

1. INTRODUCTION

A. General Plans

Every city and county in the state of California is required to prepare and maintain a comprehensive, long-term general plan to guide its future (California Government Code, Section 65300). The general plan must cover a local jurisdiction's planning area and address the broad range of issues associated with the jurisdiction's development.

The General Plan for the City of Mt. Shasta includes comprehensive written policies providing performance standards and guidance for land use decisions by the Planning Commission and the City Council. The plan indicates future land uses and the location of future roads, density and intensity standards for existing neighborhoods, and the policies and criteria by which land use and development proposals will be considered.

B. Overview: The City of Mt. Shasta

The City of Mt. Shasta is located in Siskiyou County in Northern California at the base of Mount Shasta, the City's namesake. The City is about fifty miles north of the City of Redding and 30 miles south of the City of Yreka, the county seat. The City lies just south of the watershed divide between the Upper Sacramento River and the Klamath River drainages in southern Siskiyou County. The City of Mt. Shasta encompasses approximately 3.4 square miles of area with an estimated population of 3,698 in the year 2006.



The economy of Siskiyou County and the Mt. Shasta area has been largely dependent on timber, agriculture, recreation and travel. The economic role of timber has diminished, while the roles of recreation and tourism have increasing influence on the County's economy and development trends, especially in the vicinity of Mt. Shasta. Over sixty percent of the land in Siskiyou County is in public ownership. Most of the remaining lands are in agricultural use, including timberland. Situated in a generally mountainous area north of California's Central Valley, the County is subject to warm summers and often cold winters. The Mt. Shasta area is an important summer and winter recreation area that attracts outdoors enthusiasts with its fishing, hunting, camping, hiking and skiing opportunities.

The City of Mt. Shasta is located at the junction of Interstate 5 (I-5) and State Highway 89 (See **Figure 1.1, Regional Location Map**). I-5 bisects the Mt. Shasta Area, while Highway 89 passes through its southern extreme. Other southern Siskiyou County towns located near Mt. Shasta include Weed, Dunsmuir and McCloud. The planning area for the General Plan, which includes lands outside the city limits that are of concern to the City in the context of several planning issues, covers about 25 square miles (**Figure 1.2, Planning Area and Sphere of Influence**).

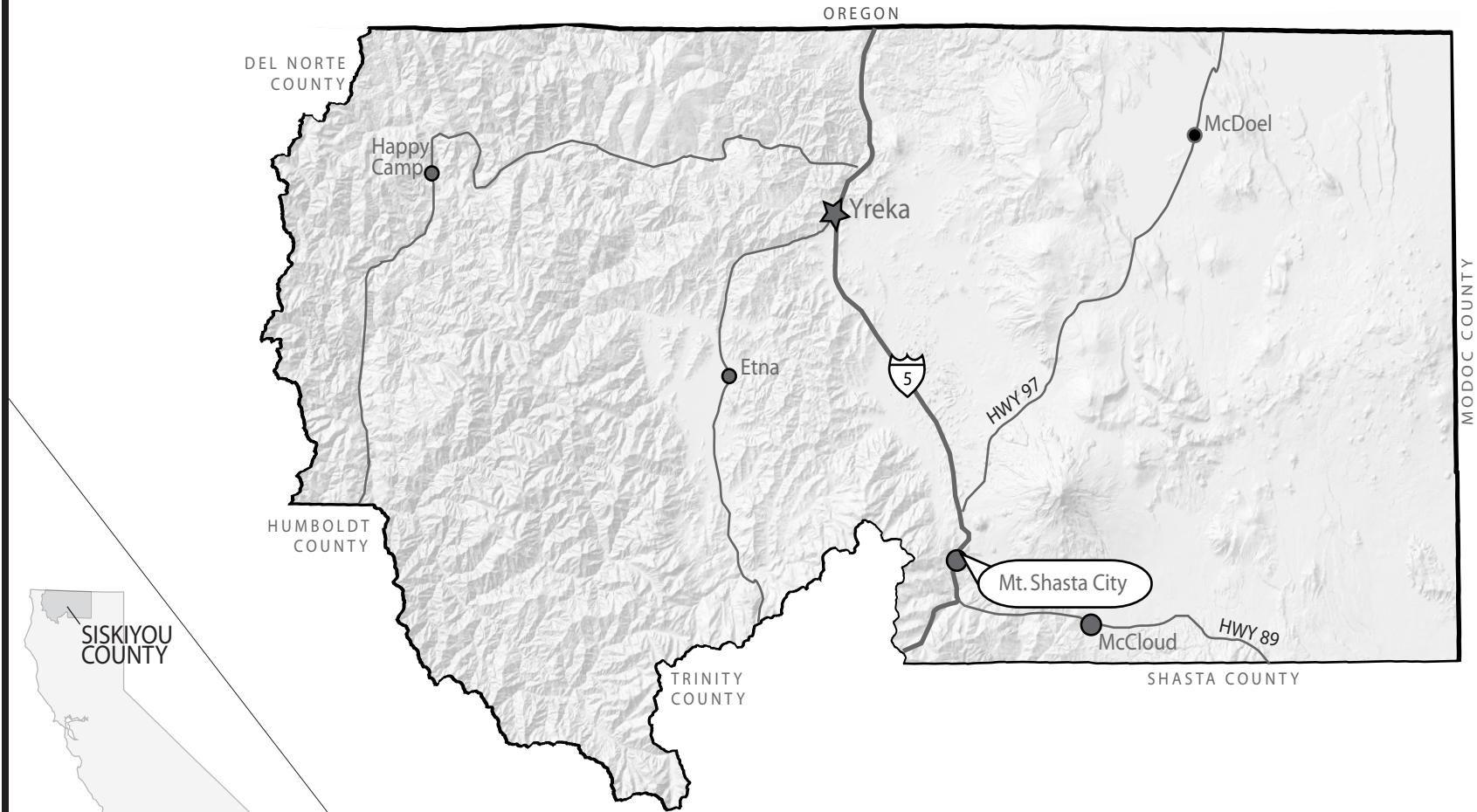
According to the 2000 U.S. Census, the City of Mt. Shasta had a population of 3,621 persons living inside the city limits. Approximately 3,670 people resided in the unincorporated portion of the Planning Area at that time. The California Department of Finance estimated that the population of the City in January 2005 was 3,706. The City has experienced a nominal growth rate of less than one percent per year within the city limits over the last ten years.

Table 1-1
City of Mount Shasta
Historic Population

<i>Year</i>	<i>Population</i>	<i>Change</i>	<i>Percent</i>
1995	3,480		
1996	3,460	-20	-0.57%
1997	3,590	130	3.76%
1998	3,650	60	1.67%
1999	3,620	-30	-0.82%
2000	3,640	20	0.55%
2001	3,621	-19	-0.52%
2002	3,667	46	1.27%
2003	3,675	8	0.22%
2004	3,692	17	0.46%
2005	3,706	14	0.38%
Totals	226		6.49%
Average Annual Change			0.63%

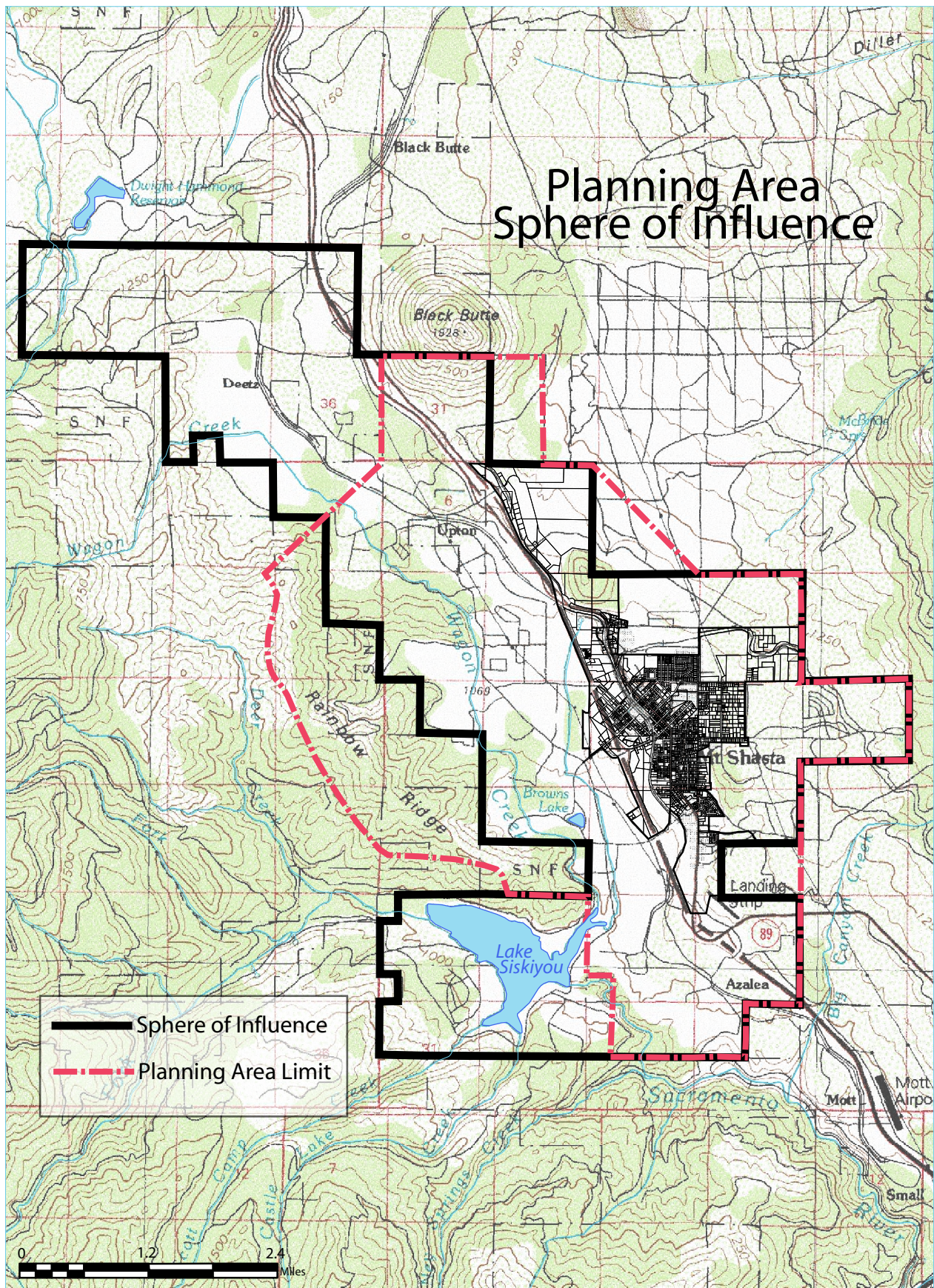
Source: California Department of Finance

Regional Location Map



Source: PMC Mt.Shasta

FIGURE 1-1
REGIONAL LOCATION MAP



Source: City of Mt. Shasta

Although the population of the City of Mt. Shasta has not experienced substantial net growth over the last ten years (about 4.9 percent), the unincorporated area in the vicinity of the City has experienced a moderate population growth rate approximately twice that of the City. Analysis based on the U.S. Census Bureau's statistics indicate that the unincorporated part of the 96067 zip code area, which encompasses the City's planning area, grew from a population of 3,229 in the year 1990 to 3,655 in the year 2000. This represents a 10-year growth rate of 11.6 percent. This is a little over twice the growth rate of the City.

C. The Role of the General Plan

Since the late 1950's, the State of California has placed an emphasis on the need for local governments to look ahead and plan for meeting the needs of future residents. Over the past three decades, the vision has evolved into a complex set of regulations that requires each city and county to adopt a document called the *General Plan*. This state mandated document is a statement of policies that set forth objectives, principles, standards, and plan proposals for the future physical development of the city (see Government Code Sections 65300 et seq.).

The General Plan is a long-range planning document that provides a framework for action and clarifies the direction in which to focus that action. General Plans are required to address seven basic planning topics in components of the document called "Elements". The seven mandatory general plan elements are land use, circulation, housing, conservation, open space, safety and noise. The Plan must analyze issues related to those element topics, define long-term goals, and establish policies that are supported by proposed implementation measures.

The General Plan establishes a framework for the City's exercise of its corporate and police powers. It is a living and vital document that serves as an illustration of the community's image of its future, as envisioned at the time of adoption. The General Plan should be a program for making the community's vision of its future a reality. The community is expected to change and evolve to some extent. As this occurs, the General Plan will need to periodically evolve as well.

D. The Mt. Shasta General Plan

1. History of the Planning Program

Prior to the 1993 revision, Mt. Shasta's General Plan consisted of a collection of documents evolving from the City's 1963 General Plan (Land Use and Circulation Elements). As a result of additions to California requirements, the General Plan was amended in 1975 to add the Conservation, Open Space, Noise and Safety Elements. The Land Use Element was revised in 1980, and a revised Housing Element (pursuant to State requirements) was adopted in 1990. The Circulation Element was revised in 1987. Each of these revisions, however, was a stand-alone effort. The General Plan had not, until 1993, been subject to a comprehensive revision. In 1988, the City initiated a comprehensive General

Plan revision, initially encompassing the Land Use, Conservation, Open Space, Safety, and Noise Elements. The City later expanded the Plan to include all of the mandatory General Plan elements.

In 2004, the City decided to initiate a new update of its General Plan. As part of the General Plan Update process, a Phase I review process was conducted to review the 1993 General Plan and to refine a scope of work for the update. The planning firm of Pacific Municipal Consultants was hired to review the General Plan and related documents. This Phase included review of related recommendations that had been made by the Planning Commission and the City Economic Development Advisory Committee. The City also invited public input concerning the issues that should be addressed in the update and a community workshop was held on October 28, 2004, to receive suggestions. The recommendations and suggestions were compiled and, on November 29, 2004, the City Council and the Planning Commission held a joint meeting to review the list of issues. From that meeting, a refined list of issues was developed to help focus the scope of work for the second phase of the General Plan Update program.

The second phase of the process was to draft a revised General Plan, conduct the necessary environmental impact analysis pursuant to the California Environmental Quality Act (CEQA), and to have further public review of the draft documents. Concurrent with the General Plan revision, it was recommended and the City decided to revise the Land Development Code, the Noise Ordinance, recommendations for improved Architectural Design Guidelines, and the City's CEQA Implementation Guidelines.

Preparing a General Plan involves the participation of a wide range of people, public and private agencies, utilities, transportation companies, and special districts with jurisdiction or interests in the Mt. Shasta area. Many agencies and individuals were invited to provide input on planning-related issues.

2. Organization

The Mt. Shasta General Plan includes the seven mandatory General Plan elements: Conservation, Circulation, Housing, Land Use, Noise, Open Space, and Safety. The organization of the General Plan follows the requirements established in California Law and the *General Plan Guidelines* published by the Governor's Office of Planning and Research. This document combines the Open Space Element and the Conservation Element into one Open Space/Conservation Element.

GOALS, POLICIES & IMPLEMENTATION MEASURES

Goals, as used in this General Plan, represent the long-term objectives to be achieved over the life of the General Plan.

Policies, as used in this Plan, represent the direction of the City as to how the goals will be achieved. Commonly, people hear the term "policy" when they request a permit and are told that they can or can't do something because of a particular "policy."

Implementation Measures, in this Plan are the specific actions that establish how a policy is carried out on a day-to-day basis. Some measures are time specific in that the action must be completed by a certain time or on an ongoing basis. Others are quantifiable, setting a number or threshold by which accomplishments can be measured.

The Housing Element has been reviewed and updated separately from the other six elements. That was due to the fact that, more than the other General Plan elements, the Housing Element is subject to many detailed content and procedural requirements under California law and is required to be updated on a more frequent basis.

Each of the General Plan elements includes a summary of background information to help explain the reasons why certain goals, policies, and implementing programs were prepared.

After the background information comes the section called *General Plan Objectives and Programs*. This section incorporates the objectives and policy direction of the City to achieve the goals of the General Plan. Goals are statements as to what is to be achieved over the life of the Plan.

To better define the goals, the Plan includes *policy* direction. The policies are then supported by programs that provide instructions for interpretation and implementation of those policies. These programs are called *implementation measures*.

It should be noted that implementation measures are not exclusive in that there may be other measures, not anticipated when the General Plan was adopted, that could also support particular policies. The fact that those measures are not listed in the plan does not imply that they should not also be considered and implemented if warranted, provided that those additional measures are

consistent with, and would further the objectives of, the policies of the General plan.

General Plan policies are labeled with a prefix that denotes the specific element in which the policy is found. The list of prefixes is shown in **Table 1-2**. If a goal is labeled *LU-1*, this is the first goal in the Land Use element. The first policy under that goal would be Policy LU-1.1.

When a General Plan is adopted, each component of the plan has equal weight. This means, for example, that it should not be said that the Land Use Element is more important than the Open Space/Conservation Element. This equal weighting of each element’s importance is required by State law and is referred to as “*internal consistency*”.

Part of the internal consistency requirement is the need for a direct relationship or correlation between the Land Use and Circulation Elements. For example, the Land Use Element should not propose development in an area where an adequate road system is not proposed to serve the area. A similar relationship exists between the Land Use Element and the Housing Element in terms of policies and programs for residential land use and housing development.

TABLE 1-2 ELEMENT PREFIXES	
PREFIX	REFERS TO:
PA	Plan Administration
LU	Land Use Element
CI	Circulation Element
HG	Housing Element
OC	Open Space/ Conservation Element
SF	Safety Element
NZ	Noise Element

E. General Plan Scope

1. The City Limits

The central focus of the General Plan is on the lands over which the City of Mt. Shasta has jurisdiction - the city limits. The incorporated area of the community represents the boundaries of the City at the time the particular update of the General Plan is adopted. As annexations occur, land use classifications in the City’s General Plan for areas outside the city limits may eventually become land use classifications for land within the City.

2. Planning Area

To comply with legal requirements, the General Plan must establish development policies for all of the area that is currently within the city limits of the City of Mt. Shasta. A General Plan should also address development and planning issues for the area outside a city’s corporate limits that the city determines has a relationship to the city’s long-term growth and development. Such an area comprises the planning area for the Mt. Shasta General Plan. The General Plan planning area includes unincorporated lands where the types of land uses, development patterns, and appearance may have an effect on the City’s abilities to provide services, or are otherwise of concern to the interests of

the City. Mt. Shasta's General Plan Planning Area includes lands in the jurisdiction of Siskiyou County, for which the City has decided to express its concerns and expectations regarding certain planning issues.

The Mt. Shasta General Plan Planning Area, shown in **Figure 1-2, Planning Area and Sphere of Influence**, is the same planning area that was addressed in the City's 1993 General Plan. It includes the present incorporated area of the City of Mt. Shasta as well as lands outside the city limits. The Planning Area includes most of the areas known historically as Strawberry Valley. The planning area is generally defined by the crest of Rainbow Ridge on the west, Black Butte on the north, the Shasta-Trinity National Forest boundary on the east, and Box Canyon on the Sacramento River to the south.

3. The Sphere of Influence

The Siskiyou County Local Agency Formation Commission (LAFCo) has adopted and recognizes a large Sphere of Influence for the City of Mt. Shasta. A Sphere of Influence is established to represent a City's ultimate service limits. The Sphere of Influence for Mt. Shasta is shown in **Figure 1-2**. Identifying lands within a Sphere of Influence is similar to the purpose of the General Plan Planning Area. It is an area in which the City has planning concerns related to the provision of community services and the management of related resources.

The Sphere of Influence that was adopted by LAFCo for the City of Mt. Shasta was based more on the potential service area of the regional waste treatment facility, operated by the City, than on the expectation that the City would someday annex the entire area and provide full municipal services. The City's Sphere of Influence is so large, in fact, that the 1993 General Plan did not include all of it in the General Plan Planning Area. The 2007 General Plan revision recognizes the same planning area that was recognized in the 1993 General Plan. Therefore, portions of the Sphere of Influence around Lake Siskiyou and the Deetz area west of Black Butte are not included in the General Plan Planning Area.

REFERENCES:

California Department of Finance, Table E-5, 2006.

California Governor's Office of Planning and Research, *General Plan Guidelines*, 2003.

City of Mt. Shasta, *General Plan*, 1993.

U.S. Census Bureau, *Census 2000, Table DP-1, Profile of General Demographic Characteristics*, 2000.