-LHMP-for-the-City-of-Shasta-Lake (cityofshastalake.org)	Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations”. May require use of Hazardous Conditions Overlay in Division 5. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table. May be covered in new APF Ordinance (Chapter 17.22)		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES		Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
IMPLEMENTATION- HS-3.2	Identify residential areas within high fire hazard zones that do not have at least two routes for emergency egress, lack adequate emergency water supply, or need vegetative fuel modification to reduce risk. Work with affected residents and the SLFPD to identify potential area-specific solutions to ensure risk reduction. (Source: New)	Fire Hazard and Fuel Reduction Shasta Lake, CA - Official Website (cityofshastalake.org) Local-Hazard-Mitigation-Plan-LHMP-for-the-City-of-Shasta-Lake (cityofshastalake.org)	Based on HFHSZ location would be part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table.		
IMPLEMENTATION- HS-3.3	To the degree possible, align the goals, policies, and implementation actions for wildfire hazard mitigation across all plans that address fire protection, and update plans as necessary. (Source: New)		Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations”. May require use of Hazardous Conditions Overlay in Division 5. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table. May be covered in new APF Ordinance (Chapter 17.22)		
IMPLEMENTATION- HS-3.4	In collaboration with local, state, tribal, and federal entities, identify strategic areas near the city boundaries to employ greenbelts as defensible space buffers for developed areas. Evaluate the feasibility of creating and maintaining greenbelts for fire protection purposes. (Source: New)		Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations”. May require use of Hazardous Conditions Overlay in Division 5. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table. May be covered in new APF Ordinance (Chapter 17.22)		
IMPLEMENTATION- HS-3.5	Conduct regular wildfire response training with fire personnel and volunteers, and ensure they are properly trained to conduct controlled burns in and around the city. (Source: New)		Not a part of CZO Update.		
IMPLEMENTATION- HS-3.6	Conduct a public awareness and education campaign about wildfire preparedness with a focus on at-risk populations and renters. (Source: New)	Fire Hazard and Fuel Reduction Shasta Lake, CA - Official Website (cityofshastalake.org)	Not a part of CZO Update.		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES		Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
<p>IMPLEMENTATION-HS-3.7</p>	<p>Enforce standards to protect structures and roadways in wildland fire areas and include standards in a Best Practices Manual or similar implementing program that meets the SRA Fire Safe Regulations and Fire Hazard Reduction Around Buildings and Structures Regulations. These standards will include, for example, use of fire-resistant building and roofing materials, installation of fire-resistant landscaping, maximum road gradients, and clearance of vegetation proximate to structures and roadways (both public and private). (Source: Existing Implementation FS-(5), modified)</p>		<p>Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations”. May require use of Hazardous Conditions Overlay in Division 5. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table. May be covered in new APF Ordinance (Chapter 17.22) Building Code requirement in HFHSZ.</p>		
<p>PS (SUB-GROUP) - FLOOD HAZARD</p>					
<p>GOAL HS-4 Minimize the risk to life and property from flood. (Source: New)</p>					
<p>POLICY-HS-4.1</p>	<p>Protect public health and safety from flooding through floodplain management which regulates the types of land uses which may locate in the floodplain, prescribes construction designs for floodplain development, and requires mitigation measures for development which would impact the floodplain by increasing runoff quantities. (Source: Existing Objective FL-1)</p>	<p>Chapter 17.22 - DESIGNATED FLOODWAY (F-1) DISTRICT</p> <p>Chapter 17.70 - RESTRICTIVE FLOOD (F-2) DISTRICT</p> <p>Chapter 15.04 - FLOODPLAIN MANAGEMENT</p>	<p>Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations”. May require use of Hazardous Conditions Overlay in Division 5. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table. May be covered in new APF Ordinance (Chapter 17.22)</p>		
<p>POLICY-HS-4.2</p>	<p>Regulate new development in floodplains through zoning regulations addressing land use type, density, and siting of structures. (Source: Existing Policy FL-a)</p>	<p>Chapter 15.04 - FLOODPLAIN MANAGEMENT</p> <p>Chapter 17.22 - DESIGNATED FLOODWAY (F-1) DISTRICT</p>	<p>Covered in new Division 4 “Regulations Applying in All Districts”, Chapter 17.40 – “Development and Site Regulations”. May require use of Hazardous Conditions Overlay in Division 5. Part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout Code Diagnostic table. May be covered in new APF Ordinance (Chapter 17.22)</p>		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES		Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
POLICY-HS-4.3	Support project level flood control measures that also further the goals of recreation, resource conservation (including streamside vegetation and habitat modification when necessary), and the preservation of the scenic values of water resources. (Source: Existing Policy FL-b, modified)	Chapter 15.04 - FLOODPLAIN MANAGEMENT	Not a part of CZO Update.		
POLICY-HS-4.4	Design or approve flood control measures which avoid, to the extent feasible, the alteration of creeks, wetlands, and riparian buffer areas. (Source: Existing Policy FL-c, modified)	Chapter 15.04 - FLOODPLAIN MANAGEMENT	Part of project design and review processes including CEQA clearance, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table.		
POLICY-HS-4.5	Continue collaborative working relationships among regional public agencies with responsibility for flood protection and participate in regionwide emergency preparedness plans to protect the public from flooding hazards. (Source: Existing Policy FL-d, modified)	Chapter 15.04 - FLOODPLAIN MANAGEMENT	Not a part of CZO Update.		
POLICY-HS-4.6	Participate in the preparation of a region-wide flood control drainage plan to reduce existing and future regional flooding. (Source: Existing Policy FL-e)	Chapter 15.04 - FLOODPLAIN MANAGEMENT	Not a part of CZO Update.		
POLICY-HS-4.7	Continue participation in the National Flood Insurance Program (NFIP). (Source: New)	Chapter 15.04 - FLOODPLAIN MANAGEMENT	Not a part of CZO Update.		
POLICY-HS-4.8	Periodically update the citywide Master Drainage Plan, reducing existing and future flooding hazards. (Source: Existing Policy FL-g, modified)	Chapter 15.04 - FLOODPLAIN MANAGEMENT	Not a part of CZO Update.		
POLICY-HS-4.9	Maintain Flood Hazard Maps to aid in the project review process. (Source: Existing Policy FL-h, modified)	Chapter 15.04 - FLOODPLAIN MANAGEMENT	Not a part of CZO Update. Flood zone mapping will be part of updated zoning map.		
POLICY-HS-4.10	Require mitigation for impacts of new development on the floodplain or other downstream areas due to increased runoff, potentially through low impact design best practices. (Source: Existing Policy FL-l, modified)	Chapter 15.04 - FLOODPLAIN MANAGEMENT Chapter 13.36 - STORM WATER QUALITY MANAGEMENT	Part of project design and review processes including CEQA clearance, and GP FEIR mitigation requirements.		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES		Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
IMPLEMENTATION-HS-4.2	In designing flood control facilities, consider the need to protect anadromous fisheries and allow for adequate water passage to ensure the survival of downstream riparian ecosystems. (Source: Existing Implementation FL-(2))	Chapter 15.04 - FLOODPLAIN MANAGEMENT	Not a part of CZO Update. Part of project design and review processes including CEQA clearance, and GP FEIR mitigation requirements.		
IMPLEMENTATION-HS-4.3	Conduct regular meetings with city staff to review effectiveness of the floodplain management ordinance and identify areas for improvement. (Source: New)	Chapter 15.04 - FLOODPLAIN MANAGEMENT	Not a part of CZO Update.		
PS (SUB-GROUP) - CLIMATE CHANGE					
GOAL HS-5					
Minimize the risk to life and property from climate change. (Source: New)					
POLICY-HS-5.1	Incorporate climate change considerations into city processes and planning efforts, utilizing best available data to understand climate predictions and the potential impacts on community resources and facilities. This includes such plans as the City Hazard Mitigation Plan and Public Safety and Community Health Element Appendix A: Climate Vulnerability Assessment. (Source: New)		Would be part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table.		
POLICY-HS-5.2	Actively participate in regional discussions on infrastructure improvements and adaptation strategies related to climate resiliency and addressing potential community impacts. (Source: New)		Not a part of CZO Update.		
IMPLEMENTATION-HS-5.1	When reviewing new development, consider impacts that may be exacerbated by climate change projections, and identify potential mitigations for consideration by the project proponents and the approving authority. (Source: New)		Would be part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements. See discussions throughout the Code Diagnostic table.		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES		Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
IMPLEMENTATION-HS-5.2	Incorporate climate change impacts into public emergency preparedness education programs, with special consideration given to effective methods to communicate the issue to a general audience. (Source: New)		Not a part of CZO Update.		
IMPLEMENTATION-HS-5.3	Assess existing infrastructure and essential public facilities that are vulnerable to hazard impacts, taking into consideration potential climate change impacts. (Source: New)		Not a part of CZO Update.		
IMPLEMENTATION-HS-5.4	Identify important green infrastructure in the city that may be used in climate adaptation projects. Where feasible, use existing natural features and ecosystem processes, or the restoration of natural features and ecosystem processes, when developing climate mitigation and adaptation projects (e.g., floodplain and wetlands restoration or preservation, combining levees with restored natural systems to reduce flood risk, and urban tree planting to mitigate high heat days). (Source: New)		Not a part of CZO Update. Would be part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements in review of individual projects. See discussions throughout the Code Diagnostic table.		
<p>GOAL HS-6 Minimize the risk to life and property from geologic hazards. (Source: New)</p>					
POLICY-HS-6.1	Protect development from seismic hazards, and protect essential or critical structures, such as schools, public meeting facilities, emergency services, and high-rise and high-density structures, by developing standards appropriate for such protection. (Source: Existing Objective SG-1, modified)		Not a part of CZO Update. Would be part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements in review of individual projects. See discussions throughout the Code Diagnostic table.		
POLICY-HS-6.2	Comply with state seismic and building standards in the design and siting of critical facilities, including hospital facilities, law enforcement and fire stations, school facilities, hazardous material manufacture and storage facilities, bridges, and large public assembly halls. Require all new buildings in the city be built under the seismic requirements of the currently adopted codes. (Source: Existing Policy SG-a)		Not a part of CZO Update.		

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POLICY-HS-6.3	The City of Shasta Lake should coordinate with county, state and federal agencies monitoring volcanic activity and hazards. (Source: Existing Policy SG-b)		Not a part of CZO Update.		
POLICY-HS-6.4	Sedimentation and erosion from development shall be minimized through ordinances and implementation mechanisms as adopted by the City. (Source: Existing Policy SG-c)	Chapter 13.36 - STORM WATER QUALITY MANAGEMENT	Not a part of CZO Update.		
POLICY-HS-6.5	Protect development from geologic hazards such as landslides, erosion, and expansive soils. (Source: Existing Objective SG-3)	Chapter 15.08 - GRADING, EROSION CONTROL AND HILLSIDE DEVELOPMENT	Not a part of CZO Update. Would be part of project review processes and CEQA evaluations, and GP FEIR mitigation requirements in review of individual projects. See discussions throughout the Code Diagnostic table.		
IMPLEMENTATION-HS-6.1	Identify and prioritize seismic retrofits needed on existing public buildings. (Source: New)		Not a part of CZO Update.		
IMPLEMENTATION-HS-6.2	Support residents and business owners to implement seismic bracing and other retrofits for non-structural building components. (Source: New)		Not a part of CZO Update.		
IMPLEMENTATION-HS-6.3	Avoid development on unstable slopes through implementation and occasional revisiting of the City’s Grading, Erosion Control, and Hillside Development Ordinance. (Source: New)	Chapter 15.08 - GRADING, EROSION CONTROL AND HILLSIDE DEVELOPMENT	Evaluation ongoing as part of CZO. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements.		
IMPLEMENTATION-HS-6.4	Consider options for implementing application of California Building Code seismic bracing requirement for non-structural building components for commercial projects involving major changes in use requiring a use permit. (Source: New)		Evaluation ongoing as part of CZO. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements. Could be incorporated as part of new findings for approval of use permit. Given seismic clearance requirements through the building permit process, recommend requiring clearance at BP stage through individual project conditions on discretionary permits. Recommend possible modification of Commission approved “Standard Conditions of Approval” to incorporate requirement.		

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PS (SUB-GROUP) - COMMUNITY HEALTH AND WELLNESS				
GOAL HS-7 Create and maintain a community with equitable access to healthy foods and adequate care services and with opportunities for healthy and active lifestyles. (Source: New)				
POLICY-HS-7.1	Increase access to and promote the availability of healthy and culturally appropriate foods, including by increasing the capacity for individuals to grow and source foods locally. (Source: New)	Expand list of allowable uses in residential districts to provide permit small scale retail – see IZO; Modifications to list of approved uses in residential districts to allow low intensity agricultural activity unnecessary as this would be an allowable accessory activity. Modification of Home Occupation standards required to permit “Cottage Food Industries” – See Policy HS-7.3 Discussion		
POLICY-HS-7.2	Whenever possible, work to address local food security disparities, especially among children, seniors, and low-income households, in new or updates to existing plans, programs, and other mechanisms. (Source: New)	Modification of Home Occupation standards required to permit “Cottage Food Industries” – See Policy HS-7.3 Discussion		

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POLICY-HS-7.3	Support agencies in their effort to improve the local food system and access to locally sourced fresh produce with community-based solutions. (Source: New)	17.88.155 - Home occupation.	<p>In California, Cottage Food Operations (CFOs) are home-based businesses that prepare and package certain non-potentially hazardous foods in private home kitchens. These foods are considered “low-risk” and do not require refrigeration to stay fresh. While the California Department of Public Health (CDPH) does not directly permit or register CFOs, they maintain an approved list of foods that can be prepared and sold under this program¹.</p> <p>Here are the key points about Cottage Food Operations in California:</p> <ol style="list-style-type: none"> Eligibility: CFOs can operate out of a private home kitchen and prepare specific low-risk food items. Approved Foods List: The CDPH maintains a list of foods that are allowed for CFOs. These include items like baked goods, jams, jellies, dried fruits, and more. Sales Limits: <ul style="list-style-type: none"> Class A: These CFOs can sell directly to the public via phone, internet, or other digital methods. Their maximum annual gross sales are \$75,000. Class B: These CFOs can sell directly to the public or indirectly through restaurants and food markets. Their maximum annual gross sales are \$150,000. Requirements: <ul style="list-style-type: none"> Prepare and package foods from the approved list. Complete a Cottage Food Operator Training within three months of registration. Implement sanitary operations. Use compliant labels. Operate within the established gross annual sales limits. Register or obtain a permit from the local Environmental Health Department. <p>Remember that the California Homemade Food Act allows home cooks to run these small-scale enterprises, promoting local businesses and creating jobs while ensuring food safety²³. 🍪 🥞 🍰</p> <p>Resources related to Cottage Food Operations (CFOs) and their zoning requirements in California:</p> <ol style="list-style-type: none"> California Department of Public Health (CDPH): <ul style="list-style-type: none"> The CDPH does not directly permit or register CFOs, but they maintain an approved list of foods that can be prepared and sold under this program. You can find more information on the approved Cottage Food List on their website¹. Class A CFOs can sell home-kitchen prepared foods directly to the public, while Class B CFOs can sell directly or indirectly through restaurants and food markets. Both classes have specific gross annual sales limits and must meet certain requirements, including proper labeling and sanitation practices¹. Local Zoning and Planning Requirements: <ul style="list-style-type: none"> While CFOs operate from private residences, they may need to comply with local zoning and planning criteria. These might include considerations related to parking, noise, traffic control, density, and other standards. It’s essential to contact your local building department to understand specific zoning requirements². Sample Municode Library (Madera County): <ul style="list-style-type: none"> Madera County’s zoning ordinance includes provisions for Cottage Industry Permits. These regulations allow businesses of limited scale and impact to be established in zoning districts where single-family dwellings are allowed. You can find more details in their code of ordinances³. <p>ADD New provisions to 17.88.155 - Home occupation. Provide new/expanded regulatory framework in CZO Division 4 – Regulations Applying in All Districts – Draft Ch. 17.43 “STANDARDS FOR SPECIFIC LAND USES”</p>		

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POLICY-HS-7.4	Promote an age-friendly community that serves residents at all stages of life. (Source: New)		Not a direct part of CZO, beyond providing for supportive zoning and a range of allowable uses. Indirectly addressed through multiple provisions of state and local law.		
POLICY-HS-7.5	Encourage the co-location and accessibility of health care services, including for vision, dental, mental health, and substance abuse care. (Source: New)		NOTED: Part of CZO, provide for supportive zoning provisions and a range of allowable uses.		
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)		NOTED: Not a direct part of CZO, beyond providing for supportive zoning and a range of allowable uses		
POLICY-HS-7.7	Provide a range of quality recreational facilities that represent the multicultural needs of the community, are well maintained, and have adequate lighting, signage, and hours of operation. (Source: New)		NOTED: Not a direct part of CZO, provide for supportive zoning provisions and a range of allowable uses.		
POLICY-HS-7.8	Promote physical activity in the daily routines of residents through targeted improvements to active transportation infrastructure, consistent with the Circulation Element. (Source: New)		NOTED: Not a direct part of CZO, provide for supportive zoning provisions and a range of allowable uses.		
IMPLEMENTATION-HS-7.1	Collaborate with Shasta County Health and Human Services Agency (SCHHSA) 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)		NOTED: Not a direct part of CZO, provide for supportive zoning provisions and a range of allowable uses.		
IMPLEMENTATION-HS-7.2	In collaboration with the SCHHSA and community organizations, develop a program to encourage convenience stores, supermarkets, and neighborhood markets to stock fresh produce, meats, and dairy, 100% juices, and whole-grain products. Identify stores that are willing to participate in the program. (Source: New)		NOTED: Not a direct part of CZO, provide for supportive zoning provisions and a range of allowable uses.		

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IMPLEMENTATION- HS-7.3	Participate in the establishment of a food system work group or coalition among local government departments, including Shasta County, local schools, and local stakeholder groups to plan for a more robust and equitable local food system that facilitates the following or similar improvements: <ul style="list-style-type: none"> • Support businesses and institutions that purchase food from local sources and create a consumer campaign on the benefits of eating and buying local food. • Utilize city-owned land for farmers markets, farm stands, food production, or composting when practical and consistent with other community needs. • Support farm-to-school, school gardening, food preparation, and other food system education programs, and expand support for existing programs. • Support the development of neighborhood food hubs, community gardens, and urban gardening on vacant or underutilized land. (Source: New) 		NOTED: Not a direct part of CZO, provide for supportive zoning provisions and a range of allowable uses.		
IMPLEMENTATION- HS-7.4	Collaborate with local urban agriculture advocates to identify sites with urban agriculture potential. (Source: New)		NOTED: Not a direct part of CZO, will provide for supportive zoning provisions and a range of allowable uses.		
IMPLEMENTATION- HS-7.5	Support the development and continuation of high-quality health care services, including services for vision, dental, 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. (Source: New)		NOTED: Not a direct part of CZO, provide for supportive zoning provisions and a range of allowable uses. May be part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements.		
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. (Source: New)		NOTED: Not a direct part of CZO, provide for supportive zoning provisions and a range of allowable uses.		

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IMPLEMENTATION- HS-7.7	<p>The City will provide leadership in identifying opportunities for healthy lifestyles through partnerships with school districts, community health providers, and neighborhood organizations. This may include:</p> <ul style="list-style-type: none"> • Joint use agreements with local school districts to share facilities for recreation or other activities that can benefit all residents health; • Requiring new housing projects to provide specific areas for community gardens and outdoor activity; • Promoting pedestrian and bicycle access between existing residential areas and community amenities such as parks and open spaces; • Partnering with other agencies to capture grant funding that will support healthy activities in Shasta Lake; and • Using city media tools and other resources to educate the public about the benefits of healthy lifestyle and good nutrition. (Source: New) 		NOTED: Provide for supportive zoning provisions and a range of allowable uses.		
IMPLEMENTATION- HS-7.8	<p>Implement pedestrian enhancements along Shasta Dam Boulevard and other major streets to encourage walking and support healthier lifestyles, consistent with the Circulation Element, which could include:</p> <ul style="list-style-type: none"> • Constructing new and widening existing sidewalks; • Eliminating obstructions; • Planting street trees and vegetative strips to buffer pedestrians from traffic; • Constructing additional improved crosswalks with clear signals to drivers; and • Installing street furniture to allow pedestrians to rest, especially the young and old and those with functional needs. (Source: New) 		NOTED: Not a direct part of CZO beyond providing for supportive zoning provisions and a range of allowable uses.		

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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)		See Provisions of IZO establishing minimum separation requirements and permitting requirements in commercial districts. Minimum 900' of separation from schools, parks, daycare, and similar. Carry over to CZO. From IZO		
PS (SUB-GROUP) - NOISE					
<p>GOAL HS-8 Protect the community from excessive noise. (Source: New)</p>					
POLICY-HS-8.1	Protect the community from excessive noise through thoughtful siting and adequate buffering where new uses have the potential to cause negative noise impacts on health and wellness. (Source: New)	None	<p>Part of CZO. Implement individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements. Noise ordinance required in CZO to implement GP policies.</p> <p>Zoning standards play a crucial role in managing excessive noise and maintaining a peaceful environment. They also provide the legal support necessary to address excessive and nuisance noise. Here are some key guidelines commonly used to regulate noise levels:</p> <ol style="list-style-type: none"> 1. Noise Ordinances: <ul style="list-style-type: none"> ○ Laws that limit allowable noise levels in different zoned areas (such as residential, commercial, and industrial). ○ <u>Typically, higher noise levels are allowed during daytime hours and lower levels during nighttime hours¹.</u> ○ Must reflect noise standards which are measurable, and consistent with standards established in state law for residential uses and public health. 2. Prohibited Acts: <ul style="list-style-type: none"> ○ Define prohibited acts related to noise, including making excessive noise or creating a noise disturbance. ○ <u>These acts are usually outlined in the noise control ordinance².</u> 3. Environmental Impact Assessment: Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements. 4. Community Health Protection: <ul style="list-style-type: none"> ○ Noise ordinances are enacted to protect the health, safety, and welfare of the community. ○ <u>They prevent excessive noise that may disrupt the peace and quiet of residents⁴.</u> 		
POLICY-HS-8.2	Protect noise-sensitive uses and areas from significant sources of noise, including from transportation and stationary noise-generating uses. (Source: New)		Part of CZO. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements. Noise ordinance required in CZO to implement GP policies. See discussion above.		

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POLICY-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. (Source: Existing Policy N-a, modified)		Part of CZO. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements. Noise ordinance required in CZO to implement GP policies. See discussion above.		
POLICY-HS-8.4	The noise sensitivity of land uses as established in Figure 7-24 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, Figure 7-27, Figure 7-28, and Figure 7-29) or project specific measurements or calculations made pursuant to the Noise Ordinance. The guidelines in Figure 7-24 shall be used with the degree of flexibility required in each case to achieve a sound and feasible land use decision. (Source: Existing Policy N-a, modified)		Part of CZO. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements. Noise ordinance required in CZO to implement GP policies. See discussion above.		
IMPLEMENTATION-HS-8.2	Design new transportation system improvements to minimize noise impacts on adjacent land uses and mitigate significant noise impacts from existing transportation routes. (Source: Existing Policy N-a, modified)		Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements. Noise ordinance required in CZO to implement GP policies. See discussion above.		
IMPLEMENTATION-HS-8.3	Coordinate with Caltrans to obtain landscaping or other types of improvements needed to reduce highway traffic noise impacts on existing and future residential areas and other sensitive uses along state-routes and highways. (Source: Existing Implementation N-(5) and N-(7), modified)		NOTED. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements. Noise ordinance required in CZO to implement GP policies. See discussion above.		
IMPLEMENTATION-HS-8.4	Condition approval of all new development in residential on the use of noise mitigation measures to reduce exterior sound levels to less than or equal to 60 dB CNEL. (Source: Existing Implementation N-(1))		NOTED. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements. Noise ordinance required in CZO to implement GP policies. See discussion above.		

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IMPLEMENTATION-HS-8.5	Where noise mitigation measures are anticipated to be needed based on a review of a project, require that project applicants secure the services of a qualified acoustical engineer to perform a detailed technical study and to design mitigation measures. (Source: Existing Implementation N-(2))		NOTED. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements. Noise ordinance required in CZO to implement GP policies. See discussion above.		
IMPLEMENTATION-HS-8.6	Site-specific noise studies shall be prepared for noise sensitive development projects anticipated to be affected by elevated noise exposure levels. Generalized noise contours are shown on the Noise Contour Map and serve as a "trigger" indicating where future study is advisable. (Source: Existing Implementation N-(4))		NOTED. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements. Noise ordinance required in CZO to implement GP policies. See discussion above.		
IMPLEMENTATION-HS-8.7	Control noise at the source through use of insulation, berms, building design and orientation, buffer yards, staggered operating hours, and other techniques; where necessary, use noise barriers to attenuate noise to acceptable levels; require that barriers are landscaped to reduce negative visual impacts on the community when necessary. (Source: Existing Implementation N-(5))		NOTED. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements. Noise ordinance required in CZO to implement GP policies. See discussion above.		
IMPLEMENTATION-HS-8.8	Encourage noise attenuation programs that avoid visible sound walls, where practical. Open space, parking, accessory buildings, frontage roads, and landscaping can be used to buffer development from noise. (Source: Existing Implementation N-(6))		NOTED. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements. Noise ordinance required in CZO to implement GP policies. See discussion above.		
PS (SUB-GROUP) - AIR QUALITY					
GOAL HS-9					
Protect the community from low air quality. (Source: New)					
POLICY-HS-9.1	Improve and maintain air quality to protect human health and preclude damage to plants and property. (Source: Existing Objective AQ-1)		NOTED. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements.		

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POLICY-HS-9.2	Cooperate with the Air Quality Management District and the Regional Transportation Agency to meet air quality standards and implement provisions of the California and Federal Clean Air Acts. (Source: Existing Objective AQ-2, Policy AQ-a, and Policy AQ-p, modified)		NOTED. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements.		
POLICY-HS-9.3	Encourage integration of land use, transportation, and energy planning efforts to help reduce air pollution. (Source: Existing Objective AQ-3, modified)		NOTED. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements.		
POLICY-HS-9.4	Review land use decisions with consideration of the potential for improvement of air quality and mitigate air quality impacts to the greatest extent practicable. Consult with the Air Quality Management District regarding mitigation of air quality impacts. (Source: Existing Policy AQ-b, modified)		NOTED. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements.		
POLICY-HS-9.5	All parcels created by new land divisions and new multi-family residential, commercial, and industrial development (or with expansion of such uses) shall be served by paved roads, driveways, and parking areas. Unpaved roads serving one or more vacant parcels shall be paved at the time of property development. Alternative surfacing methods or timing may be authorized in limited circumstances, subject to specific findings by the approving authority. (Source: Existing Policy AQ-c, modified)	<p>17.86.100 - Surfacing.</p> <p>13.36.210 - New development and redevelopment.</p> <p>13.36.230 - Administrative rules and regulations.</p>	<p>NOTED. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements.</p> <p>EXPAND Section 17.86.100 - Surfacing.</p> <p>SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONEMAIL SECTION</p> <p>For all uses required to provide five or more parking spaces, the parking areas and driveways shall be paved in accordance with city development standards unless modified or delayed by issuance of a use permit.</p>		
POLICY-HS-9.6	Encourage a land use pattern that reduces reliance on the automobile and encourages alternative modes of transportation for travel to employment and shopping by encouraging: - Infill development; - Mixed-use development near employment centers (e.g., day cares, restaurants, and banks); - Increased residential densities near employment and shopping, and along major traffic corridors; and - Employment opportunities and shopping near to residential development. (Source: Existing Policy AQ-d)	SEE 2040 General Plan – Land Use, Circulation, and Housing Element Policies.	Fundamental part of CZO and General Plan Land Use framework including land use designations. See discussion throughout Diagnostic Table. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements. New use provisions reflected in allowable use table and permitting processes reflected in the IZO.		

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POLICY-HS-9.7	<p>Encourage a reduction in vehicle trips and vehicle miles traveled by promoting:</p> <ul style="list-style-type: none"> - Public transportation; - Carpooling, ridesharing, and vanpooling; - Shortened and combined motor vehicle trips for work, shopping, and services; - Use of bicycles; and - Pedestrian access and walking. <p>(Source: Existing Policy AQ-e)</p>	<p>Chapter 12.12 - VEHICLE CONGESTION MANAGEMENT PROGRAM</p>	<p>Fundamental part of CZO and General Plan Land Use framework including land use designations. See discussion throughout Diagnostic Table. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements.</p>		
POLICY-HS-9.8	<p>Encourage pedestrian-oriented and transit-oriented design in new development. (Source: Existing Policy AQ-f)</p>	<p>Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS</p> <p>Chapter 17.78 - DESIGN REVIEW (DR) DISTRICT*</p>	<p>Expand Section 17.84.005 removing permissive language and establishing specific requirements to implement per GP direction and policy. Fundamental part of CZO and General Plan Land Use framework including land use designations. See discussion throughout Diagnostic Table. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements.</p>		
POLICY-HS-9.9	<p>Adopt guidelines for developers to encourage and promote pedestrian movement, bicycling, and public transit. (Source: Existing Policy AQ-g)</p>	<p>Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS</p> <p>Chapter 17.78 - DESIGN REVIEW (DR) DISTRICT*</p>	<p>Expand Section 17.84.005 removing permissive language and establishing specific requirements to implement per GP direction and policy. Fundamental part of CZO and General Plan Land Use framework including land use designations. See discussion throughout Diagnostic Table. Part of individual project design and review processes including CEQA clearance, and GP FEIR mitigation requirements.</p>		
POLICY-HS-9.10	<p>Encourage local development in order to encourage local employment and shopping opportunities and reduce the number and distance of vehicle trips. (Source: Existing Policy AQ-h)</p>		<p>NOTED: Not a direct part of CZO beyond providing for supportive zoning provisions and a range of allowable uses.</p>		
POLICY-HS-9.11	<p>Work with the Redding Area Bus Authority, Caltrans, and other agencies to establish multi-modal transfer sites for automobiles, bicycles, pedestrians, and public transit, consistent with the Circulation Element. (Source: Existing Policy AQ-j, modified)</p>		<p>NOTED: Not a direct part of CZO beyond providing for supportive zoning provisions, a range of allowable uses, and application of GP policies and GP EIR and CEQA mitigations in individual project review.</p>		
POLICY-HS-9.12	<p>Develop a bikeway plan to encourage the use of bicycles, consistent with the Circulation Element. (Source: Existing Policy AQ-k, modified)</p>		<p>NOTED: Not a direct part of CZO beyond providing for supportive zoning provisions, a range of allowable uses, and application of GP policies and GP EIR and CEQA mitigations in individual project review.</p>		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES		Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.					
POLICY-HS-9.13	Develop a pedestrian plan to encourage walking, consistent with the Circulation Element. (Source: Existing Policy AQ-I, modified)	Chapter 10.40 – PEDESTRIANS	NOTED: Not a direct part of CZO beyond providing for supportive zoning provisions, a range of allowable uses, and application of GP policies and GP EIR and CEQA mitigations in individual project review.		
POLICY-HS-9.14	The City will support the Air Quality Management District's efforts to reduce and track emissions through appropriate analysis of project level air quality impacts during the CEQA process. (Source: New)		NOTED: Not a direct part of CZO beyond providing for supportive zoning provisions, a range of allowable uses, and application of GP policies and GP EIR and CEQA mitigations in individual project review. <ul style="list-style-type: none"> Will be supported in new Ch 17.## “Environmental Clearance (CEQA)” 		
POLICY-HS-9.15	Recognize the health impacts on local and regional air quality resulting from climate change and wildfire. Support efforts to mitigate these impacts through the application of appropriate vegetation management in the wild land-urban interface areas, and on public lands abutting the City's planning area. (Source: New)	Chapter 12.36 - TREE CONSERVATION ^[1]	<p>New CZO supportive zoning provisions, allowing application of GP and LHMP policies, and GP EIR and CEQA mitigations in individual project review. Requires specific standards for application of standards and adoption of applicable mapping to define “wildland – urban interface. Some key zoning standards and practices related to the wildland-urban interface (WUI) and vegetation management:</p> <ol style="list-style-type: none"> NWCG Standards for Mitigation in the Wildland Urban Interface (PMS 052): <ul style="list-style-type: none"> This publication establishes standards for understanding and implementing concepts, issues, and best practices to enhance community fire adaptation. It encourages consistent and proven local risk reduction efforts¹. 2018 International Wildland-Urban Interface Code (IWUIC): <ul style="list-style-type: none"> The IWUIC includes an Appendix B: Vegetation Management Plan. Vegetation management plans describe actions to prevent fire from spreading toward or away from buildings. These plans include details such as site plans, methods, timetables for controlling or modifying areas on the property². 2021 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (IWUIC): <ul style="list-style-type: none"> Similar to the 2018 version, the 2021 IWUIC emphasizes vegetation management. Vegetation management plans should outline actions to prevent fire spread. These plans consider local conditions and government policies³. Wildland Urban Interface (WUI) Definition: <ul style="list-style-type: none"> The WUI refers to the transition zone between unoccupied land and human development. It’s where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels. Communities adjacent to and surrounded by the WUI face unique challenges related to fire risk and conservation⁴. <p>Effective management in the WUI involves balancing development, ecosystem processes, and stakeholder needs while considering local context and environmental risks. These standards play a crucial role in safeguarding communities and natural areas alike.</p>		
POLICY-HS-9.16	Increase community awareness of wildfire smoke risks and health hazards and provide guidance to individuals, businesses, and institutions on how to reduce risks during a wildfire event affecting local air quality. (Source: New)		NOTED: Not a direct part of CZO beyond providing for supportive zoning provisions and application of GP policies and GP EIR and CEQA mitigations in individual project review.		

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<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
IMPLEMENTATION-HS-9.2	Support programs that encourage and promote the recycling and composting of residential green waste as a preferred alternative to disposal by lawful burning on-site. (Source: Existing Policy AQ-o, modified)		NOTED: Not a direct part of CZO beyond providing for supportive zoning provisions to establish collection locations, and application of GP policies and CEQA mitigations in individual project review.		
IMPLEMENTATION-HS-9.3	Evaluate the feasibility of providing incentives to encourage the retrofitting of existing older wood burning devices with devices meeting current air quality standards at the time a residence is sold, or a major alteration or addition is initiated. (Source: Existing Policy AQ-n and Implementation AQ-(2))		NOTED: Not a direct part of CZO beyond providing for supportive zoning provisions and application of GP policies and CEQA mitigations in individual project review.		
IMPLEMENTATION-HS-9.4	Coordinate with the Air Quality Management District regarding proposed land uses near hazardous air pollution sources. (Source: Existing Policy AQ-i)		NOTED: Not a direct part of CZO beyond providing for supportive zoning provisions and project review practices, and application of GP policies and CEQA mitigations in individual project review.		
IMPLEMENTATION-HS-9.5	Encourage and promote public education regarding the link between air quality, transportation alternatives, and wood burning. Emphasize health hazards resulting from wildfire smoke and wood burning. (Source: Existing Policy AQ-m, modified)		NOTED: Not a direct part of CZO beyond providing for supportive zoning provisions and project review practices, and application of GP policies and CEQA mitigations in individual project review.		
IMPLEMENTATION-HS-9.6	In collaboration with SCHSA, provide guidance to the public on ways to reduce health risks during a wildfire event affecting local air quality. (Source: New)		NOTED: Not a direct part of CZO beyond providing for supportive zoning provisions and project review practices, and application of GP policies and CEQA mitigations in individual project review.		
IMPLEMENTATION-HS-9.7	Encourage community and agency efforts that will reduce the potential for uncontrolled wild land fires which can negatively impact air quality. Consider modifying city policies or ordinances which might make implementation more difficult. (Source: New)		NOTED: see discussion for POLICY-HS-9.15		

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<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
PS 9 (SUBGROUP) – HAZARDOUS MATERIALS AND WASTE MANAGEMENT					
GOAL HS-10					
Protect the community from the release of hazardous materials and promote responsible waste disposal. (Source: New)					
POLICY-HS-10.1	Protect people and property from contact with hazardous materials through land use regulations, site design, public awareness campaigns, and emergency preparedness planning. (Source: Existing Objectives HM-1 and HM-2, modified)	Chapter 8.04 - REFUSE COLLECTION AND DISPOSAL^[1]	NOTED: Part of CZO by providing supportive zoning provisions, appropriate land use and zoning designations, and project review practices, and the application of GP policies and CEQA mitigations in individual project review.		
POLICY-HS-10.2	Support programs and recycling centers that accept household hazardous waste and electronic waste. (Source: New)	Chapter 8.04 - REFUSE COLLECTION AND DISPOSAL^[1]	NOTED: Part of CZO by providing supportive zoning provisions, appropriate land use and zoning designations, and project review practices, and the application of GP policies and CEQA mitigations in individual project review.		
POLICY-HS-10.3	Decrease the amount of food and other green waste sent to landfills where practical, consistent with the requirements of AB 1826. (Source: New)	Chapter 8.04 - REFUSE COLLECTION AND DISPOSAL^[1]	<p>California has taken recent steps to address food waste and promote sustainable practices that are applicable to local jurisdictions. Here are some key initiatives:</p> <ol style="list-style-type: none"> Mandatory Commercial Organics Recycling Law: <ul style="list-style-type: none"> California’s new law requires businesses to recycle their organic waste, including food scraps, food-soiled paper, cut flowers, landscaping trimmings, nonhazardous wood, and yard waste through composting, mulching, and anaerobic digestion¹. This law aims to reduce the amount of organic waste that ends up in landfills, contributing to the state’s goal of 75% source reduction, recycling, and composting. Commercial development standards will need to recognize these requirements and provide for compliance. SB 1383 (2022 Composting Law): <ul style="list-style-type: none"> SB 1383 mandates that cities, municipalities, and counties enact programs and ordinances to separate and recycle organic waste. Residents, businesses (including multifamily properties), and landlords must participate in composting organic waste, including food scraps and other organic materials². School Waste Reduction Laws: <ul style="list-style-type: none"> Effective from January 1, 2022, schools and local education agencies are required to prevent, reduce the generation of, and recycle organic waste. Schools with on-site food facilities must also recover edible food starting from January 1, 2024³. 		
IMPLEMENTATION-HS-10.1	Maintain a citywide emergency preparedness plan for hazardous materials and coordinate emergency drills with affected departments and agencies. (Source: Existing Policy HM-b and Implementation HM-(2), modified)	Chapter 8.04 - REFUSE COLLECTION AND DISPOSAL^[1]	NOTED: Not a direct part of CZO beyond providing for supportive zoning provisions and project review practices, and application of GP policies and CEQA mitigations in individual project review.		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES		Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.					
IMPLEMENTATION- HS-10.2	Work with business and neighborhood associations, community groups, and utility providers to promote community awareness of hazardous waste disposal and recycling opportunities. (Source: Existing Implementation HM-(1), modified)	Chapter 8.04 - REFUSE COLLECTION AND DISPOSAL ^[1]	NOTED: Not a direct part of CZO beyond providing for supportive zoning provisions and project review practices, and application of GP policies and CEQA mitigations in individual project review.		
IMPLEMENTATION- HS-10.3	Actively support food waste education and reduction programs, including composting for businesses, institutions, and residences. (Source: New)	Chapter 8.04 - REFUSE COLLECTION AND DISPOSAL ^[1]	See discussion in POLICY-HS-10.3		

PS ELEMENT – CLIMATE VULNERIBILITY ANALYSIS and MITIGATION (See TABLE 1 - Mitigation Actions and Related Climate Vulnerabilities)

TABLE 1 – WILDFIRE VULNERIBILITY
Wildfires will continue, with projections for a longer wildfire season, increased frequency, and expansion of the area susceptible to fire.

- Mitigation ps-CC-SL-38

ma-WF-SL-9	• Develop a city-wide implementation plan, in collaboration with SLFPD, for defensible space code administration and enforcement.		NOTED: Fundamental part of CZO and General Plan Land Use framework including land use designations and policies, and zoning standards. See discussion throughout Diagnostic Table. Part of individual project design and review processes including CEQA clearance and GP FEIR mitigation requirements.		
ma-WF-SL-11	• Develop and maintain a Wildfire Preparedness Guide, to provide residents with education and information on defensible space maintenance.		NOTED. Not a direct part of CZO		
ma-WF-SL-13	• Join and collaborate with Shasta County Fire Safe Council to protect homes, the community, and environment from wildfires. (Shasta County Fire Safe Council reestablished 2021)		NOTED. Not a direct part of CZO		
ma-WF-SL-15	• Complete additional fuel break projects focused on north and northeast portions of the City as identified by the CWPP (also see Electric Department Wildfire Mitigation Plan for additional fuel reduction projects).		NOTED. Not a direct part of CZO		
ma-WF-SL-17	• Seek funding to develop a cost share program for residential defensible space and fuel reduction mitigation and fireproofing retrofits.		NOTED. Not a direct part of CZO		

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<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
LOCAL HAZARD MITIGATION PLAN (APPENDIX A TO PS ELEMENT) – Affecting Zoning Ordinance Provisions					
ma-AH-SL-18	Ensure addresses and locations are easily visible and accessible during emergencies, especially in the Wildland Urban Interface (WUI)		See discussion in POLICY-HS-10.3. See discussion in fundamental part of CZO and General Plan Land Use framework including land use designations and policies, and zoning standards. See discussion throughout Diagnostic Table. Part of individual project design and review processes including CEQA clearance and GP FEIR mitigation requirements.		
ma-AH-SL-22	Improve removal of dead or downed trees or those with dead canopies to be more resilient to wildfire, high winds, and extreme rain or snowstorms.		NOTED.		
ma-EW-SL-21	Extreme Weather NRP - Natural Resource Protection Pending 2021 City of Shasta Lake Identify alternative debris collection sites and/or removal methods for debris resulting from extreme weather events.		NOTED.		
ma-EW-SL-23	Extreme Weather PRV - Prevention Pending 2021 City of Shasta Lake Work with outside agencies to evaluate and prioritize replacement of undersized culverts in the city.		NOTED.		
ma-WF-SL-9	Wildfire PRV - Prevention Pending 2014 City of Shasta Lake Develop a city-wide implementation plan, in collaboration with SLFPD, for defensible space code administration and enforcement.		NOTED.		
ma-WF-SL-10	Wildfire SP - Structural Projects Pending 2014 City of Shasta Lake Construct and upgrade city water supply for fire suppression in Wildland Urban Interface (WUI) areas.		NOTED.		
ma-WF-SL-15	Wildfire PRV - Prevention Pending 2021 City of Shasta Lake Complete additional fuel break projects focused on north and northeast portions of the City as identified by the CWPP (also see Electric Department Wildfire Mitigation Plan for additional fuel reduction projects).		NOTED.		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES	Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
CZO DRAFTING NOTES and INFORMATION				
NOTE	Cal. Gov't Code § 65852.7 specifies that mobile (modular) home parks shall be allowed on "all land planned and zoned for residential land use." local jurisdictions are allowed to require use permits for mobile home parks.		NOTED. This district is unnecessary, and should be replace with provisions from Ch. 17.72 "T District" in new Chapter 17.## - Standards for Specific Land Uses in Division 4 "Regulations Applying in All Districts". This will establish the appropriate permitting process and standards to be applied WITHOUT the need to seek a legislative rezoning action (likely illegal) to build modular housing developments. This will satisfy Housing Element and state law requirements as well.	
NOTE: 2020-2028 RHNA Housing Remaining Goal as of 2020.	VLI – 26; LI – 39; MI 0; Above MI – 101. Total 166. The total housing need for the City of Shasta Lake in the current housing element period can be found in Table 3-3. The RHNA requirements have been reduced by the units built or planned per the 2019 Annual Housing Element Progress Report found in Appendix B of the HE.			
NOTE	The CURRENT Zoning Plan includes the Mobile Home Park (MHP) district to provide for the coordinated development and maintenance of mobile home parks. This district is consistent with all residential general plan designations, provided the residential densities of the applicable general plan designation are met.	<u>Chapter 17.38 - MOBILE HOME PARK (MHP) DISTRICT</u>	NOTED. This district is unnecessary, and should be replace with provisions from Ch. 17.72 "T District" in new Chapter 17.## - Standards for Specific Land Uses in Division 4 "Regulations Applying in All Districts". This will establish the appropriate permitting process and standards to be applied WITHOUT the need to seek a legislative rezoning action (likely illegal) to build modular housing developments. This will satisfy the Housing Element and state law requirements as well.	
NOTE	The Zoning Plan also has a Mobile Home (T) combining district to provide areas where mobile homes may be located in addition to uses otherwise permitted by the principal district. The T district may be combined with the following primary districts: Habitat protection (HP), Rural residential (R-R), or Interim rural (I-R)	Chapter 17.72 - MOBILE HOME (T) DISTRICT	See Discussion above.	
NOTE	The City does not fully comply with the requirements adopted in 1981 that requires mobile home parks be allowed within all residential zones, either by right or by discretionary review. There is a program in the Housing Element for the City to update the Zoning Plan to include updated zoning provisions to comply with State law requirements for the allowability of mobile home parks.		See Discussion above	

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES “Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.	Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
NOTE	<p>The Employee Housing Act (EHA) (Cal. Gov’t Code § 17021.5) establishes the standards for the construction, maintenance, use, and occupancy of living quarters, called employee housing, Employee housing is defined by the EHA as privately-owned housing that meets the following:</p> <ul style="list-style-type: none"> ▪ Living quarters provided in connection with any work, whether or not rent is involved. ▪ Housing in a rural area that is: <ul style="list-style-type: none"> o Provided by someone who is not an agricultural employer, and o Provided for agricultural workers employed by any agricultural employer. <p>The EHA requires jurisdictions to permit employee housing for six or fewer employees as single-family use. HCD indicates that employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, motel, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that are not required of a single-family dwelling of the same type in the same zone.</p>	NOTED. See new use classifications in IZO which will be carried over to CZO		
NOTE	Under Cal. Gov’t Code §§ 17021.6 any zone where agriculture is an allowed use, employee housing containing up to 36 beds and 12 units must be treated as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.	NOTED. See new use classifications in IZO which will be carried over to CZO		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES		Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
<p>“Complete List” of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.</p>					
NOTE	The State defines “supportive housing” as: Housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.		NOTED. See new use classifications in IZO which will be carried over to CZO		
NOTE	Government Code Section 65560 et. seq. requires that local jurisdictions allow “low barrier navigation centers” by right in areas zoned for mixed use and in non-residential zones permitting multifamily residential uses, if they meet the requirements specified in Government Code Section 65662. A “Low Barrier Navigation Center” is a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low Barrier” means best practices to reduce barriers to entry such as allowing pets; storage of possessions; and privacy. The Housing Element includes a program to update the Zoning Plan to allow low barrier navigation centers by right in areas zoned for mixed use as well as nonresidential zones permitting multifamily uses.		NOTED. See new use classifications in IZO which will be carried over to CZO		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES	Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?	
<p>NOTE</p>	<p>SB 35 Project Streamlining. SB 35 mandates that when jurisdictions have insufficient progress toward their Lower income RHNA (Very Low and Low income), these jurisdictions are subject to the streamlined ministerial approval process for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability (this applies to Shasta Lake).</p> <p>The City does not currently have a streamlined ministerial process in place for SB 35 qualified projects. It has included an implementation program to establish clear objective design and development standards (ODS) for mixed-use and multifamily housing projects as part of the IZO effort. This work product will be initiated under a separate adoption/approval process following adoption of the IZO in the summer.</p> <p>Once the objective design standards are adopted, multifamily and mixed-use projects meeting affordability standards specified in state law <i>must</i> be allowed “by-right” and approved through a ministerial, staff-level project review process. This would be accomplished utilizing the new “SDP” site development permit process.</p>	<p>CHAPTER 17.81 - AFFORDABLE HOUSING</p>	<p>Requires City to develop ODS process and standards. This should be reflected in updates to CHAPTER 17.81 - AFFORDABLE HOUSING. This chapter will be expanded and located in new chapter in Division 4 – Regulations Applying in All Districts.</p>		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES "Complete List" of goals, policies, and implementing measures reviewed for possible inclusion in the Comprehensive Zoning Ordinance update. NOTE: This list includes all development-related goals and policies in the 2040 General Plan, including appendices that are applicable to zoning and/or subdivision regulation.	Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?	
NOTE	<p>Design Review. (See note above) Design review requirements are a tool for jurisdictions to promote good architectural design, good site planning, and landscaping. This process (see Ch. 17.84) provides the City with oversight to ensure that projects meet GP policies. Design review requirements can (sometimes) increase the cost of housing, particularly those that require additional costly features be provided in a multifamily housing development. The City has a Design Review (DR) district, which can be combined with any principal district. New development in a DR district is subject to a Use Permit, which requires a Public Hearing before the Planning Commission extending the time necessary for project approval.</p>	<p>Chapter 17.78 - DESIGN REVIEW (DR) DISTRICT*</p> <p>Chapter 17.84 - GENERAL DEVELOPMENT STANDARDS</p> <p>17.84.005 - Design and architectural objectives.</p>	<p>NOTED. Chapter will be updated and located in new chapter 17.40 "Development and Site Regulations" in Division 4 "Regulations Applying in All Districts."</p>		
PERMIT PROCESSES AND TYPES	<p>The development review and permitting processes should ensure that new residential projects develop in an orderly manner, consistent with the General Plan and the Zoning Plan.</p> <p>The City's permitting process includes levels of project review as shown below. The City will need to establish an "objective design standards" (ODS) site development permitting process to implement the Housing Element (see discussion above).</p> <ul style="list-style-type: none"> • Ministerial review (ZC and SDP). • Administrative review (AP). • Full Discretionary review (UP and Variances). • Parcel Maps and Subdivisions (Quasi-judicial) • Appeals. <p>2040 GP Table 5-6 (HE 3A-75) summarizes typical permitting procedures by project type.</p>		<p>PROVISIONS WILL BE UPDATED IN CZO and PLACED IN NEW DIVISION 2 "ADMINISTRATION"</p>		

TITLE 17 CODE DIAGNOSTIC AND 2040 GENERAL PLAN POLICIES		Ch. 17 Applicable Provisions (existing location reference only)	Recommended CZO provisions. (incl. location reference)	Modified (Y or N)	Done?
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Non-conforming Uses and Structures	The City’s old non-conforming provisions in the zoning ordinance, while simple, restricted the use of nonconforming properties or buildings with the goal of providing for their elimination or immediate compliance with current zoning standards if the use was changed. In 2019, the City addressed this constraint by revising the ordinance to facilitate housing.		See discussion in POLICY-LU-1.1 above.		
NOTE	For a development that consists solely of rental units, exclusive of a manager’s unit or units, with an affordable housing cost to lower income families, as provided in specified law, and that is a special needs housing development, as defined, existing law limits that vehicular parking ratio to 0.3 spaces per unit.		Will be addressed in updated Ch. 17.4# “Off-street Parking and Loading” in Division 4 “Regulations Applying in All Districts”		
NOTE	HE 1.4: Non-Conforming Structures and Uses. After the completion of the infill report and the site inventory, the City will complete a review of the existing ordinance in relation to use of vacant and underutilized sites. Based on the review the City will modify the Zoning Ordinance to reflect the findings of the review. The City is deferring review of the Zoning Ordinance to follow completion of the GPU.		See discussion in POLICY-LU-1.1 above.		
NOTE – TERMS and DEFINITIONS	Use SECTION 8 Glossary of HE (pg. 3A-101) by incorporation into CZO.	Housing Element Appendix “A” Chapter 17.02 - GENERAL PROVISIONS	Will be incorporated into new Division VI – Terms and Measurements, Chapter 17.6# - List of Terms and Definitions.”		

CZO Update - Organization Principles and Format Rules

A. ORGANIZATION

The new code provisions will be organized to make the city's laws easily accessible to city officials and private citizens. To a large degree, the update will utilize the current format of numbering and naming reflected in the current ordinance (See "Municode" online Title 17 - Zoning) with some necessary modifications. The modifications will be needed to ensure that the organization of the ordinance captures the six major organizational divisions of the updated ordinance.

The numbering system is the backbone of a Code of Ordinances; Municipal Code Corporation uses a versatile numbering structure that allows for expansion and amendment of the Code. The current ordinance structure is based on three tiers: the title, the chapter, and the section. Each part is represented in the code section number. For example, [Section 2.04.010](#) is Section .010 in [Chapter 2.04](#) of [Title 2](#). The updated code will also contain an additional level – the "Division," as discussed below.

1. Title.

A title is a broad category under which ordinances on a related subject are compiled. For example, the first title in the Shasta Lake Municipal Code is [Title 1](#), General Provisions, which contains ordinances about general penalties, code adoption, and administrative citations, among other things.

2. Divisions (or Articles).

In a municipal code, a division is a logical grouping of related provisions or regulations. Divisions are used to organize and categorize various aspects of local laws and regulations within a specific topic area. Within a title, divisions or articles are further divided into chapters or sections. The hierarchy usually follows *Title* → *Division* → *Chapter* → *Section*.

Using a division structure will allow the grouping of zoning provisions based on similar purposes; it may help a user quickly identify the location of needed information by broad category and help make future amendment of code provisions easier by reducing the need for redundant information or references throughout the code. The following list reflects the recommended structure for CZO Update:

- **DIVISION 1 – General Provisions.** This division includes those provisions related to the overall structure and purposes of the zoning code. This is where the broad legal authorities, rules for interpretation and applicability of land use and development regulations are located.
- **DIVISION 2—Administration.** This division includes provisions related to the city's zoning plan administration. It also includes standard "how-to" procedures for amending the text of the code or zoning map, permit types, and permitting and enforcement processes.

- **DIVISION 3 – Base District Regulations.** This division can be considered the “heart” of the city’s zoning plan. It includes all the chapters related to the various zoning districts necessary to capture the land use designations of the General Plan. Zoning districts for residential, commercial, industrial, and public service use are found here. It also includes those zoning districts that are established by the adoption of specific plans. The user will find the allowable use tables, district development standards, and other fundamental development provisions applicable to a particular zoning district.
- **DIVISION 4 – Regulations Applying in All Districts.** As indicated by the title, this division includes zoning regulations that apply to a particular land use type (i.e. vacation rentals or affordable housing) that may be in all or many different zoning districts. Standards affecting non-conforming land uses, parking, signs and temporary or special land uses will be in this division.
- **DIVISION 5 – Overlay District Regulations.** This division includes those chapters related to the overlay land use districts that are needed to capture the special land use designations of the General Plan. An overlay district, sometimes called an overlay zone, is a geographic zoning district layered on top of an existing zoning district (or multiple districts). It implements additional regulations specific to certain features or conditions within the land area it covers. By implementing overlays, city officials can address unique concerns and achieve specific general plan goals that the broader zoning regulations may not fully address. Overlay districts are often used to protect sensitive environmental features, such as wetlands or wildlife habitats, or to identify hazardous conditions.
- **DIVISION 6 – Terms and Measurements.** This division includes those terms and definitions commonly used in the zoning ordinance. It also explains how various measurements referenced in the zoning ordinance must be calculated.

3. Chapter.

Chapters deal with more specific subjects (i.e., Rural Residential Zoning Districts) and are often derived from one ordinance. All the chapters on a related subject are grouped in one title. The chapters are numbered so that new chapters, which should logically be placed near certain existing chapters, can be added later without renumbering existing material. For example, Chapter 2.06, City Manager, can be added between [2.04](#), City Council, and [Chapter 2.08](#), City Attorney in the SLMC.

4. **Section.** Each section of the code contains substantive ordinance material. The sections are numbered by "tens" to allow code expansion without renumbering.

B. GRAMMATICAL CONCEPTS

The following discussion provides directions on the grammatical concepts that should be applied in the updated Title 17. In most cases, titles of individual positions or boards, such as City Manager or City Council, will not be capitalized in a particular regulation.

When should a job title be capitalized in a sentence?

Capitalize a job title if part of a proper noun, but keep it lowercase if used as a common noun. Job titles used as a proper noun come immediately before the name, as in *President Lincoln*. If the name and job title are separated by a comma, however, then it’s an appositive and not capitalized.

When should a job title be capitalized in a sentence? Sometimes job titles like “president,” “prime minister,” or even royal titles like “queen” use lowercase letters, but occasionally they’re capitalized, as in “President Lincoln” or “Prime Minister Sanchez.” In most cases in the Code, titles such as development services director will not be capitalized since they refer to common nouns.

Regarding job titles, most style guides use the same rules for when to capitalize. AP style handles job title capitalization the same as [APA](#), [MLA](#), and [Chicago](#) formats, so you only have to learn the rules once. Let’s take a closer look at what those rules are.

- **When do you capitalize the name of a profession?**

The short answer is to **capitalize job titles when they act as proper nouns**. When job titles are [common nouns](#), use lowercase for the first letter.

How do you know if a job title is a proper noun or just a common noun? If it’s part of the name, it’s a proper noun, and you capitalize it. To put it another way, when a job title is used before a name, it’s similar to a courtesy title like Mr. or Ms. and should be capitalized.

*When she was young, **Commissioner** Brown dreamed of becoming a **professor**.*

***Chairman Trotter** replaced our former planner ten years ago.*

In this usage, the job title comes immediately before the name. A general [capitalization rule](#) is to capitalize job titles when they come directly before a name, but not when used elsewhere in a sentence. This rule mostly proves true, but you must be careful about appositives and noun phrases that precede or follow other nouns and describe them. If a person’s name or job title is used as an appositive, you do not capitalize the title. How can you tell if it’s an appositive? Look for a comma—appositives are often set apart with a comma.

[APPOSITIVE] *The commission chair, Randy Trotter, respectfully disagreed at today’s meeting.*

[PROPER NOUN] *At today’s meeting, **Chair Trotter** respectfully disagreed.*

Also, notice how the job title used as a common noun in an appositive includes an [article](#) like *the*, *a*, or *an*. This is another way to determine whether the job title is a common noun or part of a proper noun.

So, the quick rule for when to capitalize job titles is this: if the job title comes immediately before a name and there’s no comma between them, capitalize it.

- **Formal listings and signatures**

If a name and job title appear in a formal listing or signature line, capitalize the job title. These include mail and email signatures, website profiles, bylines, and other formal situations where names are listed alongside job titles. Conventionally, the job title comes after the name, separated by a comma.

*Sincerely, Peter Bird, **Senior Planner***

*Written by Jim Hamilton, **Annuitant Planner***

- **Job title initials**

Initials are a [type of abbreviation](#) that uses a capital letter to represent an entire word. Jobs that are initials, such as C-suite jobs like CEO or COO, are always capitalized.

*The **CM** asked an employee to parallel park for them.*

However, if the job title is spelled out, it follows the standard rules for job title capitalization. That means if the spelled-out job title is used as a common noun, it is **not** capitalized.

*The **director of development services** asked an employee to contact the office.*

- **Job titles in names of places and institutions**

Just as job titles are capitalized as part of a person's name, they are capitalized as part of an institution's name. In both cases, the job title is part of a proper noun, so it's capitalized.

Development Services Director for the City of Shasta Lake.