

CITY OF MT. SHASTA GENERAL PLAN

1. INTRODUCTION

- A. General Plans 1-1
- B. Overview..... 1-1
- C. The Role of the General Plan..... 1-5
- D. The Mt. Shasta General Plan 1-5
 - 1. History of the Planning Program 1-5
 - 2. Organization..... 1-7
- E. General Plan Scope 1-8
 - 1. The City Limits 1-8
 - 2. Planning Area..... 1-8
 - 3. The Sphere of Influence 1-9

2. GENERAL PLAN ISSUES AND ADMINISTRATION

- A. Mission Statement..... 2-1
- B. Community Vision..... 2-1
- C. Plan Administration 2-2
- D. Planning Time and Horizon 2-4
- E. Amending the General Plan 2-4
- F. Implementation of the Plan..... 2-4
 - 1. General Plan Objectives and Programs: Plan Administration 2-5

3. LAND USE ELEMENT

- A. Introduction 3-1
 - 1. General Plan Requirements 3-1
 - 2. Growth in Mt. Shasta..... 3-1
 - 3. Siskiyou County Land Use Designations 3-2
- B. Growth and Annexation 3-4
 - 1. Background 3-4
 - 2. General Plan Objectives and Programs: Annexations 3-4
- C. Land Use Designations 3-5
- D. Non-Conforming Land Uses 3-10
 - 1. Background 3-10
 - 2. General Plan Objectives and Programs: Non-Conforming Land Uses 3-11
- E. Land Use Criteria..... 3-12
 - 1. Background 3-12
 - 2. Land Use Standards 3-13
- F. Resource Land Use 3-15
 - 1. Background 3-15
 - 2. Siting Criteria 3-15
- G. Residential Land Use 3-16
 - 1. Background 3-16
 - 2. Residential Development Trends 3-20
 - 3. Affordable Housing and Related General Plan Proposals..... 3-21
 - 4. Land Use Element Relationship to Housing Element 3-23

TABLE OF CONTENTS

5. Residential Use Siting Criteria	3-26
6. General Plan Objectives and Programs: Residential Land Use	3-27
H. Commercial Land Use	3-28
1. Background	3-28
2. Commercial Use Siting Criteria	3-29
3. General Plan Objectives and Programs: Commercial Land Use	3-30
I. Employment Center Land Use	3-32
1. Background	3-32
2. Employment Center Use Siting Criteria	3-33
3. General Plan Objectives and Programs: Employment Center Land Use	3-34
J. Public Facilities and Services	3-35
1. Background	3-36
a. Fire Protection	3-36
b. Police Protection	3-37
c. Schools and Libraries	3-37
d. Parks and Recreation	3-37
e. Medical Facilities	3-38
f. Solid Waste Management	3-38
g. Wastewater System	3-38
h. Water Systems	3-40
i. Storm Drainage System	3-42
j. Snow Removal	3-42
2. General Plan Objectives and Programs: Public Facilities and Services	3-43
K. The Spring Hill Area	3-51
1. Background	3-51
2. General Plan Objectives and Programs: Spring Hill Area	3-55
L. Mixed Use-Planned Development Land Use	3-56
1. Background	3-58
2. Mixed Use – Planned Development Siting Criteria	3-58
3. General Plan Objectives and Programs: Mixed Use-Planned Development Land Use	3-58
4. CIRCULATION ELEMENT	
A. Street Types	4-1
B. Level of Service	4-3
1. Background	4-3
2. General Plan Objectives and Programs: Level of Service	4-3
C. Circulation Standards and New Roads	4-5
1. Background	4-5
2. General Plan Objectives and Programs: New Roads and Vacation	4-10
D. Parking	4-12
1. Background	4-12
2. General Plan Objectives and Programs: Parking	4-13
E. Public Transportation	4-14
1. Background	4-14
2. General Plan Objectives and Programs: Public Transportation	4-15
F. Non-Motorized Circulation	4-15
1. Background	4-15

2. General Plan Objectives and Programs: Non-Motorized Circulation.....	4-20
G. Utilities.....	4-24
1. Background	4-24
2. General Plan Objectives and Programs: Utilities	4-25
5. OPEN SPACE/CONSERVATION ELEMENT	
A. Conservation of Natural Resources	5-1
1. Background	5-1
2. General Plan Objectives and Programs: Conservation of Natural Resources.....	5-16
B. Managed Production of Resources.....	5-19
1. Background	5-19
2. General Plan Objectives and Programs: Managed Production of Resources	5-23
C. Scenic Areas, Cultural Resources, Parks and Recreation	5-25
1. Background	5-25
2. General Plan Objectives and Programs: Scenic Areas, Cultural Resources.....	5-41
D. Public Health and Safety Open Space Issues	5-46
1. Background	5-46
2. General Plan Objectives and Programs: Public Health and Safety	5-49
E. Energy Resources.....	5-51
1. Background	5-51
2. General Plan Objectives and Programs: Energy Resources.....	5-54
F. Climate Change.....	5-56
1. Background	5-56
2. General Plan Objectives and Programs: Climate Change.....	5-61
Open Space Action Plan	5-63
6. SAFETY ELEMENT	
A. Introduction	6-1
B. Flood Hazards	6-1
1. Background	6-1
2. General Plan Objectives and Programs: Flood Hazards	6-3
C. Geologic Hazards.....	6-3
1. Background	6-3
2. General Plan Objectives and Programs: Geologic Hazards	6-8
D. Fire Hazards	6-11
1. Background.....	6-11
2. General Plan Objectives and Programs: Fire Hazards	6-13
E. Hazardous Materials	6-14
1. Background	6-14
2. General Plan Objectives and Programs: Hazardous Materials	6-16
F. Railroad Crossing Safety	6-17
1. Background.....	6-17
2. General Plan Objectives and Programs: Railroad Crossing	6-18
G. Evacuation and Related Infrastructure	6-18
1. Background	6-18
2. General Plan Objectives and Programs: Evacuation	6-20

TABLE OF CONTENTS

H. Snow Removal 6-21
 1. Background 6-21
 2. General Plan Objectives and Programs: Snow Removal 6-22

7. NOISE ELEMENT

 A. Introduction 7-1
 B. Fixed Noise Sources 7-5
 C. Roadway Noise 7-8
 D. Railroad Noise 7-9
 E. Other Noise Sources 7-16
 F. Criteria for Acceptable Noise Exposure..... 7-17
 1. Background 7-17
 2. General Plan Objectives and Programs: Noise 7-21
 3. Noise Mitigation Options 7-27

8. HOUSING ELEMENT (NOT INCLUDED IN THIS REVISION) 8-1

9. BIBLIOGRAPHY..... 9-1

LIST OF FIGURES

Figure 1-1 Regional Location Map 1-3

Figure 1-2 Planning Area and Sphere of Influence, City limits 1-4

Figure 3-1 General Plan Land Use Map: Planning Area 3-18

Figure 3-2 General Plan Land Use Map: City of Mt. Shasta 3-19

Figure 4-1 Circulation Map..... 4-8

Figure 4-2 Mount Shasta Conceptual Trail Network 4-21

Figure 4-3 Mount Shasta Conceptual Primary Bike Routes..... 4-22

Figure 5-1 Wildlife Habitat Relationships 5-5

Figure 5-2 Known Special-status Animal Occurrences 5-6

Figure 5-3 Known Special-status Plant Occurrences 5-7

Figure 5-4 Potential Wetland Areas 5-13

Figure 5-5 Open Space Lands 5-20

Figure 5-6 Scenic View Shed Areas..... 5-30

Figure 5-7 Mount Shasta Watercourses 5-31

LIST OF FIGURES ... CONTINUED

Figure 6-1 Flood Hazard Area 6-2

Figure 6-2 Potential Mud Flow Channels 6-10

Figure 7-1 Typical A-Weighted Sound Levels of Common Noise Sources 7-4

Figure 7-2 Interstate 5 and State Route 89 Noise Contours 7-12

Figure 7-3 Railroad Noise Contours 7-15

Figure 7-4 Community Noise Survey Sites..... 7-18

Figure 7-5 Twenty-four Hour Continuous Noise Monitoring at 808 Mormon Way,
August 11, 2006..... 7-19

Figure 7-6 Twenty-four Hour Continuous Noise Monitoring at I-5 and Union Pacific Railroad
North of SR 89, August 11, 2006 7-20

TABLE OF CONTENTS

LIST OF TABLES

Table 1-1	Historic Population, City of Mt Shasta	1-2
Table 1-2	Element Prefixes	1-8
Table 3-1	Land Use Designations and Development Standards	3-9
Table 3-2	Growth Trends, City of Mt. Shasta.....	3-20
Table 3-3	Mount Shasta Housing Element Selected Housing Element Objectives, Policies and Programs.....	3-25
Table 4-1	Existing Arterial and Collector Streets, Mount Shasta Planning Area	4-2
Table 4-2	Road Type and Approximate Average Daily Trips by Level of Service	4-3
Table 4-3	Street Standards	4-5
Table 4-4	Future Roadways.....	4-9
Table 4-5	Future Intersection Improvements	4-10
Table 5-1	Common Wetland Types in the Planning Area.....	5-12
Table 5-2	Open Space Areas in Mount Shasta	5-36
Table 5-3	Typical Neighborhood Park Site Characteristics.....	5-38
Table 7-1	Roadway Noise Contour Data	7-11
Table 7-2	Union Pacific Railroad Noise Measurement Results	7-14
Table 7-3	Approximate Distance to Railroad Noise Contours.....	7-14
Table 7-4	Community Noise Survey.....	7-18
Table 7-5	Noise Standards for New Uses Affected by Non-Transportation Noise	7-26
Table 7-6	Noise Standards for New Uses Affected by Traffic and Railroad Noise.....	7-27
Table 7-7	Acoustical Analysis Standards	7-28