

# GENERAL PLAN IMPLEMENTATION

The following lists implementation programs for the General Plan goals and policies. Implementation programs describe briefly the proposed action, the agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. The programs are listed according to the types of policies which they implement. Note that the implementation programs for the Housing and Air Quality Elements are contained in those elements. The following abbreviations denote those departments responsible for carrying out the implementation of this Plan:

- |                                       |                                    |
|---------------------------------------|------------------------------------|
| DSD = Development Services Department | P = Police                         |
| DPW = Department of Public Works      | GS = General Services              |
| OCM = Office of City Manager          | CS = Community Services            |
| F = Fire                              | RRA = Redding Redevelopment Agency |

## COMMUNITY DEVELOPMENT AND DESIGN

ELEMENT	TIMING/ PRIORITY	RESPONSIBILITY
1. Establish project review procedures to ensure that new development will not degrade public services below established service levels, that it contributes to the enhancement of services as appropriate, and that the costs of providing public services do not exceed anticipated revenue from the development of the project over the long term. <i>(Pol. CDD2B)</i>	Ongoing	DSD
2. Prepare basic development standards and design criteria for development of "Mixed Use Villages." The guidelines should address appropriate site characteristics, mix of uses, densities and intensities, building siting, circulation, transit, open space, and related items. <i>(Pol. CDD9C)</i>	2001	DSD
3. Review and revise, as necessary, the Zoning Ordinance and map to ensure consistency with the General Plan and to specifically accomplish the following purposes: <ul style="list-style-type: none"> <li>▶ Ensure consistency with the General Plan in terms of zoning districts and development standards.</li> <li>▶ Ensure consistency with the General Plan in terms of the distribution and boundaries of zoning districts.</li> <li>▶ Create new zoning districts as needed.</li> <li>▶ Liberalize the nonconforming use provisions of the Zoning Ordinance to allow nonconforming uses to continue subject to obtaining a use permit. <i>(Various Policies)</i></li> </ul>	2000	DSD
4. Review and revise, as necessary, the Subdivision Ordinance to implement the policies of and ensure consistency with the General Plan and Zoning Ordinance. Add requirements for determining whether adequate public facilities meeting established service level standards will be available at time of development and mandatory denial unless the subdivider agrees to provide them, consistent with General Plan policies. <i>(Various Policies)</i>	2000	DSD
5. Prepare comprehensive Land Use Plans for the Municipal Airport and Benton Airpark as necessary to ensure consistency with the adopted Plan and to submit the plans to the Airport Land Use Commission for approval. <i>(Various Policies)</i>	2002	DSD

ELEMENT	TIMING/ PRIORITY	RESPONSIBILITY
6. Require preparation and approval of specific plans for those areas shown on Appendix "A." Specific plans shall comply with State law requirements and the specific plan guidelines contained in Appendix "A" of the Policy Document. <i>(Pol. CDD11)</i>	As needed	DSD
7. Prepare and publish design standards for storm-water detention basins which address the following: <ul style="list-style-type: none"> <li>▶ Depth, shape, side slopes.</li> <li>▶ Landscape and plant materials.</li> <li>▶ Multiuse recreational concepts.</li> <li>▶ Pollution-filtration concepts. <i>(Pol. CDD6B, 6C)</i></li> </ul>	2002	DPW; DSD
8. Prepare and adopt Hillside Development Standards for inclusion in the Subdivision Ordinance. These standards should include, but not be limited to, provisions for the following: <ul style="list-style-type: none"> <li>▶ Appropriate densities based on degree of natural slope.</li> <li>▶ Parameters for street, utility, and building-site grading.</li> <li>▶ Erosion and sediment control.</li> <li>▶ Surface and subsurface drainage.</li> <li>▶ Vegetation removal and revegetation requirements. <i>(Pol. CDD7B)</i></li> </ul>	2002	DSD; DPW
9. Prepare and adopt provisions to be included in the Zoning Ordinance, including an incentive program to encourage mixed-use projects—particularly in the Downtown area. Such a program should identify appropriate geographic locations for the use of incentives and parameters for receiving them. Specific incentives to be considered include, but are not limited to: <ul style="list-style-type: none"> <li>▶ Amending the Zoning Ordinance to provide for increases in allowable commercial floor area when a building or project also contains residential uses.</li> <li>▶ Amending the Zoning Ordinance to establish reduced parking requirements for mixed-use projects.</li> <li>▶ Modifying the Traffic Impact Fee program to reflect the reduction in vehicle trips that can be expected to be attained.</li> <li>▶ Utilizing Redding Redevelopment Agency funds to assemble and develop key properties in cooperation with the private-sector development community.</li> <li>▶ Establishing criteria to expedite the development review process. <i>(Various Policies)</i></li> </ul>	2001	DSD
10. Prepare and adopt an incentive package, either by amendment of the Zoning Ordinance or by City Council Policy, to encourage infill development of vacant or underutilized parcels. <i>(Pol. CDD10C)</i>	2001	DSD
11. Amend the Zoning Ordinance as necessary to allow, and provide parameters for, the establishment of small neighborhood-serving stores within residential districts. The ordinance should address the following minimum elements: <ul style="list-style-type: none"> <li>▶ Maximum size of facilities.</li> <li>▶ Allowable and inappropriate uses.</li> <li>▶ Parking.</li> <li>▶ Compatibility with adjacent land uses. <i>(Pol CDD10G)</i></li> </ul>	2000	DSD
12. Amend the Zoning Ordinance as necessary to allow guest houses/second units in single-family residential districts consistent with Government Code Section 65852.2. <i>(Pol. CDD11F)</i>	2000	DSD
13. Develop and implement a self-supporting program of rental housing inspections which includes requirements for upgrading property to meet minimum standards. <i>(CDD12G)</i>	2003	H; DSD

ELEMENT	TIMING/ PRIORITY	RESPONSIBILITY
14. Develop guidelines for preparation of the independent market analysis required in conjunction with General Plan amendment requests for significant retail and office commercial land. These guidelines should identify the project-size thresholds and the specific type and level of market information required. <i>(Pol. CDD13A)</i>	2001	DSD
15. Prepare and adopt comprehensive design criteria to be applied to the development of public and private projects, including single-family subdivisions, multiple-family housing, and commercial development. The guidelines should not attempt to regulate or dictate architectural design, but establish parameters relating to scale, mass, building patterns, landscape, parking areas, views, and other appropriate topics. Integrate design standards into the site-plan and development-review process. <i>(Pol. CDD14A)</i>	2001	DSD
16. Prepare and adopt new street standards that include revised cross-sections for residential streets. The standards should consider the hierarchical nature of residential streets by establishing parameters for reduced street widths. The standards should also accommodate the use of landscaped parkways and appropriate traffic-calming devices. <i>(Pol. CDD17A)</i>	2001	DSD; DPW
17. Develop a citywide plan, priority system, and funding program for systematically undergrounding overhead utility lines in existing neighborhoods and commercial areas. Emphasis should be placed on undergrounding in those areas which are visible to the greatest number of residents and visitors or locations where road-improvement projects are already planned. <i>(Pol. CDD18C)</i>	2003	E
18. Prepare and adopt a Specific Plan and Development Guidelines for Downtown Redding to address: <ul style="list-style-type: none"> <li>▶ Appropriate land use classifications.</li> <li>▶ Desired mixed-use concepts.</li> <li>▶ Public gathering places.</li> <li>▶ Building scale and mass.</li> <li>▶ Facade and overhang treatments.</li> <li>▶ Downtown circulation and streetscape.</li> <li>▶ Parking and parking structures.</li> <li>▶ Linkage to other districts. <i>(Pol. CDD-D1)</i></li> </ul>	2000	RRA; DSD
18. Review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission's report to the City Council shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code §21081.6 for a mitigation monitoring program. <i>(Pol. CDD22A)</i>	Annually	DSD
19. The City shall conduct a major review of the General Plan every five years and revise it as deemed necessary. <i>(Pol. CDD22B)</i>	2000; every five years thereafter	DSD
20. Implement the provisions of this General Plan through its ongoing project review process. <i>(Various Policies)</i>	Ongoing	DSD

## TRANSPORTATION

ELEMENT	TIMING/PRIORITY	RESPONSIBILITY
1. Prepare and adopt a Right-of-Way Dedication Ordinance defining procedures and standards for street dedications. <i>(Pol. T1C)</i>	2000	DSD; DPW
2. Revise the City's current Construction Standards to incorporate: <ul style="list-style-type: none"> <li>▶ Desired design features for arterials, including landscape strips between the curb and sidewalk, Class II bicycle lanes, and landscaped medians. Transitions between standard sidewalk layouts and the new designs should also be addressed. <i>(Policy T3A)</i></li> <li>▶ Standards for the full range of potential bicycle and pedestrian facilities expected to be developed within the City. <i>(Policy T6A, T8A)</i></li> <li>▶ Criteria for Planning Commission and/or City Engineer approval of exceptions to standard street dedication and improvement requirements.</li> </ul>	2001	DPW; DSD
3. Reevaluate the City's existing Traffic Impact Fee program and modify it if necessary to ensure that the fees collected actually cover the costs of identified improvements needed to maintain adopted levels of service. <i>(Pol. T3E, T3F)</i>	2000	OCM; DPW; DSD
4. Periodically update the City's traffic model by incorporating new road improvements and land use modifications. This type of maintenance will ensure that the model continues to function as an accurate and effective planning tool. <i>(Pol. T1B)</i>	Ongoing	DPW
5. Evaluate and establish as necessary a central control system to synchronize traffic signals along major transit routes. <i>(Pol. T3G)</i>	2001 and ongoing	DPW
6. Prepare and implement a Comprehensive Bikeway Plan to specifically locate, prioritize, and identify funding sources for commuter and recreational bicycle facilities. <i>(Pol. T8A)</i>	2002	CS; DPW; DSD
7. Monitor aviation activity and needs on an ongoing basis. Periodically update local Airport Land Use Plans and Airport Master Plans to address changing conditions and/or new opportunities for airport improvements. <i>(Pol. T10A)</i>	Ongoing	DSD
8. Develop strategies to generate ongoing funding for general Airport operations and a reserve which can be used to meet the matching fund requirements of grant funding sources. <i>(Pol. T10A)</i>	Ongoing	DSD
9. Complete a project study report and secure funding for a Gold Street undercrossing (or other appropriate location) and South Bonnyview Road overcrossing of the Union Pacific Railroad. <i>(Pol. T12A)</i>	2002	DPW

## NATURAL RESOURCES

ELEMENT	TIMING/PRIORITY	RESPONSIBILITY
1. Modify the City's Grading Ordinance to: <ul style="list-style-type: none"> <li>▶ Require that grading or other site work undertaken during the rainy season be subject to an Erosion and Sediment Control Plan that has been approved by a Certified Erosion and Sediment Control Specialist and the City's Public Works Department.</li> <li>▶ Establish erosion-control requirements and review process for small projects, including the construction of single-family residences. <i>(Pol. NR1A)</i></li> </ul>	2001	DPW; DSD
2. Amend the City's "Open Space" Zoning District as necessary to incorporate stream corridor/riparian vegetation buffer provisions and to establish appropriate uses within these areas. <i>(Pol. NR6D)</i>	2002	DSD
3. Modify Chapter 18.63 "Surface Mining and Reclamation" of the City's Municipal Code to be consistent with the General Plan. <i>(Pol. NR13A)</i>	2001	DSD
4. Prepare a Comprehensive Open Space Plan that addresses the following: <ul style="list-style-type: none"> <li>▶ Open-space framework.</li> <li>▶ Role of public and private open-space areas.</li> <li>▶ Agricultural land preservation.</li> <li>▶ Important ecological areas.</li> <li>▶ Acquisition and management of public open-space lands. <i>(Pol. NR11A)</i></li> </ul>	2001	DSD; CS

## HEALTH AND SAFETY

ELEMENT	TIMING/PRIORITY	RESPONSIBILITY
1. Maintain copies of the Seismic Hazards Assessment for the City of Redding, prepared by Woodward-Clyde Federal Services (1995), and any other current seismic and geologic studies at locations accessible to the general public and developers, including the main branch of the Shasta County Library and the Building and Planning Divisions of the City of Redding Development Services Department. <i>(Pol. HS1A, 1B)</i>	Ongoing	DSD
2. Continue to implement the City's Floodplain Ordinance and undertake any other actions necessary to comply with federal and state floodplain requirements or to maintain the City's eligibility under the National Flood Insurance Program. <i>(Pol. HS2A)</i>	Ongoing	DSD
3. Periodically review and update the Citywide Master Storm Drain Study to reflect items such as: <ul style="list-style-type: none"> <li>▶ Improved modeling techniques and projections.</li> <li>▶ Changes in established flood elevations resulting from increased development.</li> <li>▶ Modifications to identified hazard areas resulting from the installation of new flood-protection facilities and drainage improvements.</li> <li>▶ Additional improvements that may be needed to enhance flood-protection capabilities. <i>(Pol. HS2C)</i></li> </ul>	Ongoing	DPW
4. Undertake additional studies necessary and implement a regional storm-water detention system. Such studies should address appropriate locations, sizes, designs, funding, maintenance, and other pertinent information. <i>(Pol. HS2G)</i>	2000	DPW
5. Rezone newly identified flood-hazard areas as "Open Space." <i>(Pol. HS2C, HS2E)</i>	Ongoing	DSD
6. Review and update the City's <i>Disaster Response Plan</i> to address incidences of flooding created by uncontrolled releases from Shasta Dam and coordination with the U.S. Bureau of Reclamation, notification procedures, and preferred evacuation routes in the event of a dam failure at either Shasta or Whiskeytown Dams. Periodically update the City's <i>Disaster Response Plan</i> , as necessary, to ensure that an adequate plan and program can be activated in response to a variety of emergency situations. <i>(Pol. HS3A)</i>	2001	F

ELEMENT	TIMING/PRIORITY	RESPONSIBILITY
<p>7. Develop and adopt a Comprehensive Fire Protection and Management Manual which addresses items including, but not limited to:</p> <ul style="list-style-type: none"> <li>▶ Specific building materials, site-design features, setbacks and preferred landscape materials/ placement that can be used to protect development in high wildland fire-hazard areas.</li> <li>▶ Circumstances when cul-de-sacs longer than 600 feet in length may be considered.</li> <li>▶ Appropriate locations for unpaved fire-access roads in high wildland fire-hazard areas. <i>(Pol. HS4E)</i></li> </ul>	2001	F; DSD
<p>8. Continue to identify existing crime patterns, particularly those involving career criminals, and study methods to further enhance community-oriented policing and other programs geared to this group. <i>(Pol. HS5C)</i></p>	Ongoing	P
<p>9. Pursue incorporation of advanced technology systems and automation to improve efficiencies and the quality of service provided. Such systems may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>▶ A Single Entry Electronic Information System.</li> <li>▶ A new Records Management System (RMS).</li> <li>▶ A Mobile Data System.</li> <li>▶ A Voice Recognition System.</li> <li>▶ Driver's License Scanners. <i>(Pol. HS5C)</i></li> </ul>	Ongoing	P
<p>10. Acquire funds for the purchase of identified acquisition zones north and south of the Redding Municipal Airport to reduce noise and safety impacts. <i>(Pol. HS7A)</i></p>	Ongoing	DSD
<p>11. Forward all proposed development projects which involve the manufacture, use, and storage of hazardous materials to the Shasta County Environmental Health Division. This procedure will ensure that all appropriate business and emergency plans are required and any other special requirements or mitigation measures are incorporated into conditions of approval for the project. <i>(Pol. HS9A)</i></p>	Ongoing	DSD
<p>12. Continue to publicize the City's Household Hazardous Waste Collection Program, including information regarding the types of materials accepted and days and hours of facility operation, to encourage maximum participation by residents. <i>(Pol. HS9B)</i></p>	Ongoing	GS
<p>13. Require appropriate City staff to undergo regular disaster-preparedness training, including the staging of simulated disaster and response drills. <i>(Pol. HS9E)</i></p>	Ongoing	F

## NOISE

ELEMENT	TIMING/PRIORITY	RESPONSIBILITY
1. Develop and publish a Noise Attenuation Manual which illustrates preferred site planning and building materials/design techniques to effectively mitigate noise impacts. <i>(Pol. N1E)</i>	2003	DSD
2. Record changes that occur in the community's noise environment by reviewing available technical and acoustical data and studies conducted for proposed development projects. <i>(Pol. N1A)</i>	Ongoing	DSD
3. Maintain and periodically update existing local noise maps as new information about the community's noise environment becomes available to ensure accuracy in land use compatibility planning and appropriate mitigation of noise impacts. <i>(Pol. N1A)</i>	Ongoing	DSD
4. Implement the noise policies set forth in the City's <i>Comprehensive Land Use Plans</i> for Benton Airpark and Redding Municipal Airport. <i>(Pol. N2A)</i>	Ongoing	DSD
5. Amend sections of the Zoning Ordinance pertaining to industrial and commercial development standards to require that proposed projects be designed in a manner to minimize potential noise impacts on adjacent noise-sensitive uses. <i>(Pol. N3B)</i>	2000	DSD
6. Adopt the Noise Ordinance to establish appropriate standards for various noise-generating uses throughout the community. <i>(Pol. N1B)</i>	2003	DSD
7. Use the development and environmental review process to ensure that noise impacts are adequately addressed and sufficiently mitigated in accordance with the State's Noise Insulation Standards and with the policies set forth in the Noise Element of the General Plan. <i>(Various Policies)</i>	Ongoing	DSD

## RECREATION

ELEMENT	TIMING/PRIORITY	RESPONSIBILITY
<p>1. Amend the Open Space Ordinance as necessary to permit limited development of river and creek corridor areas for trails; safety; and other low-impact, public-use activities. <i>(Pol. CDD5A)</i></p>	2000	DSD
<p>2. Prepare and adopt Citywide Recreation and Trails Master Plans that address:</p> <ul style="list-style-type: none"> <li>▶ Specific locations where trails will be developed, including the type of trail that is planned (single-purpose, multipurpose, paved, unpaved, etc.). The City's trail system should focus on linking neighborhoods to other land uses and significant destination points within the community.</li> <li>▶ Open-space areas where land dedications and easements should be acquired to provide public access, but where no formal trail improvements are planned.</li> <li>▶ Incorporation of the Sacramento River Trail within the Regional River Parkway.</li> <li>▶ Separation of bicyclists and pedestrians from vehicular traffic, whenever feasible.</li> <li>▶ Separation between pedestrian, skater, and bicycle facilities to the extent necessary for safety.</li> <li>▶ A priority system for the development of trails and trail connections, including a City-looped system. Emphasis should be placed on connecting existing trails, when possible, prior to constructing new, disconnected trail segments.</li> <li>▶ Identification of funding sources for trail development.</li> <li>▶ Incentives to encourage private property owners to dedicate lands for public trail purposes.</li> <li>▶ Interfaces between public trails and private property, including recommended features or strategies designed to protect the security and privacy of adjacent residents.</li> <li>▶ Short- and long-term maintenance costs.</li> </ul> <p>The plan should be developed in conjunction with federal, state, and local agencies; private property owners; and community groups. <i>(Pol. R11A)</i></p>	2001	CS; DSD

ELEMENT	TIMING/PRIORITY	RESPONSIBILITY
<p>3. Prepare and adopt a Citywide Parks and Recreation Master Plan that addresses:</p> <ul style="list-style-type: none"> <li>▶ Updated site-selection and development standards for the park types listed in this element.</li> <li>▶ A priority system for the acquisition and improvement of parklands.</li> <li>▶ A system for providing partial land, in-lieu fee, and/or park development credits for: <ul style="list-style-type: none"> <li>• Private park and recreation facilities.</li> <li>• Recreation amenities contributed to existing public parks or schools where long-term, joint-use agreements with the City are in place.</li> <li>• Private development of public parks.</li> </ul> </li> <li>▶ Strategies to address existing sites in the City's inventory of undeveloped parkland which are found to be unsuitable for the public park types described in this element. <i>(Pol. R4A)</i></li> </ul>	2001	CS
<p>4. Continue to require new residential development to dedicate land or pay in-lieu fees toward the provision of parks at the maximum land-dedication ratios allowed under State law to offset projected impacts on the public park system. <i>(Pol. R5B)</i></p>	Ongoing	DSD; CS
<p>5. Pursue both existing and alternative sources of funding to provide parklands and facilities which will adequately meet community needs. The following new sources of funds should be given careful review:</p> <ul style="list-style-type: none"> <li>▶ Establishment of a Parks and Recreation District.</li> <li>▶ Higher percentage of redevelopment funds.</li> <li>▶ Open-space and park bonds. <i>(Pol. R10B)</i></li> </ul>	Ongoing	CS
<p>6. Conduct periodic surveys to determine the recreation desires of the citizens of Redding. Design and implement recreation programs which are responsive to the desires reflected by the majority of survey respondents. <i>(Pol. R4A)</i></p>	Ongoing	CS

NOTE: The implementation strategies for the Housing Element and Air Quality Element are contained within those elements.

# ECONOMIC DEVELOPMENT

ELEMENT	TIMING/PRIORITY	RESPONSIBILITY
1. Utilize a prioritized ranking system which will ensure that substantial financial incentives such as infrastructure improvements, land buy-downs, loans, and other nonprogrammatic incentives are provided primarily to those industries and businesses that will demonstrate net economic and social benefits to the community. ( <i>Pol. ED3A, ED3B, ED3C, ED3D</i> )	2000	OCM
2. Leverage City economic development funds for attracting industry by participating in national, state, regional, and county business attraction marketing organizations which have significant promotional budgets and compatible key industry targets. ( <i>Pol. ED3E</i> )	Ongoing	OCM
3. Continue direct personal contact with existing businesses, small and large, and those which have growth potential. Commit resources to address problems identified in business retention surveys and assist businesses wishing to expand. ( <i>Pol. ED2B</i> )	Ongoing	OCM
4. Place a priority on processing development permits for industrial-related projects and/or expansions and assist businesses throughout the process. ( <i>Pol. ED1J</i> )	Ongoing	DSD; OCM
5. Develop a formalized process to assist those business representatives that contact the City for business relocation, expansion, or similar information. <ul style="list-style-type: none"> <li>▶ Train appropriate staff in available economic development and incentive programs.</li> <li>▶ Maintain strong coordination between the Economic Development Director and staff involved in the development process.</li> <li>▶ Develop standard promotional materials for use with business attraction prospects. (<i>Pol. ED2B</i>)</li> </ul>	2001	OCM
6. Where feasible, participate financially in public/private partnerships with the private sector on significant economic development projects that represent a good investment for the City as well as the company, investors, and/or developers in accordance with adopted policies. ( <i>Pol. ED3A</i> )	Ongoing	OCM
7. Create and maintain a database of local industrial lands information which will be available to all interested parties. The database should include relevant demographic, environmental, and economic information, including aerial photographs where appropriate. ( <i>Various Policies</i> )	2001	OCM
8. Continue to implement the Development Services Department's Service Enhancement Program to enhance service to the development industry. ( <i>Pol. ED2B</i> )	Ongoing	DSD

ELEMENT	TIMING/PRIORITY	RESPONSIBILITY
9. Modify the City's jobs credit incentive program such that it is administered by and incentives are authorized by the City Manager, rather than by case-by-case action of the City Council. <i>(Pol. ED3A)</i>	2000	OCM
10. Conduct periodic "business roundtable" meetings to foster communication between the City and local businesses. <i>(Pol. ED2B)</i>	Ongoing	OCM
11. Explore the feasibility and preferred locations for construction of a new convention facility. <i>(Pol. ED5A)</i>	2003	CS
12. Develop a strategy for the rehabilitation or adaptive reuse of commercial centers that are experiencing decline or substandard economic performance. <i>(Pol. ED5D)</i>	2002	DSD; RRA

## PUBLIC FACILITIES AND SERVICES

ELEMENT	TIMING/ PRIORITY	RESPONSIBILITY
1. When reviewing applications for land use designation changes (i.e. zone change, General Plan Amendment, Specific Plan), conduct a thorough analysis of the impacts of the proposed changes on all aspects of the City's infrastructure system, and require mitigation as appropriate. <i>(Pol. PF1C)</i>	Ongoing	DSD
2. Regularly update and adopt the City's Capital Improvement Program (CIP) to prioritize funding for public works projects in accordance with the General Plan. <i>(Pol. PF1I)</i>	Ongoing	DPW
3. Implement ordinances to protect life, control fire losses and fire protection costs through the use of automatic suppression systems. <i>(Pol. PF4E)</i>	2002	FD
4. Periodically update the City's Master Water Plan to reflect changes to the General Plan General Plan Diagram, water use pattern changes, regulatory changes, or other circumstances. <i>(Pol. PF5F)</i>	Ongoing	DPW
5. Periodically review and update , as necessary, the City's Electric Utility Strategic Plan to reflect industry restructuring developments and other changing conditions. <i>(Pol. PF7A)</i>	Ongoing	ED
6. Select and pursue the acquisition of sites considered appropriate for regional stormwater detention /retention facilities within the incorporated area. <i>(Pol. PF9B)</i>	2002	DPW, DSD
7. Construct regional stormwater detention/retention basins at locations that will minimize current flooding risk. <i>(Pol. PF9C)</i>	2004	DPW