

---

# INTRODUCTION

---

---

## PURPOSE AND NATURE OF THE GENERAL PLAN

---

### PICTURE REDDING'S FUTURE. ENVISION:

- ▶ ***A Downtown that has regained its role as the heart of the City.*** It's a pedestrian-friendly area that is different from other parts of the City. The Downtown offers distinct buildings—a mix of historic and contemporary structures—and streets. It is a place where people come to do business, shop, dine, and be entertained.
- ▶ ***A community that is attractive to businesses.*** The physical setting of the community, together with good health care, housing, and educational opportunities, makes Redding a City where businesses come and grow; and they are encouraged to do so.
- ▶ ***A community that values its unique setting along the Sacramento River.*** Views of the surrounding foothills and mountains are protected, and there is a feeling of openness.
- ▶ ***Neighborhoods that are neighborly.*** Streets are pleasant to drive or walk, with sidewalks separated from curbs by landscaped areas. Bike and walking trails link homes to shopping centers, parks, and schools. New homes feature a variety of designs, and parks are plentiful.
- ▶ ***Growth that is inward, instead of expanding outward.*** Controlling sprawl allows the City to keep a handle on the costs of roads, police protection, and other public expenses, while continuing to provide a high level of services.
- ▶ ***A City that continues to thrive and grow, but still retains its sense of community.***

This is the vision of the City of Redding's General Plan. The Plan is more than a document of intentions, however—it is a guide for growth. The General Plan

outlines where the City wants to be and how to get there. It is an action plan for the City.

The General Plan is built upon the premise that growth and development are desirable. It is also built on the premise that growth and development need guidance to maximize benefits and minimize negative impacts.

With input from the community, the General Plan was created to guide land development in the community through the next 20 years. Continuous review and update of the General Plan will be needed, however, to ensure that the Plan is current and consistent with the community's desires. The Plan will need to change as circumstances change or as unexpected opportunities arise.

### GUIDING PRINCIPLES

The General Plan reflects the values of the community. These values are the common thread that link the goals, policies, and implementation measures of the Plan. They are:

- ▶ Pursue a diverse and stable economy that creates ample employment opportunities.
- ▶ Preserve key features of Redding's history, open space, and the City's unique physical setting.
- ▶ Accommodate growth while enhancing cultural amenities and Redding's special quality of life.
- ▶ Promote quality building that enhances community identity and complements neighborhood character.
- ▶ Provide for diverse and affordable housing.
- ▶ Conserve the natural environment and protect environmentally sensitive areas.
- ▶ Strive to ensure that investment in public services, facilities, and utilities is cost-effective.
- ▶ Provide a safe and healthy environment.

## LEGAL REQUIREMENTS

Under State law, all cities and counties must prepare a general plan. The general plan is a legal document that serves as the "constitution" for a community's land use and development activities. California Government Code Section 65300 requires that the general plan be a comprehensive, long-term document for the physical development of the City. It is intended that the plan be specific rather than vague. The plan may cover any land outside the City's boundaries which, in the judgment of the planning agency, bears relation to the City's planning. This area is typically referred to as the Planning Area. The existing City limits and Redding's 116-square-mile Planning Area are depicted on Figure 1-1 (in the Community Development and Design Element).

There are seven mandatory elements of a general plan. These include:

- ▶ *Land Use.* Designates the general distribution and intensity of all uses of land in the community.
- ▶ *Circulation.* Identifies the general location and extent of existing and proposed major transportation facilities.
- ▶ *Housing.* Assesses current and projected housing needs and presents policies and programs for providing adequate housing for all segments of the community and all economic groups.
- ▶ *Conservation.* Addresses the conservation, development, and use of natural resources, including water, forests, soils, rivers, and mineral deposits.
- ▶ *Open Space.* Details plans and measures for preserving open space for natural resources, the managed production of resources, outdoor recreation, and public health and safety.
- ▶ *Noise.* Identifies and appraises noise problems and includes policies to protect the community from the harmful effects of noise.

- ▶ *Safety.* Establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and fire hazards.

In addition, Government Code Section 65303 authorizes inclusion of other elements in the general plan which, in the judgment of the local legislative body, relate to the physical development of the City. The General Plan of the City of Redding includes four such optional elements: Public Facilities and Services, Recreation, Air Quality, and Economic Development. All elements of the general plan, whether mandatory or optional, have equal legal status.

## MAPS AND DIAGRAMS

The City's General Plan Diagram, which is attached separately at the back of this document, is an integral part of the General Plan. The diagram graphically expresses the Plan's development policies by showing the desired arrangement and location of land uses. The diagram is required to be consistent with the General Plan text under California Government Code Section 65300.5. To be useful to City officials, staff, and the public, the General Plan Diagram must allow the various users of the Plan to reach the same general conclusion about the appropriate use of any property covered by the Plan. Redding decided to prepare a site-specific General Plan Diagram. This diagram designates the type of land use permitted on each property covered by the Plan. The diagram and text together specify the range of dwelling units per net acre of land for each property planned for residences and the building intensity for all other proposed development. This building intensity is expressed in terms of a floor area ratio, which is the gross floor area permitted on a site divided by the total net land area of the lot as defined under **Land Use Intensity Standards**. Other pertinent features of the General Plan Diagram include the location of existing and proposed parks, public schools, and other public services.

General plans also must contain a circulation element. This element shows the location and extent of existing and proposed thoroughfares, transportation routes, and other local public utilities and facilities and correlates them with the land use element. Maps are needed to

show location. Redding's General Plan circulation maps show current and proposed arterials, collector streets, or other roadways as well as bikeways and rail lines. The roadway system has been tested against the planned level of development proposed in this Plan through the year 2020 and has been found to be adequate. There is more discussion of the relationship between land use and circulation in the Circulation Element.

Together, the General Plan Diagram and circulation maps graphically show the managed growth of the City for the next 20 years and beyond. The General Plan contains other maps and diagrams that show various features of Redding and help illustrate the Policies and Implementation Actions of the General Plan.

---

## REGIONAL SETTING

---

The City of Redding is located in Shasta County in Northern California. It is approximately 100 miles south of the Oregon border and 160 miles north of Sacramento. Redding's population in 1999 was approximately 78,000, which makes Redding the largest City in Shasta County and the largest City in California north of Sacramento. Redding also serves as the county seat of Shasta County.

Redding is situated at the far north end of the Sacramento Valley at the point where the valley meets the foothills of the Cascade mountain range. Redding is surrounded by mountains to the west, north, and east. The most distinctive geographical feature in the area is the Sacramento River, which flows through the City in a general north-south direction. Several creeks also run through the Planning Area from the west and east. These creeks function as tributaries to the Sacramento River. Some have carved gullies and ravines with depths of up to 200 feet, mainly in the western part of the Planning Area.

Redding is bisected by Interstate 5, a major north-south freeway that runs from Canada to Mexico. Interstate 5 connects Redding with major metropolitan areas such as Seattle, Portland, Sacramento, and

Los Angeles. State Highways 299, 273, and 44 also pass through Redding, connecting the City with the Pacific Coast and Nevada. The main north-south line of the Union Pacific Railroad runs through the community as well. Redding's location also places it near many outdoor attractions and recreational areas such as Shasta Lake, Lassen Volcanic National Park, and the Shasta/Trinity/Whiskeytown National Recreation Area.

Redding was founded in 1872 and incorporated in 1887 at the northern terminus of the California and Oregon Railroad. The City's early growth was stimulated by the railroad and by the move of the county seat from Shasta in 1884. Mining played a major role in the economic life of Redding around the turn of the century, but it declined as the twentieth century progressed. In 1938, the beginning of construction of Shasta Dam provided another stimulus to growth in Redding. The construction boom after World War II boosted the lumber industry, which became the mainstay of Redding's economy. In more recent years, retail trade, construction, and tourism have become more significant activities as the lumber industry has declined. Redding has become a major regional center for shopping, health care, education, and government. As a result of this, the Redding area has become one of the faster-growing areas in California.

---

## **MAJOR ASSUMPTIONS OF THE GENERAL PLAN**

---

The General Plan relies on several assumptions regarding existing and anticipated conditions within Redding's growth area, otherwise known as the Planning Area. They are:

1. Population in the City will approach 113,500 by the year 2020; the Planning area population will grow to approximately 126,000 persons.
2. Outward expansion of the City will be minimized to help maintain efficient and cost-effective services.
3. Minimizing outward expansion, encouraging infill development, and providing incentives for mixed-use projects will have positive impacts on the area's air quality over the long run.
4. The average household population will remain stable at approximately 2.36 persons per household.
5. To accommodate growth, the City may need as many as 14,800 additional housing units by the year 2020.
6. Redding will aggressively protect and enhance its position as the regional hub for the industrial, retail, and service industries.
7. Not all of the items called for in this Plan (e.g., retrofitting streets, community parks development, trail system construction, etc.) will necessarily be completed in the time frame of this Plan. The express intent is to set in motion planning for and construction of these facilities as funds become available.

---

## STRATEGIC ACTIONS OF THE GENERAL PLAN

---

Of the many actions called for in this Plan, several rise above others with respect to their potential impact on community development. The objectives listed below represent those areas in which the City should focus its main effort through the first five to ten years of the planning period. By focusing on a relatively discreet set of objectives, the citizens of Redding can realize benefits far in excess of what would occur if the resources were spread more thinly. These objectives should be reviewed yearly, progress monitored, and attainment strategies modified as necessary.

1. Continue community/neighborhood planning efforts that will put in place actions geared to the development and redevelopment of key neighborhoods and districts. The initial planning efforts will concentrate on the following areas:
  - ▶ Downtown core.
  - ▶ Park Marina Drive.
  - ▶ Parkview neighborhood.
  - ▶ Oasis Road/Interstate 5 growth area.
2. Increase efforts to attract new industry to the area and to retain existing high-paying jobs. Actions will include:
  - ▶ Establishing an economic development fund dedicated to furthering economic development efforts and activities.
  - ▶ Identifying and pursuing development of at least one large industrial site.
  - ▶ Utilizing incentives, where appropriate, to attract/retain business.
3. Contribute to the quality of life of Redding's citizens by investing in cultural, recreational, and open-space projects, including:
  - ▶ Constructing a multiple-field sports complex.
  - ▶ Supporting the development of Turtle Bay Museums and Arboretum by the River.
  - ▶ Providing additional parks, trails, bicycle facilities, and open space throughout the community.
4. Focus development efforts on building neighborhoods, rather than just approving subdivisions. Neighborhoods are created when:
  - ▶ Activities and facilities used on a frequent basis, such as stores and parks, function as a unit and are easily accessible to residents.
  - ▶ A sense of place is created through such things as uniform tree-planting or utilizing unique signage, lighting, or other features.
  - ▶ A park, school, open space, or other public gathering place serves as the focal point of the neighborhood.
5. Ensure that public and private development is:
  - ▶ Well-designed.
  - ▶ Functional.
  - ▶ Complementary to surrounding buildings and lands.
  - ▶ Contributes its fair share to providing necessary infrastructure and services that the citizens of Redding have come to expect.
6. Continue to ensure that necessary infrastructure is planned, funded, and constructed so as to maintain the standards expected by the community.

---

## THE PLANNING STRATEGY

---

Many of the actions called for in this General Plan represent a departure from past planning efforts. This reflects changing needs and expectations, including:

- ▶ A new era of "city-building."
- ▶ The increasing importance of public/private partnerships.
- ▶ The increasing importance of Redding as the regional center for economic activity.

The following section identifies those strategies that will take planning in Redding in new directions to meet the challenges of growth.

### URBAN AREA

The land use policies reinforce community desire to direct growth inward, rather than continue policies geared toward outward expansion. This will allow the City to better contain public-service costs and maintain service levels by taking advantage of existing infrastructure wherever feasible. For instance, focusing growth within the existing urban area will result in fewer miles of roads and utilities to construct and maintain. It will reduce the need for the construction, operation, and maintenance of new fire stations and will keep the service area for police services, solid waste collection, and similar services at a more manageable and efficient size.

The General Plan Diagram reflects this approach by indicating those areas outlying the City where future urbanization would be appropriate subject to annexation to the City; however, policies are included in the Plan that will discourage annexation until additional land is actually needed for development.

It is estimated that there is more than a 20-year supply of land available for urban, single-family development within the City limits of Redding. Single-family land is an excellent barometer of land needs because it is the largest consumer of land, accounting for about 60 percent of all developed land. Further, single-family housing will continue to be the favored housing choice of the real estate market for the foreseeable

future. However, it is also important to monitor land absorption on a regular basis to ensure that enough land is available to moderate land costs, hence, housing affordability. This Plan provides flexibility for the future by designating areas for future urban expansion to accommodate future housing needs.

### ECONOMIC DEVELOPMENT

Creating a well-balanced economy is key to realizing the vast potential of the Redding area. With the decline of resource-based jobs over the past two decades, people in Redding now rely more and more on the service, retail, and recreation industries for jobs. Often, wages in the retail services and recreation industries are below the State average, diluting the average wage rate of the area.

In December 1998, the Redding City Council adopted an economic development program for the City. The program contains numerous policies geared toward the attraction, retention, and expansion of businesses. The program includes substantial incentives designed to complement basic policies.

The Economic Development Element contains policies which complement and expand upon the economic development program. The policies cover a wide range of activities, including attracting additional high-paying jobs to the community, recognizing the relationship of retail expansion to municipal revenues, and capitalizing on the benefits of a thriving Downtown.

### RETAIL COMMERCIAL GROWTH

Since the passage of Proposition 13 in 1978, municipalities have come to increasingly rely on revenue from sales taxes to pay for police, fire, planning, and other public services. Redding is no exception. The City has a unique advantage, since it is the regional hub for retail and service activities. However, this advantage does not come without costs. The late 1980s and the 1990s have witnessed strong growth in "big box" retailing, a phenomenon that is not unique to Redding. This retail strategy has changed the basic structure of the physical retail environment, with "super stores" dominating the scene. Redding realizes that it must be prepared for the increasing challenges that this brings, from a community-development perspective as well as the potential impact on existing businesses.

The commercial land use classifications of this Plan have been developed to provide more certainty about the type and scale of commercial activities that can occur on given sites. For instance, rather than a generic "retail" classification, as contained in Redding's previous General Plan, retail activities are now broken down by type. This strategy provides certainty as to the scale and type of commercial uses that are appropriate at given locations. For instance, the descriptions of the "Neighborhood Commercial" and "Shopping Center" classifications would preclude development of stores that depend on the regional trade area.

### **CREATING COHESIVE NEIGHBORHOODS**

The Plan encourages and promotes the development of new neighborhood types that are not of the homogenous variety that have been constructed over the past 40 years. These new neighborhoods may include a mix of commercial and residential uses designed around a public space and served by transit, thereby helping to reduce dependence on the automobile. Most areas would be within walking distance of the transit stop; pedestrian and bike trails would be prevalent. These neighborhood types, described in the Plan as "Mixed Use Villages," would not be required, but the Plan provides flexibility and incentives to encourage them. Numerous other policies also address designing neighborhoods to make them more livable.

### **PROMOTING WELL-DESIGNED PUBLIC AND PRIVATE DEVELOPMENTS**

The design of buildings, streets, and public facilities can have long-lasting impacts on the livability of a community. Good design can:

- ▶ Improve the quality of physical changes.
- ▶ Protect and increase the value of investment.
- ▶ Protect and enhance the existing character of an area.
- ▶ Discourage incompatible new construction.

It is clear that design considerations also have limitations. They should not regulate or otherwise restrict growth, nor should they be seen as guaranteeing

good design. A community must decide what level, if any, of design influence it wants to make.

This Plan recognizes the importance of basic design principles by focusing predominantly on issues of form and function. For instance, policies: (1) suggest what new major streets should look like; (2) emphasize that taller buildings in certain locations can call attention to and help define an area; (3) encourage the undergrounding of existing overhead electric utilities; (4) provide generous creek and river corridors and ensure appropriate public views and access to these areas; (5) link residential neighborhoods to commercial areas, parks, schools, transit, and other destination points through construction of bike and pedestrian trails; (6) emphasize the importance of appropriate relationships between uses and individual buildings.

### **DOWNTOWN REVITALIZATION**

Reclaiming Downtown as the heart and cultural center of Redding is of paramount importance. This Plan, in concert with the Downtown Specific Plan, lays the foundation for the transformation of Downtown through a number of policies geared to enhancing the pedestrian orientation, encouraging residential development, and investing in specific planning. These policies are found in the *Downtown Focus Area* section of the Community Development and Design Element.

### **COMPATIBILITY WITH THE NATURAL ENVIRONMENT**

The open feel of the City that is made possible by the Sacramento River and its tributaries, the open hillsides, and surrounding foothills and mountains plays an extremely important role in how residents and visitors view Redding. This Plan strives to strike a balance between the manmade environment and the importance placed on the natural setting. The Plan calls for a number of measures such as creek-corridor protection, sensitive hillside development, habitat protection, and protection of prominent ridge lines that provide a backdrop to the City.

As a package, new development should accomplish the following:

1. Further the achievement of a more compact urban form.
2. Occur only with availability of essential services.

3. Be compatible with the site's natural topography and setting.
4. Protect limited environmental resources.
5. Enhance the community's image.
6. Preserve existing neighborhood character.
7. Assist in the development of transportation alternatives.
8. Be distinctive, of high quality, and contribute to the positive image of the city.
9. Improve pedestrian convenience and safety.
10. Be reflective of the neighborhood/district in which it is located.
11. Contain aesthetically pleasing streets.

---

## PREPARATION OF THE GENERAL PLAN

---

The City of Redding adopted its first General Plan in 1958. The most recent General Plan was adopted in 1970, with subsequent updates to several of its elements as well as the General Plan Diagram. Just as trends, values, and technologies change over time, the needs, desires, and priorities of a community evolve. In the early 1990s, the Redding City Council realized that the City was on the threshold of changing from a relatively small community to a mid-sized City of regional importance, thus it needed to be prepared for the challenges that this change would bring. As a result, the General Plan Update process was initiated in September 1995.

To assist in updating the General Plan, the City Council appointed a 30-person citizen General Plan Task Force. The members of this Task Force were selected to represent a broad range of viewpoints and interests within the community. The Task Force was charged to work with City staff, consultants, and the community to provide a vision for Redding's future and to develop a plan for Redding in the next century. Throughout its deliberations, the Task Force emphasized that the General Plan must promote the following objectives:

- ▶ Planning for the Downtown and Park Marina Drive areas.
- ▶ Neighborhood identity, preservation, and enhancement.
- ▶ Economic development.
- ▶ Enhancement of community character and identity.
- ▶ Development of a broad range of parks, trails, and recreation facilities.
- ▶ Habitat protection.
- ▶ Transit alternatives.

As the foundation for policy development, a multidisciplinary consulting team, in collaboration with City staff, prepared a *General Plan Background Report* describing existing conditions and trends in Redding. The draft *Background Report* was prepared and issued in May 1996.

The next step in the process was to identify key issues and options for the General Plan to address and summarize them for public review. This was accomplished through the preparation of an *Issues and Alternatives Report*. The report focused on what were considered the most important policy, program, land use, circulation, and development concerns to be addressed in the General Plan. These issues were based largely on findings within the *Background Report* and extensive discussions among consulting team members, City officials, other public agencies, various organizations, developers, and individual citizens. The *Issues and Alternatives Report* was divided into two parts. Part 1 presented a discussion of key land use and related issues facing the City now and into the future. Part 2 provided four land use plan alternatives, each representing a distinct way in which the community could grow. The draft *Issues and Alternatives Report* was issued in May 1997.

The distinct land use alternatives contained within the *Issues and Alternatives* report served to focus Task Force discussion on various growth strategies. These included:

- ▶ Concentrating future growth in the Downtown and Hilltop Drive/Dana Drive/Cypress Avenue areas (Central Core Pattern).
- ▶ Concentrating future growth along transportation corridors (Mixed Use Corridors Pattern).
- ▶ Concentrating future growth in mixed-use "nodes" (Mixed Use Nodes Pattern).
- ▶ Reaffirming the existing General Plan's allocation for future growth.

Analyses conducted for these various alternatives indicated that there was no clear distinction between them in terms of vehicular use, air quality,

infrastructure costs, etc. In reality, each of these alternatives had shortcomings, particularly from a market perspective. The Plan that emerged from the Task Force utilized concepts from all alternatives reviewed. Development potential in the Downtown areas was increased significantly and incentives for growth there are to be put into place. Similarly, development intensity in the form of residential densities was increased along several transportation corridors. Lastly, the Plan contains locations and incentives for the development of "Mixed Use Villages" at appropriate locations throughout the City.

Following public review of the *Issues and Alternatives Report*, City staff began to prepare the *General Plan Policy Document*, including goals, policies, and implementation programs for each element. Upon completion of each draft element, the General Plan Task Force thoroughly reviewed and commented on the policy language. The group also participated in a joint workshop with the Planning Commission and City Council to discuss issues of particular concern and/or controversy. The Task Force's recommendations were ultimately forwarded

to the Planning Commission, City Council, and members of the public in the form of a *Public Review Draft General Plan*.

Subsequent modifications to the *Public Review Draft General Plan* were made in response to both written and oral comments from the public and the Task Force. The revised document was referred to as the *Public Hearing Draft General Plan*. Opportunities for additional public review and comment were provided following public release of the *Public Hearing Draft General Plan* and accompanying General Plan EIR in May 2000.

California Government Code Section 65351 states that during the preparation of the General Plan, ". . . opportunities for the involvement of citizens . . . and other community groups" be provided "through public hearings and any other means the city . . . deems appropriate." As demonstrated in above paragraphs, the City of Redding has actively sought citizen participation throughout the General Plan update process.

---

## ORGANIZATION OF THE GENERAL PLAN

---

The *General Plan Policy Document* constitutes the formal policy of the City of Redding for land use, development, and environmental quality. It includes goals, policies, standards, implementation programs, quantified objectives (for housing), the General Plan Diagram, and circulation diagrams.

The *Policy Document* is divided into nine elements:

- ▶ Community Development and Design.
- ▶ Transportation.
- ▶ Natural Resources.
- ▶ Health and Safety.
- ▶ Noise.
- ▶ Public Facilities and Services.
- ▶ Recreation.
- ▶ Economic Development.
- ▶ Housing.
- ▶ Air Quality.

Each element is composed of three sections. The first section discusses the purpose and content of the element. The second section cites the authority (State law) by which the element is included in the General Plan. The third section lists the goals and policies of the element.

The Policy Document includes an appendix containing specific actions that the City will take to implement the Plan. The programs in this section also identify the departments or agencies responsible for carrying out each action. In instances where more than one department is listed, the agency named first will assume primary responsibility for completing the

program. Timing for completing each program is provided.

The General Plan Diagram depicts the land use patterns for the City for the time frame of the Plan. The diagram must be used in conjunction with the Plan text in order to gain a full understanding of the City's development strategy. The Community Development and Design Element describes each land use classification found on the diagram and specific allowable density and intensity ranges for each land use category.

### GOALS, POLICIES, AND IMPLEMENTATION MEASURES

The heart of the General Plan is the set of integrated and internally consistent Goals, Policies, and Implementation Measures in each element. Goals are long-range; they state future conditions—the community's vision of what should be done and where. Policies and implementation measures are short- to intermediate-range. Policies state the City's clear commitment on how these goals will be achieved. Implementation measures carry out the policies and are specific, such as defining land areas to be rezoned or bicycle lanes to be added. Together, policies and implementation measures establish who will carry out the activities needed to meet the goals as well as how and when the goals will be met. They guide day-to-day decision making so there is continuing progress toward the attainment of goals. Some policies and implementation measures need to be reexamined and revised during the life of the Plan. While not changing the basic desirability of the goals, policies, and implementation measures in the long term, they will be carried out when suitable resources are available.

---

## **CONSISTENCY OF THE GENERAL PLAN**

---

### **INTERNAL CONSISTENCY**

California Government Code Section 65300.5 requires that the "General Plan and elements . . . comprise an integrated, internally consistent and compatible statement of policies." This means that all goals, policies, standards, and implementation programs outlined in one element of the General Plan must agree with those outlined in all other elements. Otherwise, there will be confusion regarding community policies and standards. In addition, all maps and diagrams within the General Plan must be consistent with the text. The General Plan of the City of Redding has been prepared in compliance with these internal consistency requirements.

### **CONSISTENCY WITH OTHER PLANNING PROCESSES**

To be an effective guide for future development, the General Plan must provide a framework for local development that is consistent with the policies of relevant State, regional, and local programs and regulatory agencies. This General Plan takes into consideration the following plans or regulations:

- ▶ Surface Mining and Reclamation Act.
- ▶ Sphere of Influence as regulated by the Local Agency Formation Commission (LAFCO).
- ▶ Shasta County Air Quality Attainment Plan.
- ▶ Shasta County Hazardous Waste Management Plan.
- ▶ Integrated Solid Waste Management Plan.
- ▶ Shasta County Regional Transportation Plan.
- ▶ Shasta County Congestion Management Plan.
- ▶ Comprehensive Land Use Plans for the Redding Municipal Airport and Benton Airpark.
- ▶ Redevelopment Plans.

In addition, the General Plan is subject to the requirements of the California Environmental Quality Act (CEQA). A separately bound environmental impact report (EIR) has been prepared in compliance with CEQA requirements to evaluate and disclose the environmental impacts associated with implementation of the General Plan.

---

## **IMPLEMENTING THE GENERAL PLAN**

---

As mentioned earlier, the General Plan serves as the "constitution" for land development in a locality. Land use regulations and plans enacted by a local government are the principal means by which the goals and policies of a General Plan are implemented. Therefore, all such regulations and plans must be consistent with the General Plan. These include zoning ordinances, subdivision ordinances, specific and area plans, and redevelopment plans.

Ensuring that existing ordinances and plans are consistent with the General Plan is one method of implementing the General Plan's policies. Other methods include development of new ordinances and plans, financing programs, capital improvement decisions, enforcement actions, and the development review process. These and other methods are incorporated in the implementation program section of each element in the General Plan.

### **LEGALLY EXISTING, NONCONFORMING LAND USES; APPROVED DEVELOPMENT PERMITS**

It should be noted that the General Plan land use designations are applied to vacant properties as well as to built-up areas that have been developed over time under changing regulations with a variety of densities and intensities. It is not the intent of the General Plan to create large numbers of nonconforming uses or structures, but the complexity of the land use pattern in some parts of the City makes it impossible for the General Plan Diagram to accurately reflect every preexisting use, nor is it desirable to reflect them all at the General Plan level. Therefore, zoning regulations should not designate as nonconforming every use or structure that does not fall within the density, intensity, or use standards of the General Plan use category. Conversely, the overall intent of the Land Use Plan is to establish districts which will afford the City an opportunity to more closely identify the appropriate zoning requirements in the future.

### **MAINTENANCE OF THE GENERAL PLAN**

During the course of the update of the General Plan, numerous development permits, consistent with the

land use classifications of the previous General Plan, were approved by the City. The intent of the City is to honor such approved permits, including building permits, use permits, land divisions, and other ministerial and discretionary permits through their expiration date except as may otherwise be prohibited by law.

State law also defines how cities should maintain their Plan as a contemporary policy guide. Section 65400 (b) of the California Government Code requires that each planning department report annually to the City Council on "the status of the plan and progress in its implementation."

To implement this requirement, the Planning Commission will review the General Plan on an annual basis to monitor its implementation and to ensure consistency with current Federal, State, and local regulations and policies. The status of the General Plan will be presented to the City Council and, at minimum, address the following items:

- ▶ A list of approved/denied General Plan amendment requests.
- ▶ A summary of capital projects that have been constructed in accordance with the Public Facilities and Services Element.
- ▶ Recommendations for resolving any identified inconsistencies with applicable Federal, State, and local regulations or policies.
- ▶ A summary of implementation programs completed during the prior year.
- ▶ A schedule identifying implementation programs to be completed during the upcoming year.
- ▶ A summary of mitigation monitoring actions taken during the prior year.

The Housing Element is the only element which has a mandatory schedule for review and updating. This time frame has typically been every five years, although modifications to that schedule and/or extensions have been approved in the past by the Legislature. The City will continue to review and update the Housing Element as necessary in accordance with State law.

Although the General Plan should be designed to provide clear guidance for development in the Planning Area, it is also meant to be a flexible planning tool for the community. Community needs and values, environmental conditions, and Federal and State policies can change over time. The General Plan needs to be able to respond to these changes. State

law permits up to four amendments per year of a city's general plan. It is also anticipated that the City will undertake a comprehensive review of the General Plan every five to seven years. This allows the community to reassess its situation and revise its goals, policies, and programs accordingly.