

PROPOSED HOUSING-RELATED GENERAL PLAN REVISIONS

(Board of Supervisors Public Hearing July 17, 2018)

(Note: deletions of text appear as ~~strikeout~~ and new text appears as underline)

Chapter 7.1 "Community Organization and Development Pattern" of Division 7 "Community Development Group" is amended as follows:

Section 7.1.2 "Findings" of Section 7.1 "Community Organization and Development Pattern" is amended as follows:

Amend 1st paragraph of "Future Demand for Developable Land" to read as follows:

Future Demand for Developable Land

Population projections prepared for Shasta County as part of the original General Plan revision program in 1983 estimated a 2000 population of between 159,000 and 200,000 persons (actual Census 2000 population was 165,200), compared with a 1980 population of 115,715. The County's population as of July 1, 2017, was estimated by the Department of Finance at 178,605. Population projections were also used in 1983 as the basis for projecting employment growth in the County. These employment projections are contained in Appendix A of the 1983 General Plan revision program. As previously discussed and shown in Table PRE-4 in Chapter 2, updating of the County's population forecast to year 2025 as prepared by the Department of Finance shows an estimated population of 246,500.

Amend 10th paragraph of "Development Pattern, Service Provision, and Interjurisdictional Coordination" to read as follows:

Where special districts can efficiently and feasibly provide community sewer and water service, increased densities may be considered or required for growth accommodation in those areas conducive to energy conservation, increased transit use, and a reduction of reliance on single-occupant vehicles. Such characteristics would include: (1) locating residential or mixed use development within reasonable walking distance of a transit route at densities sufficient to generate a level of ridership which in turn will support transit service. Residential development within the transit service area should be at an average density of at least eight dwelling units per gross-acre, but in some circumstances, where the County is required by the State to meet Regional Housing Needs Allocation, density can exceed 20 units per gross acre, and (2) connecting land uses, such as retail districts, major employment centers, educational centers, and medical facilities, that generate high traffic volumes. These options are discussed further in the Circulation and Air Quality Elements.

Amend 1st paragraph of "Conversion of Residential Land Use Designations into Zoning Districts" to read as follows:

Conversion of Residential Land Use Designations into Zoning Districts

The General Plan uses four residential land use designations - Urban (UR), Suburban (SR), Rural Residential A (RA), and Rural Residential B (RB). These designations relate to dwelling unit density as units per gross acre¹ and are more completely described in Table CO-7. The maximum densities for these designations are:

\$ Urban 16/25 dwellings/acre²

\$ Rural Residential A - 1 dwelling/2 acres

\$ Suburban - 6 dwellings/acre

\$ Rural Residential B - 1 dwelling/5 acres

In the Urban Residential designation the minimum density shall be eighty (80) percent of the maximum density. In the Suburban Residential designation, the minimum density shall be four (4) units per acre.

¹"Gross acre" means development of land, including infrastructure such as public roads, public open space and in some instances non-residential development such as schools and shops.

² Maximum density shall remain at 16 dwellings per acre except for parcels identified in the County Housing Element, or as otherwise identified by the County, for low-income housing which shall be 25 dwelling units per acre.

Amend "Conversion of Commercial and Industrial Land Use Designations into Zoning Districts" to read as follows:

Conversion of Urban, Suburban, Commercial and Industrial Land Use Designations into Zone Districts

The General Plan provides for urban, suburban, commercial and industrial land use designations which are normally applied only in urban and town centers. These designations are designed to establish broad commercial and industrial land use categories, and accommodate higher density residential development, where services are available, in accordance with state-mandated regional housing needs allocation requirements, which will be converted into more specific zone districts. In addition, there is a Mixed Use (MU) designation that is applied to the commercial or light industrial areas in or near rural community centers that in some areas can also accommodate urban and suburban level, higher density residential development.

The Urban (UR) and Suburban (SR) land use designations provide a wide range of commercial, industrial and residential uses. Commercial and industrial uses are treated later in this section. As applied to the land use maps, the residential component of the Urban and Suburban land use designations require further refinement through zoning to determine the appropriate type of residential use and residential densities, based on available services. The one-family (R1), two-family (R2) and multiple family (R3) residential zones are most appropriate for these designations. In undeveloped or under developed areas adjoining city boundaries and within the city's sphere of influence, the interim residential (I-R) district may also be applied. In the Urban and Suburban designations, the density of residential development is indicated as a number of units per gross acre following the general plan designation or the corresponding zoning district, and is the maximum density for that site. The minimum density in the Urban designation shall be eighty (80) percent of the maximum density. The total number of units for a given site may be rounded to the nearest whole number. For example, a designation of UR(12) or a zone district of R3(12) indicates a maximum residential density of 12 units per acre and a minimum residential density of 10 units per acre. In the Suburban designation, the maximum residential density shall be six units per acre or as otherwise indicated by the General Plan or the zoning, and the minimum residential density shall be 4 units per acre. Within Town Centers, where community water and sewer are available, the general plan and zoning should promote densities of 6 or more units per acre to maximize the efficient use of limited land within public services districts.

The Commercial (C) land use designation provides for a range of commercial activities. When applied to the Plan's land use maps, this designation identifies the locations most suitable for commercial activities, but does not contain the level of detail needed to identify the range of commercial uses most appropriate for a specific location. Such specificity is provided by zoning and/or specific plans which will include a series of zone districts. Guidelines for seven commercial zone districts are outlined in Table CO-8. Some of these commercial districts may also be applied outside of the Plan's commercially designated areas as described in the table.

The Industrial (I) designation will operate similarly to the Commercial designation, although there may be only two or three industrial zone districts, as outlined in Table CO-9.

Amend "Planned Developments" to read as follows:

Planned Developments

Planned and/or mixed use developments can provide a more unified and potentially more desirable and attractive development in an area. Such developments involve a combination of comprehensive site planning and architectural design that can often provide a mix of uses that could otherwise create land use conflicts between neighboring uses. A unified site design for a residential planned development may offer a variety of housing types, including clustered one-family housing both attached and detached, two-family duplexes, townhouses and multiple-family housing with common open spaces. While planned developments are commonly used for urban and suburban residential projects, they may also be applied to other types of land uses such as commercial, industrial, and office parks. Planned development proposals which contain a mix of any or all of these uses should be encouraged. A planned and/or mixed use development shall be at a scale where high design standards along with other quality of life amenities can be provided.

The types of quality developments described above should offer a better lifestyle, shopping, and working environment to Shasta County residents. Because of this, the County should provide incentives for those wishing to provide projects that meet this criteria.

Section 7.1.3 "Objectives" of Section 7.1 "Community Organization and Development Pattern" is amended as follows:

Amend section 7.1.3 "Objectives" of Section 7.1 "Community Organization and Development Pattern" to read as follows:

7.1.3 Objectives

CO-1 To promote a development pattern consistent with the other objectives of the Plan, that will accommodate, the growth which will be experienced by Shasta County during the planning period (2005-2025), and/or such periods as may be extended by future revisions of the Plan.

CO-2 To guide development in a pattern that will provide opportunities for present and future County residents and families of all income levels to enjoy the variety of living environments which currently exist within the County, including:

- Incorporated communities served by the full range of urban services.
- Unincorporated communities served by most but not all urban services.
- Unincorporated rural communities provided with very limited or no urban services.
- Rural home sites located outside of community centers on relatively large lots or in clustered development accompanied by open space areas within the project provided that the clustering does not create an adverse impact on neighboring properties.

CO-3 To guide development in a pattern that will respect the natural resource values of County lands and their contributions to the County's economic base.

CO-4 To guide development in a pattern that will minimize land use conflicts between adjacent land users.

CO-5 To guide development in a pattern that will establish an acceptable balance between public facility and service costs and public revenues derived from new development.

CO-6 To fashion a development pattern whose implementation mechanisms such as zoning, subdivision, and other regulations, explicitly define a relationship between public and private expectations and responsibilities concerning land use that is based on the following principles:

- Public programs shall recognize both the expectations of individual property owners to be able to use their lands as they desire, and the responsibility of government to provide a regulatory climate that enables fulfillment of its obligations while not impeding reasonable private expectations.
- Property owners shall recognize public programs emphasizing that land be used in a responsible manner that considers adjacent land uses, property owners, and the County's fiscal ability to provide services.

- A workable relationship between public and private land use expectations must be achieved in order for each to be well served.
- Periodic review of the relationship between public and private land use expectations is necessary to reflect changing community values.

CO-7 To recognize that the major economic resources for achieving the development pattern will come from the private sector, rather than government, and that the General Plan, as the expression of community values, will guide the use of these resources.

CO-8 To contribute to the provision of an adequate, diverse supply of safe, healthy, and affordable housing in unincorporated areas of Shasta County for residents of all income levels and special needs.

CO-9 To satisfy the requirements of the Regional Housing Needs Allocation Plan for Shasta County.

CO-10 To maximize the efficient use of land adjoining incorporated Urban Centers and within unincorporated Town Centers and Rural Community Centers by promoting higher density development within these areas of the County.

Amend section 7.1.4 "Policies" of Section 7.1 "Community Organization and Development Pattern" to read as follows:

7.1.4 Policies

CO-a The County shall, in coordination with the Cities of Anderson, Redding, and Shasta Lake ensure the availability within the County of an inventory of developable lands sufficient to accommodate growth projected for the planning period for all income levels.

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

CO-c In 2010 and at least every five years thereafter (or as required by state law for housing element updates), the County shall examine the results of the monitoring process for the previous period. By amendment of this Plan, appropriate adjustments shall be made in the inventory of developable land so that it will accommodate the growth projected for the subsequent 20-year period. The intent of this policy is that the developable land inventory shall never have less than a 15-year supply. Five-year (or as otherwise required) adjustments in the developable land inventory may include either additions to, or subtractions from, this inventory, but the latter will occur only when new information reveals this land is ill-suited for development and it is replaced in the inventory by other developable lands.

CO-d The normal procedure for adding lands to the inventory shall be by amendment of the Plan at five-year intervals (or as otherwise required for housing element updates). This policy shall not preclude any resident or property owner in Shasta County from requesting a General Plan amendment upon submission of the required application and payment of the prescribed fee, or any amendment initiated by the Planning Commission or Board of Supervisors.

CO-e The General Plan shall recognize four general types of living environments and shall distribute the developable land inventory among them so that future residents of the County have available the full range of lifestyle opportunities. These living environments are described in Table CO-6.

CO-f The General Plan shall contain residential, commercial, and industrial land use categories, each of which is described in the following tables and shall be implemented through more specific zone districts:

§ Table CO-7 – Residential

§ Table CO-8 - Commercial

§ Table CO-9 - Industrial

CO-g The density limitations described in Table CO-7 do not preclude development on pre-existing legal lots. Such lots would be permitted to develop at a density of at least one dwelling unit per lot, and up to the density assigned to the lot by the general plan or zoning, provided that the applicable County Development Standards are satisfied.

CO-h A land capability analysis demonstrating that criteria in the County Development Standards and the state-mandated Regional Housing Needs Allocation will be met shall be used to establish actual residential densities and parcel sizes for all development projects including lands proposed for General Plan or zone amendments which increases the residential density. The development standards should be periodically reviewed and revised to further refine the application of the land capability analysis concept.

CO-i The Rural Residential A (RA) designation shall be primarily applied to Rural Community Centers around Urban Center and Town Center fringes in order to accommodate residential development. The RA designation around Rural Community Centers shall be expanded at a rate consistent with policies CO-b, CO-c, and CO-d.

CO-j Areas designated Urban (UR) or Suburban (SR) in excess of 30 percent slope should not be developed, but the residential density of up to $\frac{1}{2}$ the dwelling units (d.u.) per acre assigned to the lot for areas designated UR and SR may be credited to the developable portions of the property provided that other site capability criteria and applicable development standards can be met. In areas designated Rural Residential A (RA) or Rural Residential B (RB), lands in excess of 30 percent slope may be either developed at 1 d.u. per 10 acres for RA designated areas and 1 d.u. per 40 acres for RB designated areas or an equivalent density credit may be additionally applied to the land that is less than 30 percent slope provided that other site capability criteria and applicable development standards can be met.

CO-k The minimum parcel size for lands located within the SR or UR land use designation shall be limited to five acres until one of the following conditions is met:

- The land will be included within a publicly-financed assessment district specifically designed to provide community water and sewage disposal services. Sewage services shall include collection, treatment, and disposal facilities and water service shall include treatment and distribution systems.
- The land, as a condition of development approval, will be provided with community water and sewage service from an existing municipal system, assessment district, or special district. The use of individual wastewater disposal systems or common wastewater disposal fields do not qualify for meeting the requirements of this policy.

TABLE CO-6			
LIVING ENVIRONMENTS			
TYPE OF LIVING ENVIRONMENT	INCORPORATION STATUS	COMMUNITIES	SERVICES
Urban Center	Yes	Anderson Redding Shasta Lake	All Urban Services
Town Center	No	Cottonwood Palo Cedro Burney/Johnson Park Fall River Mills/McArthur	Most Urban Services
Rural Community Center	No	Sacramento Canyon	May have community water, but

		\$ Lakeshore \$ Lakehead \$ Castella/Sweetbriar \$ South Dunsmuir Big Bend \$ Round Mountain \$ Montgomery Creek \$ Big Bend Northeast Shasta \$ Cassel \$ Hat Creek Lassen \$ Old Station (North and South) Eastern Forest \$ Shingletown \$ Viola Eastern Upland \$ Millville \$ Oak Run \$ Whitmore South Central Region \$ Mountain Gate \$ Jones Valley \$ Bella Vista \$ Happy Valley \$ Centerville \$ Shasta/Keswick	typically on-site; in limited instances may have community wastewater treatment, but normally on-site.
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		Western Upland \$ Igo \$ Ono \$ Platina French Gulch \$ French Gulch	
Rural Homesite	No	Not Applicable	No Urban Services
Source: Sedway/Cooke			

TABLE CO-7 RESIDENTIAL LAND USE CATEGORIES AND DENSITY¹		
Land Use Category	Purpose	Maximum Residential Density
Urban	Provides living environments receiving full-range of urban services within an Urban or Town Center.	16/25 dwellings/acre ^{2,3}
Suburban	Provides living environments receiving most urban services, but characterized by lower population densities than urban residential category, and located within an Urban or Town Center.	6 dwelling units/acre ^{2,3}
Rural Residential A	Provides living environments receiving no, or only some urban services, usually within or near a Rural Community Center.	1 dwelling/2 acres ^{2,4,5,6}
Rural Residential B	Provides living environments receiving no urban services and located in areas of the County characterized by one or more of the following conditions: - severe limitations on septic tank use - uncertain long-term availability of water - proximity to lands categorized as timber, grazing, or croplands	1 dwelling/5 acres ^{2,4,5,6}

TABLE CO-7

RESIDENTIAL LAND USE CATEGORIES AND DENSITY¹

Land Use Category	Purpose	Maximum Residential Density
	<ul style="list-style-type: none"> - remoteness from Urban, Town, and Rural Community Centers - extreme wildland fire hazard, and - inaccessibility via County maintained roads. 	
Existing Residential	May be applied to residential areas that legally existed before January 10, 1984, that do not fit the land use designation or density applied to surrounding properties as established by the General Plan. Legal preexisting uses that lie within the designation shall be allowed to continue for an indefinite period of time, but may not expand beyond the use that existed on January 10, 1984. Said uses may be replaced with same or less intense use. Modification of existing uses shall be in conformance with the Existing Residential (ER) zone district.	

Notes:

¹ Densities based on approximately 2.7 persons per household.² Variable lot size/density averaging permitted. In Urban and Suburban designations, the maximum density shall be shown as a number following the designation in the general plan or the zoning, or as otherwise indicated in the General Plan. Minimum density in the Urban designation shall be eighty (80) percent of the maximum density number and minimum density in the Suburban designation shall be four (4) units per gross acre. The total number of units for any particular site may be rounded to the nearest whole number.

³ Maximum residential density shall be 16 units per acre in Urban land use designations except for parcels identified in the Housing Element or as otherwise identified by the County for lower-income housing. Maximum density may be exceeded based on Objective CO-I, Policies CO-o, or H-d, and the County's density bonus provisions.

⁴ Density and parcel size to be determined by land capability analysis and meeting adopted development standards.

⁵ "Urban services" as used in the description of living environments include community water systems, community sewer systems, proximity to schools, fire stations, sheriff's services, public transit and commercial or industrial areas.

⁶ Residential clustering required in portions of the Day Bench area.

<p style="text-align: center;">TABLE CO-8</p> <p style="text-align: center;">COMMERCIAL LAND USE CATEGORIES</p> <p style="text-align: center;">(To be Determined by Zoning)</p>		
Commercial Category	Description	Locational Requirements
Local Convenience Center	Provides a limited selection of convenience goods within walking distance or brief driving distance of residents. Primary tenant is usually a small food market which might be supplemented by a gas station, laundromat, or other small establishments providing services to residents in the immediate area.	Should be along residential collector streets. Should have a support market area population of 1,000 to 3,500 persons and be located on one to five acres. May be located in areas designated by the General Plan Land Use Map as C, UR, SR, or RA.
Retail Commercial	Provides a wide range of facilities for the sale of goods and provision of personal services. It generally is applied to either the commercial portions of town centers or to other shopping centers. When applied to shopping centers, the uses are generally conducted within a building and may range in size from neighborhood centers which may have a supermarket as the principal tenant, to a community center which may also include a drug, variety or department store as a principal tenant. When applied to commercial areas of town centers or other existing retail places with similar types of activities, the uses may be broadened to include retail uses conducted outdoors, such as auto and boat sales.	Should be along an arterial or collector street. Shopping centers should be located on sites starting in size from five acres and upward depending on the type of center and the anchor-tenant. Designated on the General Plan Land Use Map as Commercial (C).
Commercial/Light Industrial	Provides for a wide range of goods and services needed by residents and business firms which are inappropriate in other commercial centers due to size or operating characteristics or are not economically feasible in such centers. Uses include sale of construction and building materials, construction equipment, restaurant supplies, autos and trucks. Some light industrial uses may also be permitted including ministorage, vehicular repair, construction yards, truck terminals, and when found compatible with surrounding uses, fabrication of wood, metal or other materials. This designation is not intended for typical retail sales found in shopping centers, such as food markets, drug stores, etc.	Should be along arterials or collectors or in conjunction with a business or industrial park. Designated on the General Plan Land Use Map as Commercial (C) or Industrial (I).
Office Commercial or Business Park	Provides office space for firms featuring administrative, professional, or financial services. May also include other firms providing computer, reproduction, laboratory testing, and similar services whose operation and scale are compatible with the primary office uses. Small scale retail uses, primarily for use by employees of the area, may also be included.	Should be along an arterial or collector. Designated on the General Plan Land Use Map as Commercial (C).
Highway Commercial	Provides for the needs of recreation and business visitors. Accommodations of lodging, restaurants, gas stations, and automotive and truck service, food supplies, and recreation supplies and equipment, and may also include recreation facilities and small retail shops which primarily serve visitors needs.	Along access roads to I-5, fronting on State highways or along arterials providing access to major recreation designations. May be permitted in any

<p align="center">TABLE CO-8</p> <p align="center">COMMERCIAL LAND USE CATEGORIES</p> <p align="center">(To be Determined by Zoning)</p>		
Commercial Category	Description	Locational Requirements
		land use designation. In cases where a highway commercial use is proposed in a resource area, it may be permitted if the surrounding resource uses will not be adversely impacted.
Commercial Recreational	Provides opportunities for the development of privately owned lands characterized by the natural environment for the purpose of providing commercial recreation activities that utilize and provide for the enjoyment of the natural environment. Examples of commercial recreation activities include campgrounds, fishing and hunting clubs, dude ranches, boating facilities, and recreational vehicle parks. Other uses such as a restaurant or small food market may be permitted when accessory to, supportive of, and compatible with the recreation activity.	Designated on General Plan Land Use maps as R, or in an area in which the project fits harmoniously with the natural features, regardless of the land use designation.
Mixed Use	<p>This category recognizes that in Town Centers and Rural Community Centers, the strict segregation of different land use types is neither necessary nor practical. At this scale, conflicts which may result from the intermixing of land uses may be addressed by County zoning and development standards relating to screening, setbacks and architectural design.</p> <p>This designation, which may permit a mix of residential, commercial and light industrial uses, is assigned to Town Centers and Rural Community Centers, or may be assigned to locations outside of rural community centers if commercial or light industrial uses existed within the area to be designated MU before January 10, 1984.</p> <p>Residential uses may be permitted at a density commensurate with the most applicable general plan land use designation for the site based on services available. For instance, in a Rural Community Center with a community water system, and an onsite wastewater treatment system one dwelling per acre would be appropriate; if outside a Rural Community Center with individual well and onsite wastewater treatment system, where the Rural Residential A (RA) designation would be applied, a density of one dwelling per two acres would be appropriate; if within a Town Center with public water, sewer and other urban services, where the Urban designation would apply, residential density up to 16</p>	Designated on the General Plan Land Use Map as Mixed Use (MU).

<p style="text-align: center;">TABLE CO-8</p> <p style="text-align: center;">COMMERCIAL LAND USE CATEGORIES</p> <p style="text-align: center;">(To be Determined by Zoning)</p>		
Commercial Category	Description	Locational Requirements
	<p>units per acre may be considered, or up to 25 units per acre for parcels identified by the County for lower-income housing. Commercial uses that may be permitted include local and tourist oriented retail uses, and professional offices. These would provide a wide range of goods and services to residents, businesses, and travelers including small scale establishments providing convenience goods such as food and drugs, materials and repair services needed by agricultural and forestry related business, and travel accommodations for travelers. This designation may also provide for small to moderate sized light industrial uses that will not cause odors, noise, visual, or other adverse impacts. Uses may be combined on a single property. The single property need not meet the size requirements for each use if it is large enough to accommodate each use and meet all other applicable development standards . Exceptions may be allowed as set forth in the Zoning Plan.</p>	

<p style="text-align: center;">TABLE CO-9</p> <p style="text-align: center;">INDUSTRIAL LAND USE CATEGORIES AND POLICIES</p> <p style="text-align: center;">(To be Determined by Zoning)</p>		
Industrial Category	Description of Uses	Location Requirements
General Industrial	Provides for the intermixing of industrial uses with varying degrees of impacts, scales of operation, and service requirements (including rail access). Permits the inclusion of non-industrial uses providing materials and services primarily used by industrial uses. Other non-industrial uses may be permitted on an interim basis with conditions providing for reversion to industrial uses.	Should be located along a freeway, highway or arterial. Designated on the General Plan Land Use Map as Industrial (I).
Light Industrial	Provides for the planned development of industrial parks or districts occupied by uses characterized by low or moderate impacts, varying scales of operations, and similar service requirements.	Located within an urban or town center or near a freeway, highway, or arterial. Designated on the General Plan Land Use Map as Industrial (I).

CO-l For qualifying residential developments , a density bonus may be provided in accordance with California Government Code, Section 65915, as may be amended from time to time, and the County Zoning Plan.

CO-m Proposed land divisions that lie in two or more General Plan land use designations that allow residential development may be permitted to create smaller parcels (including clustering), than indicated by the density of any of the land use designations provided that:

§ The total number of residential units does not exceed the combined total allowed by each designation, and

§ If the area is designated as a resource area, the resource is protected or enhanced.

CO-n Where existing parcels of land are located in areas that permit residential development and contain two or more detached legally constructed or installed residences or mobile or manufactured homes, residential land divisions may be allowed to exceed the General Plan land use density provided that:

§ All such residences or mobile or manufactured homes were constructed or installed before January 10, 1984, and must meet the current minimum housing code requirements as set forth in the Health and Safety Code; and

§ Each newly-created parcel is occupied by at least one of these residences, and§ Each newly created parcel meets applicable County development standards in effect when the land division application is deemed complete.

CO-o For any development project requiring discretionary approval that is determined to have the potential to reduce overall services or create a negative cost-revenue imbalance, the County may require a fiscal impact analysis to be prepared or financed by the project proponent prior to or concurrently with the project's environmental assessment to determine its cumulative and long-term fiscal impacts on County-provided public services.

The County, at its discretion, may also develop and/or utilize a fiscal impact system to determine the impact of a project requiring discretionary approval on related public service costs. Projects determined to have a negative cost-revenue impact on the provision of public services may be required to provide acceptable offsets for those negative fiscal impacts before the project can be approved.

CO-p Areas designated Urban Residential (UR) or Suburban Residential (SR) shall be located within the adopted sphere of influence of a city or the special district(s) that serve town centers. The County shall adopt urban development standards for UR and SR areas.

CO-q All discretionary development applications within the adopted sphere of influence of a city or special district shall be referred to the city or special district for review and comments as to the effect the proposal may have on future orderly urbanization and/or the provision of public services.

CO-r The County should develop specific plans or area plans for the Burney, Cottonwood, and Palo Cedro areas. The County should also develop a specific plan for the Churn Creek Bottom area with emphasis on maintaining and preserving a variety of long-range agricultural options for the area.

CO-s The County should develop area land use plans for major recreation and resource areas, such as the Hat Creek Valley between State Highway 299 and Lassen Park and the Sacramento River Canyon from Shasta Lake north to the Siskiyou County line. The intent of such plans will be to recognize the significant natural resource setting from recreation, resource, and economic perspectives.

CO-t Infill development is encouraged for those areas served by community water and sewer service to maintain and improve air quality, conserve energy, maximize use of the transportation network and other existing infrastructure, and to fulfil the County's regional housing needs obligations under state housing law and local policies.

CO-u Commercial development in the Churn Creek Bottom area shall be strictly limited to the I-5 interchange/Knighton Road intersection.

CO-v The average density for lands designated RA within the Centerville Community Services District shall not exceed one residence per three acres.

CO-w The County shall determine appropriate commercial/industrial building intensity through the use of building setbacks, floor areas, heights, and parking/loading requirements as well as related site/building design standards.

CO-x The County will identify and maintain an adequate supply of developable land in each residential land use designation and zoning category for both single-family and multiple-family units (including manufactured housing and mobile homes) to accommodate projected population increases and off-set very low residential vacancy rates, with emphasis on potential development areas within or reasonably close to employment and/or service centers, where existing infrastructure capacity exists or can be feasibly provided. CO-y The County will seek to provide suitable areas in which to develop and maintain all types of housing consistent with public health and safety standards and which conserve natural resources without significantly increasing the cost of housing.

CO-z The County will accommodate affordable housing projects in areas where public and private services are adequate or can be cost-effectively extended to serve allocated densities and the development is consistent with adopted General Plan policies and County development standards.

SECTION 2.

Chapter 7.5 "Public Facilities" of Division 7 "Community Development Group" is amended as follows:

Amend section 7.5.3 "Objectives" to read as follows:

7.5.3 Objectives

- PF-1 Development of a comprehensive, long-term plan for wastewater treatment within the County, coordinated with community development objectives and designed to provide this service in a manner making the most effective use of public resources.
- PF-2 Achievement of an improved understanding of the opportunities and constraints governing the use of on-site wastewater treatment systems, both conventional and alternative, in Shasta County.
- PF-3 Develop the Shasta County solid waste program in accordance with the adopted management plans.
- PF-4 Development of a land use pattern which can be adequately served with community facilities such as schools, libraries, and community recreation.
- PF-5 Encourage wastewater treatment and public water agencies to plan for, prioritize and reserve future water capacity for affordable and special needs households in accordance with the County's Regional Housing Needs Allocation (RHNA) obligations.

Amend section 7.5.4 "Policies" to read as follows:

7.5.4 Policies

- PF-a Shasta County shall take appropriate actions for achieving objective PF-4. Every opportunity for interjurisdictional and interagency cooperation in other areas shall be encouraged to this end.
- PF-b Shasta County shall permit experimentation with "alternative" wastewater treatment technologies on a limited and carefully controlled basis, including advance provision establishing what public or private entity will be responsible in the event of failure, to determine which systems are feasible.
- PF-c Shasta County shall take actions required to implement plans for the management of its solid waste stream.
- PF-d Shasta County may require the dedication of parklands or the payment of in-lieu fees in accordance with County development standards in the areas of the County designated for urban/suburban development by the Community Development Element. Dedication shall be required only if the lands and fees so obtained will be maintained and administered by a local public agency which provides community recreation services.
- PF-e The locations of existing and proposed large-scale community recreation facilities shall be designated on General Plan maps as Natural Resources Protection Parklands (N-P).

PF-f Pursuant to California Government Code Section 65589.7, the County shall encourage wastewater treatment and public water agencies to plan for, prioritize and reserve future water capacity to serve affordable and special needs households in accordance with the County's Regional Housing Needs Allocation (RHNA) obligations as determined at the beginning of each Housing Element Update Cycle.