

2. GENERAL PLAN ISSUES AND ADMINISTRATION

A. Mission Statement

Making the General Plan work effectively requires that the document focus on achieving a purpose or mission. Listening, reading about, understanding and balancing the needs of the community and translating those needs into mission and vision statements helps to provide an overall focus that the goals, policies and implementing programs in the General Plan are designed to achieve.

The Mission Statement of this General Plan is adapted from the City's Community Action Plan:

To enable the City of Mt. Shasta to maintain the 'small town' character and resources of the community while striking an appropriate balance between economic development and preservation of the quality of life.

A "Vision" of what the community of Mt. Shasta could be in the future is described below. This concept was prepared to describe how the community might be in the future if its small town character and quality of life can be successfully maintained with a balance of vital economic development. The task of the General Plan is to clarify the goals and objectives of the community to make this vision a reality, and to provide the policies and propose constructive implementation measures to support that effort.

B. Community Vision

A "vision" for a community's future is often expressed as part of the general plan. The *California General Plan Guidelines* (2003) recognize that a vision of the community-preferred future should be a statement of general goals to be achieved by the plan. These general goals provide the foundation for more specific objectives and policies.

For the purposes of this update of the General Plan, the City of Mt. Shasta has reaffirmed and adapted the vision statement that was prepared for the Mt. Shasta Community Action Plan. The Community Action Plan was developed under the leadership of the City Economic Development Advisory Committee (CEDAC). The original Action Plan was adopted in 1996. At the time of revising the General Plan, the Action Plan had last been updated in 2002.

As described in the Mt. Shasta Community Action Plan, the action plan was the product of a strategic planning process whereby people informally: 1) visualized and expressed what they wanted their community to be in the future; 2) identified related social, economic and development issues; and 3) mapped out specific strategies to progressively address those issues. Although the Community Action Plan was not a plan in the same context as the City's General Plan, and was not formally adopted by the City as an official planning document, it was presented to and accepted by the City Council for reference and for consideration in the

formulation and implementation of related economic and community development policies, programs and projects.

The “2020 Community Vision” statement on the following page, adapted from the Mt. Shasta Community Action Plan, is presented to also serve as the vision statement for the City’s General Plan. As was noted in the Community Action Plan, the vision statement was intended to describe how the City of Mt. Shasta and the surrounding community could (with good planning and strong community partnerships) be described in the year 2020. This statement is a composite of ideas and aspirations expressed during preparation of the original Mt. Shasta Community Action Plan in 1996.

As noted in the vision statement, the vision of residents for the desired future of the community is not limited to concern with land use patterns and management of natural resources, but also addresses support for the cultural and artistic elements of the community. The City recognizes the value of the arts and local artists to the community, and supports art education and cultural experiences for all ages.

Concerning the subject of the local economy, there is support in the community vision for local entrepreneurs and the growth of small businesses. The promotion of local products and events like farmers markets are encouraged.

C. Plan Administration

A General Plan is a long-term document that may be amended, reviewed and revised as a means of satisfying the needs of the City over the life of the plan. While the General Plan is developed to serve the City of Mt. Shasta for a twenty-year period, the needs, desires and goals of the community can change. In order to ensure that the Plan is carried out in an effective and efficient manner, a number of policies and implementing programs are included relating to administration of the General Plan.

There are several important components to administering a General Plan. One component is *Plan Administration*, or general “housekeeping,” to ensure that the Plan continues to be a legally defensible, internally-consistent document. The general administration component involves direction in the use of the Plan on a day-to-day basis. Plan administration also covers the annual review of the Plan (as required by law, Government Code Section 65400) and update of the Plan as needed. This component includes instructions related to the interim use of the General Plan until implementation programs can be put into place by the City.

MT. SHASTA COMMUNITY ACTION PLAN 2020 COMMUNITY VISION

Visitors to Mt. Shasta approaching on Interstate 5 and entering the area are impressed by how well the physical development of this dynamic community is harmonized with the beautiful mountain setting. The City has been able to prosper and develop progressively while maintaining many of the "small town" qualities and environmental resources valued by its residents. Development has not significantly compromised the area's remarkably clean air and water. Traffic moves smoothly with little congestion. People safely and comfortably walk and bike to local shops, schools, social events, and nearby recreational areas on good sidewalks and pleasant, well-planned trails. Public transportation, including buses and trains, is efficient and popular, and air transportation is convenient.

The attractiveness of the community and its surroundings and the friendly, progressive spirit of the people and government of the Mt. Shasta area have attracted high-quality development, prosperous businesses and enthusiastic investors. Developers appreciate and want to invest in the betterment of the community. With the mountain as a renown centerpiece, the area maintains an international reputation as a premier, year-round recreation and spiritual center. All of these qualities contribute to a rich cultural environment that nourishes residents and visitors alike. First-class facilities have been developed to host retreats, conventions, public performances and community events.

The amenities of the area have also attracted a variety of light industrial businesses, many of which have been developed in well-designed business parks. The healthy rate of economic development encourages local entrepreneurs to open and maintain successful businesses and cottage industries. There are many opportunities for jobs with good salaries and professional advancement. Young people in the area are inspired and provided with opportunities to develop rewarding careers and, if they choose, to continue to live in this part of Siskiyou County.

Colorful landscaping, well-maintained parks and playgrounds, and underground utilities help to maintain the pleasant, small town feeling. Large buildings utilize natural colors and building materials that complement the setting. Small buildings are artful and charming. Signs are subtle, tastefully designed, and do not detract from the attractiveness of the community.

The people of the Mt. Shasta area are friendly, helpful and tolerant. They are proud of where they live, their safe neighborhoods, and the community they share. They work closely and cooperatively with neighboring communities in Siskiyou County to share the wealth of natural resources and growing prosperity. They see themselves as a large, supportive team working together and with responsive, constructive leadership to improve and enhance their community. They actively support their service organizations, library, health care network, senior services and exemplary school system. The people are involved, optimistic, creative and energetic when it comes to dealing with challenges and in working together to improve their community.

Source: Mt. Shasta Community Action Plan – 2002.

A second component of plan administration is the General Plan amendment process. State law regulates the number of times particular elements can be

amended in any one year. (See Government Code Section 65358(b)). Amendments to the General Plan are usually grouped together periodically throughout the year. This component of the overall administration is intended to establish guidelines as to how amendments are reviewed and considered throughout the life of the Plan.

A third issue concerning Plan administration is the challenge of making the Plan work effectively on a daily basis. This component provides guidance for using the General Plan on a day-in, day-out basis. The component defines who reviews projects and when, and what standards are used for reviewing proposed development projects.

D. Planning Time and Horizon

The 2007 Mt. Shasta General Plan revision is intended to apply to a period extending to the year 2025. Although this General Plan revision is initially proposed for a 20-year period, the City may determine that changing circumstances will warrant periodic amendments or a comprehensive revision of the Plan at any time.

E. Amending the General Plan

Even though the General Plan appears to be a fixed document that is adopted once and then used regularly, the Plan is intended to respond to the long-term, changing needs of the City. This means that the General Plan is expected to be periodically updated or amended, as needed, to reflect changes in community values and priorities. State law limits the City to four (4) amendments to the Plan each year, although each element of the plan can be amended numerous times during the amendment process. (See California Government Code, Section 65358.)

F. Implementation of the Plan

Making the General Plan work effectively on a daily basis is the role of the implementation program. Primary implementation of the Mt. Shasta General Plan will be through the application of the City's development codes and ordinances that address zoning, subdivision requirements, design review standards, etc., as well as through other actions that are taken according to the General Plan's implementation measures. Successful implementation of the City's General Plan will also require that the City and the County work closely together with on-going communication to address and manage land use and resource planning issues in the City's Sphere of Influence and Planning Area.

1. General Plan Objectives and Programs: Plan Administration

Goal PA-1: The General Plan is to be effective and usable.

Policy PA-1.1: Maintain the General Plan as a viable document reflecting current community need.

Implementation Measures:

PA 1.1(a): Prior to the adoption of the final budget in each fiscal year, staff shall present *The Annual Report of the General Plan Achievement* for the concluding fiscal year to the Planning Commission and City Council. The Annual Report shall be used as a means for the Council to provide direction to staff related to planning and policy programs for the coming year.

PA 1.1(b): Following its review of the Annual Report, the Council shall define the planning and policy programs it wishes to assign as priorities for the upcoming fiscal year.

PA 1.1(c): Annually review the Mt. Shasta General Plan in accordance with the following:

- Volume, type, and construction status of projects subject to City approval during the previous year.
- Building permit activity over the previous year.
- Status of preparation or implementation of specific plans, mitigation fee ordinances, parking dedication, in-lieu fee systems and other specific programs identified in the General Plan.
- Recommendations submitted to Siskiyou County for input and possible acceptance with relation to the County’s General Plan and local development issues.

PA 1.1(d): Annually review the Capital Improvement Program for consistency with the General Plan.

Goal PA-2: The General Plan shall be the policy document for development.

Policy PA-2.1: Provide for interim regulatory direction during the process of amending or updating the General Plan.

Implementation Measures:

PA-2.1(a): The City may adopt implementing procedures for the California Environmental Quality Act.

PA-2.1(b): The City may adopt architectural review guidelines.

PA-2.1(c): The City may adopt other implementing procedures to further the goals of the general plan.

PA-2.1(d): The City may adopt fees to support the regular maintenance and update of the General Plan.

Goal PA-3: Consider amendments to the General Plan to ensure its continued viability and consistency.

Policy PA-3.1: Provide opportunity for proposed General Plan amendments to be heard on a consistent, regular basis.

Implementation Measures:

PA-3.1(a): Allocate three scheduled periods during the year for private-sector or other agency-initiated General Plan amendments, approximately four months apart.

PA-3.1(b): Retain one general plan amendment period each calendar year for the exclusive use of the City for its periodic review and updates to the plan.

Goal PA-4: Cooperate with local agencies for comprehensive General Plan goal achievement.

Policy PA-4.1: Maintain and develop cooperative working relationships with agencies with jurisdiction over lands or resources in and surrounding the Planning Area.

Implementation Measures:

PA-4.1(a): Using the appropriate environmental regulations, participate in federal, state and County planning processes which potentially affect the Planning Area.

- PA-4.1(b): Work with the County to address the County's General Plan, zoning and planning issues and policies so that the County's land use designations, zoning and planning issues and policies for unincorporated land within the City's planning area are consistent with the City's General Plan. The City will be proactive in reviewing and influencing land use and resource management policies and decisions on the part of the County that may substantially impact resources and services within the City's planning area.
- PA-4.1(c): When requirements to monitor project conditions require expertise not available on City Staff, seek first the County's participation to establish a joint environmental monitoring and compliance program before entering into contracts with outside service providers.
- PA-4.1(d): At all opportunities, participate in National Forest land use decision-making related to planning area land use and land management.

REFERENCES:

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

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

City Economic Development Advisory Committee, *Mt. Shasta Community Action Plan – 2002*, 2002.