

2. LAND USE ELEMENT

2.1 Land Use Element Introduction

California Government Code Section 65302(a) requires that a land use element be included in a General Plan and more specifically mandates that the element address the following:

“...the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public building and grounds, solid and liquid waste disposal facilities and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan...”

The Land Use Element describes the pattern of land development within the City of Anderson and the proposed expansion area and provides direction for the future development envisioned for the City. Also included in this Element are descriptions of geographic areas that are anticipated to be developed over the term of this General Plan and Goals and Policies to guide the City’s decision makers in their review of development proposals. This Element also defines land use categories and provides supporting detail for the uses depicted upon the Anderson General Plan Land Use Diagram.

The Land Use Element is viewed as the core of the General Plan and is frequently the most referenced element. The General Plan Land Use Diagram designates land uses for all lands within the City and visually depicts the community’s intended physical form and areas for growth.

The Land Use Diagram is supported by text in this Element that describes building intensity, population density and expectations of the citizens of Anderson. The framework of Goals and Policies will guide the City's decision-making throughout the term of the General Plan.

2.2 Future Development within the Present City Limits

The population of Anderson and its Planning Area (estimated at 12,000), is projected to grow to 19,575 by the year 2025. There are 3,372 households out of which 39.3% have children under the age of 18 living with them, 42.6% are married couples living together, 20.2% have a female householder with no husband present, and 31.2% are non-families. Households made up of individuals are 26.5% of all households and 12.0% of all households have someone living alone who is 65 years of age or older. The average household size is 2.64 and the average family size is 3.14.

Infill development on undeveloped land within Anderson is an important facet of the 2007 General Plan. Infill and a compact development pattern will facilitate efficient use of land with a minimum of public service extensions. About one-quarter of the City remains undeveloped. Some of this land is constrained by natural features so that development may be limited without innovative building, lot, and street designs and planning techniques.

The Old Town Core recognizes the 1892 town site as the area bounded by North Street from Interstate-5 to State Highway 273, north along State Highway 273 to Briggs Street, west along Briggs Street and First Street to the ACID Canal, South along the ACID Canal to South Street and east along South Street to Emily Street, South along Emily Street to Anderson Creek, along the Creek to a line extending from Balls Ferry Road, to Balls Ferry Road and along Balls Ferry Road to Interstate-5. The Mixed Use area within the Old Town Core will be bounded by Ventura, North, Douglas and South/Balls Ferry Streets.

The vision for the Old Town Core includes using the Mixed Use Land Use Designation, the preservation of the historical area with smaller lots and homes and the addition of compatible commercial and professional businesses.

Areas designated for residential uses within the current City Limits will accommodate the short-term housing needs as outlined in the Housing Element. Long-term housing needs will depend on annexation of additional land. Depending on market factors, infill may be able to accommodate non-residential development. The City will meet the total commercial and industrial land demand through the annexation of additional lands.

Although the basic development patterns within the City Limits are already established, much can and should be done over the 20-year life of the 2007 General Plan. Many outstanding, though subtle, land use concepts can enhance the City incrementally. The Old Town Core will in-fill and build “up rather than out” and will develop for Mixed Use.

Renovation of individual homes and conservation of neighborhoods must keep up with further aging of an older housing stock. Existing commercial areas must renovate and intensify. Housing code enforcement and effective use of re-development programs are essential “implementers” of the 2007 General Plan.

2.3 City Expansion

Since its early days as an unincorporated settlement growing around a railroad station, Anderson has often expanded its boundaries to embrace and facilitate new development. From an original 12 square block Town site in 1872; Anderson has grown to its current, irregularly shaped, 6.7 square miles.

The Sphere of Influence comprises about 12.9 square miles, nearly twice the current area of the Incorporated City. A substantial portion of the region's commercial and industrial development is presently outside of the City but within the unincorporated Planning Area. The City proposes to add 2,000 acres southwest of the City to the Sphere of Influence which may then be annexed to the City. This area is proposed to be a special planning area which will develop according to an approved Specific Plan.

Areas to the northwest of the City will also be added to the Sphere of Influence and annexed for special uses, especially water storage, to serve future needs. The Rural Holding (RH) Land Use Designation will be used for this area. Commercial development along State Highway 273 and the Verde Vale and Spring Gulch may eventually be annexed to the City.

One of the central themes of the Shasta County General Plan is to direct urban growth into community regions that can effectively and economically provide urban types of services. Anderson supports a centralized growth concept. The City is the logical service provider of the urban services required by future development within the Region.

Urban densities require urban services, and Anderson requires annexation prior to service extension. The 2007 General Plan provides direction for future annexation without dictating a rigid schedule for annexation.

2.4 Land Use Designations

The Land Use Element describes various land use designations for the land uses throughout the City of Anderson with consideration for the comments from the residents of Anderson. These Land Use Designations have been designed to maintain Anderson's small-town characteristics as the community evolves.

By defining residential, commercial and industrial uses, along with the public and open-space lands, this Element of the General Plan provides clear direction for the various types of development that

will occur in Anderson. The Land Use Diagram guides future development in Anderson in conjunction with plan goals and policies.

2.4.1 Rural Holding (Agriculture) Land Use Designation (RH)

The Rural Holding Land Use Designation will allow various agricultural uses and a residential density of one dwelling unit per five acres. Based on an average of 2.64 persons per unit this would allow a maximum population density of 0.5 people per acre. This land use designation will be used for lands outside the present City Limits which may be annexed in the future.

Agriculture will be a part of the City and of the surrounding area for the foreseeable future. The Rural Holding Land Use Designation will be compatible with various agricultural uses such as crop cultivation and grazing. This designation will be compatible with the County land use designation for these areas.

Appropriate zoning would be “AG, Agriculture”.

2.4.2 Rural Estate (Limited Agriculture) Land Use Designation (RE)

The Rural Estate (Agricultural) Land Use Designation allows various types of “Rural Estate” type of development including densities of two dwelling units per acre, one dwelling unit per acre, or one dwelling unit per two acres. The minimum net parcel size area is one half acre. In the Special Emphasis area, a Planned Development Zoning Designation, the minimum net parcel size area is 12,300 square feet maintaining the maximum density of two dwelling units per acre. Based on an average of 2.64 persons per unit, this would allow a maximum population density of 6 people per acre.

The intent of the Rural Estate Designation is to preserve the rural nature of those areas which have historically developed with large lots and agricultural uses and to provide for large estate type development in less accessible or predominantly agricultural areas. Lots in this designation may be developed with individual water supplies and on-site sewage disposal if the requirements of the

Shasta County Environmental Health Department are met. (This usually requires two acres or more.)

The Rural Estate (Agricultural) Land Use Designation will promote such desired characteristics as open space, less traffic and a quiet setting. This designation also provides a medium to higher market range property where the lower density can contribute to good development and provide for a broadened housing choice in the community. The use of these sites for high-value agricultural crops such as herbs, fruits, nuts, vegetables, wine grapes and a limited number of farm animals (appropriately located on larger parcels) is encouraged as is the processing and sale of products grown on the property.

This category will not be considered as a transitional land use once sites are developed to the maximum density allowed but may buffer other rural areas from more dense urban development. Future conversion to higher residential densities will; therefore, be discouraged if land is in the minimum parcel sizes allowed.

The zoning districts appropriate for this category are “R-E, Rural Estate”, “R-E-2 (1/2 acre minimum) Rural Estate”, and “PD, Planned Development”.

2.4.3 Low Density Residential-Hill Side Land Use Designation (LDR-HS)

The Low Density Residential-Hill Side Land Use Designation will allow limited residential development on hills depending on the land formation. The degree of slope may have an effect on density. Generally, the greater the slope, the lower the density will be in units per acre.

The appropriate zoning will be “R-1-HS, Low Density Residential with Hill Side Combining District”.

2.4.4 Low Density Residential Land Use Designation (LDR)

The Low Density Residential Land Use Designation will allow up to 6 residential units per gross acre. Based on an average of 2.64 persons per unit this would allow a maximum population density of 16 people per acre. This category allocates lands for detached single family housing. Any density up to the maximum may be permitted as long as environmental constraints are respected and urban services can be reasonably provided. Second dwelling units will be allowed in accordance with the State Law.

The zoning districts consistent with this designation are “R-1, Single Family Residential” or “PD, Planned Development” of the proper density. Some areas of the City may be appropriate for large-lot development.

2.4.5 Medium Density Residential Land Use Designation (MDR)

The Medium Density Residential Land Use Designation allows from 10 to 20 dwelling units per gross acre. Based on an average of 2.64 persons per unit this would allow a maximum population density of 53 people per acre. The housing types planned for this density are duplexes, triplexes, four-plexes, townhouses and similar multiple-unit residential development. Apartment, condominium or cooperative units with Planned Development Zoning are permitted within this density category.

Urban services required for this increased density make location more selective than for lower density. Concerns regarding access, proximity to commercial services, impacts from adjoining uses and meeting housing needs should be addressed when applying this density to the plan. Mobilehome parks would be placed in this category. This designation may be used for small areas to promote integration of a variety of housing types.

The zoning districts which implement this density are “R-2, Medium-Density Residential” or “PD, Planned Development” of a density up to 20 dwelling units per acre.

2.4.6 High Density Residential Land Use Designation (HDR)

The High Density Residential Land Use Designation allows from 20 to 40 dwelling units per gross acre. Based on an average of 2.64 persons per unit this would allow a maximum population density of 107 people per acre. Areas receiving this designation are planned for the greatest density of residential development in the City. The types of units intended for this category are apartments, townhouses or other multiple-unit structures. The use of the buildings and land shall be primarily residential with accessory uses permitted, such as recreational facilities. Flexibility and innovation and Mixed Use should be encouraged for projects of this type.

The zoning district used to implement this category is “R-3, Multiple-Family Residential” or other zoning districts and the Planned Development Combining District.

2.4.7 Special Planning Area Land Use Designation (SPA)

The Special Planning Area Land Use Designation is used for areas in the City which are relatively undeveloped but planned for a combination of uses. These areas have few existing public services and most parcels are fairly large. The placement and timing of services requires the coordination provided by a Specific Plan as described in Government Code Section 65450. Zoning would be a “PD, Planned Development District”. The Specific Plans adopted will govern the development as allowed by California Government Code Sections 65450 to 65457. A Specific Plan is a tool for implementing the General Plan but it is not part of the General Plan. The Specific Plan must be consistent with all facets of the General Plan.

2.4.8 Mixed-Use Land Use Designation (MU)

The Mixed-Use Land Use Designation would allow in-fill development and General Commercial uses such as stores and offices on the ground floor with high-density residential uses on second floors. On interior blocks and on street frontages off the main commercial frontage, residential uses may occupy the ground floor. The Mixed-Use Land Use Designation allows up to 40 dwelling units per gross acre. Based on 2.64 persons per unit this would allow a population density of 79 people per acre. This land use designation will be appropriate for a portion of the Old Town Core and may be considered for appropriate service nodes throughout the City. The purpose of this land use designation is to create functional, safe and attractive multi-use neighborhoods supported by all necessary public facilities and services.

A zoning designation of “MU, Mixed-Use” or Planned Development is appropriate for this Designation.

2.4.9 Commercial Land Use Designation (C)

The Commercial Land Use Designation includes high activity land uses. These include retail, service, repair and storage uses. Additional uses would include warehouses, building material yards, contractors’ storage yards, outside storage, repair establishments, caretaker residences and other uses. The intensity factor would be eighty percent land coverage. These land uses cause increased traffic, noise, visual effects from signs and architecture, service demands and related concerns. This Plan strives to provide the necessary functions of commercial development without resulting in unacceptable consequences for adjoining areas and the City’s circulation and public facilities.

The various types of commercial land use will be separated by the zoning districts within this land use designation. Zoning districts appropriate for this category are “C-1, General Commercial District”, “C-2, Highway Commercial District” and “C-3, Heavy Commercial District.”

2.4.10 Industrial (Manufacturing) Land Use Designation (I)

The Industrial (Manufacturing) Land Use Designation includes all types of manufacturing and industrial uses and caretaker residences. Two zoning districts are compatible with this land use designation: “M-1, Light Industrial” and “M-2, Heavy Industrial”. Light industrial uses do not have smoke, fumes, risk of explosion or other noxious effects. Heavy industrial uses may have such effects if they cannot be fully avoided.

2.4.11 Public and Semi-Public Land and Open Space Land Use Designation (PSP)

The Public Land and Open Space Land Use Designation includes a variety of uses such as cemeteries, fairgrounds, parks, recreation centers, public buildings, open space, and schools. These uses do not usually have adverse effects on other land uses. Public and non-profit agencies usually own and operate these facilities.

Zoning districts consistent with this land use designation include “P-SP, Public/Semipublic” and “NR-Natural Resource District”.

2.5 Land Use Element Objectives, Policies and Implementation Program

2.5.1 General Land Use

A. Land Use Objectives

1. To make Anderson a “complete” city by offering a full range of goods, services, housing, employment and recreation to diminish the need for residents to go elsewhere.

2. To maintain the orderly growth and stable physical development of the City of Anderson while enhancing the physical, social, economic and environmental characteristics of the community; and ensure the continuance of the City's "small town" atmosphere.

B. General Land Use Policies (GP)

- GP-1 Sufficient areas will provide for each type of land use to permit full development needed to meet the demands of population growth and economic advancement. (Housing Element)
- GP-2 Promote a combination of employment and residential uses that provide both jobs and housing for Anderson's residents.
- GP-3 Ensure an adequate supply and variety of commercial and industrial sites.
- GP-4 Approve suitable projects which extend an orderly pattern of growth and do not cause "leap-frog" type development. (Circulation Element) (Air Quality Element)
- GP-5 Consider the fiscal impacts of development in order to ensure that the City has adequate financial resources to fund community projects and programs.
- GP-6 Assure that all development in the City pays for its fair share of the cost of necessary public service and facilities.
- GP-7 Ensure a strong physical connection to the Sacramento River waterfront, including convenient public access and recreational opportunities.
- GP-8 Infill development of the vacant areas within the City Limits shall be encouraged in order for the City to provide services to its residents more efficiently. (Housing Element)

GP-9 The City will promote the character and value of existing neighborhoods and historical structures.

GP-10 Discourage development that results in land use incompatibility.

GP-11 When considering large scale development projects, the City may, at its discretion, require a Specific Plan or Planned Unit Development approach that allows flexibility within a project area. (Housing Element)

GP-12 Environmental Justice concepts which encourage public participation from all segments of the community will be followed. Undesirable land uses which cause environmental and health burdens will not be located exclusively near low-income residents.

C. General Land Use Implementation Programs (GI)

GI-1 Develop City guidelines for the fiscal analysis of development proposals and bonding for specific improvements.

GI-2 Prepare and adopt fee and other programs that assure that the need of residents for services and facilities will be adequately served. (Housing Element)

GI-3 Support rehabilitation of existing housing and commercial building and preservation of historic structures within the City.

GI-4 Carry out General Plan policies through the Capital Improvement Program.

GI-5 Require buffers (such as landscaping or open space) between uses where appropriate and discourage locating sensitive uses (residential) adjacent to existing potentially objectionable uses or locating potentially objectionable uses adjacent to sensitive uses. (Noise Element)

GI-6 Allow density averaging throughout a development to encourage creative development design and open space preservation.

2.5.2 Residential Land Use

A. Residential Land Use Policies (RP)

- RP-1 The City's single family residential areas are the backbone of its land use pattern. These areas must be protected from decline by maintaining streets, infrastructure and services.
- RP-2 Require that new development within the Old Town Core be generally consistent with the historic scale, appearance, and "small town" character of Anderson.
- RP-3. Protect existing residential areas from intrusion of incompatible land uses and excessive traffic.
- RP-4. In areas where different land uses abut one another, promote land use compatibility by using buffering techniques, landscaping, setbacks, screening and sound walls.
- RP-5. The community should encourage compact, well-defined living areas and discourage residential sprawl.
- RP-6 Encourage clustering higher density residential development at locations within convenient walking distance of the Old Town Core, shopping centers, and bus routes. (Circulation Element, Air Quality Element)
- RP-7 Preserve the areas planned for multi-family residential development and discourage General Plan amendments and rezoning of such areas for other uses. (Housing Element)
- RP-8 Consider the cumulative effects of development on community facilities and services, such as transportation and schools, throughout the planning process.

- RP-9 Require the establishment of lighting and landscaping districts or community facilities districts, as appropriate, for new residential developments.
- RP-10 All residential development shall offer to dedicate required improvements to the City.
- RP-11 Development shall pay impact and other fees to ensure that necessary public services and facilities are funded.
- RP-12 Further develop design review standards and criteria that encourage exceptional design and amenities for all housing including mobilehome parks. (Housing Element)
- RP-13 Encourage naming of subdivisions and streets to reflect Anderson's geography and history and its relationship to the Sacramento River.
- RP-14 Encourage connectivity within and between subdivisions. (Circulation Element) (Health and Safety Element)
- RP-15 Implement ADA (Americans with Disabilities Act) Standards for sidewalks within residential development. (Housing Element)
- RP-16 The area lying east of Stingy Lane shown as Rural Estate - Special Emphasis (RE-SE) on the Land Use Map shall provide a new multimodal parkway road entrance from Stingy Lane to the Anderson River Park. No parcel shall be smaller than a net 12,300 square feet in area while maintaining an over maximum gross density of two dwelling units per acre.

B. Residential Land Use Implementation Program (RI)

- RI-1 Codify Design Review Guidelines for reviewing development applications.

- RI-2 Continue implementation of ADA Standards. (Housing Element)

- RI-3 Require proposed development to demonstrate compliance with policies, programs and standards for public services and facilities prior to project approval. (Housing Element)

- RI-4 Create a design review manual for residential development.

- RI-5 The RE-SE area shown on the Land Use Map shall be developed only with a Planned Development (PD). Said PD shall require construction of a parkway road from the Stingy Lane / Balls Ferry intersection connecting to the main park road in Anderson River Park. Further the PD shall also require that said road be tree lined, with a center planter, separated sidewalks a minimum of 5 feet wide, shared driveways, Class II bicycle lanes in both directions, with roundabouts at the internal road intersections; and a bypass for Tormey Drain to control flooding with a 12 foot wide bicycle/pedestrian path from Stingy Lane to the Anderson River Park. Houses along the parkway shall feature upgraded facades incorporating features such as porches: minimal view of the garages from the street with the over half of the frontage devoted to the façade of the house; and garages shall not project in front of the house façade. Other houses in the development should feature similar features.

C. Typical Residential Density Table*

TABLE 2.5.2 TYPICAL RESIDENTIAL DENSITY

<u>Land Use Designation</u>	<u>Zoning Districts</u>	<u>Units per Acre</u>	<u>Population Density Range</u>
Rural Holding	“AG”	0.20	0.50/acre
Low-Density Residential- Hill Side	“R-1-HS”	depends on slope	depends on slope
Rural Estate	“R-E” Rural Estate	0.5-2	3-6/acre
Low Density Residential	“R-1” Single Family Residential	4-6	11-16/acre
Medium Density Residential	“R-2, Medium-Density Residential” “PD, Planned Development”	10-20	26-53/acre
High Density Residential	“R-3, Multiple-Family Residential” “PD, Planned Development”	20-40	53-107/acre
Mixed-Use	“MU”, Mixed-Use “PD, Planned Development”	20-40	53-107/acre

*Second dwelling units could increase density.

2.5.3 Mixed-Use

A. Mixed-Use Land Use Policies (MUP)

MUP-1 Encourage the reuse of vacant and/or underutilized commercial buildings for more productive purposes, including new businesses, housing, and mixed-use development. (Housing Element)

MUP-2 Create design review standards and criteria for individual commercial areas; including business parks, the Old Town Core or other employment centers.

MUP-3 Evaluate other areas for Mixed Use designation and development.

MUP-4 All uses which will benefit the Old Town Core; including apartments, lofts, and home offices, shall be encouraged within that area. (Housing Element)

B. Mixed-Use Land Use Implementation Measures (MUI)

MUI-1 Develop Standards for Mixed Use Development.

MUI-2 Designate the Old Town Core, special planning areas and other suitable locations for Mixed Use Development.

2.5.4 Commercial Land Use

A. Commercial Land Use Policies (CP)

CP-1 Anderson's Old Town Core shall feature a mixed use core of retail stores, offices and services (with residential use on the second floor) and will be a center of retail, commercial and professional activity in the community.

- CP-2 Additional retail locations will be provided including those suitable for large-scale and neighborhood retail development.
- CP-3 Commercial development should require high landscaping standards and be integrated with adjacent neighborhood development.
- CP-4 Encourage businesses that support and contribute to the economic vitality and diversity of the Anderson community.
- CP-5 Promote the location of commercial centers to allow for easy access to streets that serve the City and minimize negative impacts on residential neighborhoods. (Circulation Element)
- CP-6 Promote the location of regional commercial uses on major roads or at major intersections. (Circulation Element)
- CP-7 Promote the location of highway commercial uses, such as gas stations, convenience stores, and restaurants, to provide necessary services for traveling motorists.
- CP-8 Neighborhood commercial centers shall be designed to fit into the neighborhood area they serve; with walkable access, compatibility with surrounding uses, and consistent design with a community theme.
- CP-9 Ensure that adequate pedestrian, bicycle, and parking facilities are located in business and commercial areas.
- CP-10 Require the use of shared circulation and parking facilities for new and existing businesses unless physically impossible.
- CP-11 Anderson will participate in cooperative efforts to promote business growth such as the Shasta Metro Enterprise Zone.

B. Commercial Land Use Implementation Program (CI)

- CI-1 Continue to pursue State and Federal funds for activities and infrastructure improvements that will promote economic growth.
- CI-2 Update the zoning code to expedite the permit process for commercial and industrial development.
- CI-3 Develop design standards and criteria (including landscaping requirements) for commercial development.
- CI-4 Require that all commercial developments construct, and dedicate land to the City, and pay impact and other fees that represent their respective fair shares of necessary public services and facilities.
- CI-5 Cooperate with the Anderson Chamber of Commerce for the promotion of commercial and industrial development.
- CI-6 Anderson will implement the provisions of the MOU for the Shasta Metro Enterprise Zone.

2.5.5 Industrial Land Use

A. Industrial Land Use Policies (IP)

- IP-1. Encourage new, diversified industries to locate in the area.
- IP-2. Buffer industrial areas from residential and commercial areas and other uses which might be adversely affected.

IP-3. Provide adequate transportation facilities and public services to further development of an industrial economic base.

IP-4 Coordinate economic development efforts with other public agencies and organization promoting economic development in the region such as SHASTECC.

B. Industrial Land Use Implementation Program (II)

II-1 Continue to pursue State and Federal funds for activities and infrastructure improvements that will promote economic growth such as the Ox Yoke project.

II-2 Establish industrial zoning designations that provide an adequate mix of parcel sizes, zoning and infrastructure to accommodate a variety of industrial uses.

II-3 Minimize negative impacts on adjacent areas through the use of buffers, landscaping, walls, and sound barriers.

II-4 Recognize Environmental Justice principles and protect low-income areas from adverse environmental impacts of industrial development.

2.5.6 Open Space Land Use

A. Open Space Land Use Policies (OP)

OP-1 Public facilities, such as fire stations, libraries, parks (including open space), and recreation centers shall be located in those areas of the City where they will provide maximum benefit.
(Recreation Element)

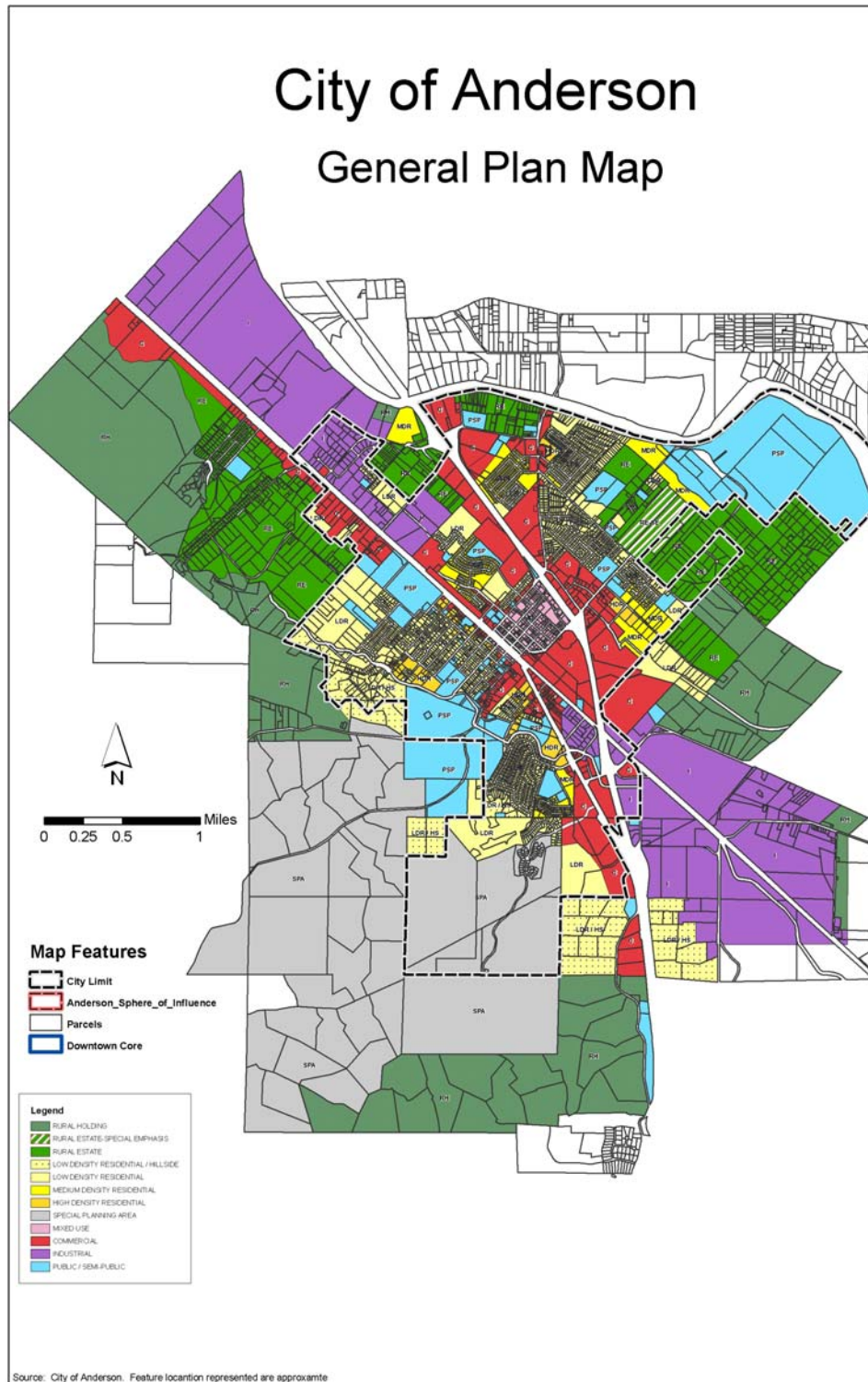
- OP-2 Agricultural uses will be carried on within the planning area for the life of this General Plan, design new residential areas to work with adjacent agricultural uses.
- OP-3 Encourage low-impact, high-value agricultural crops such as herbs, fruits and vegetables to be grown on small parcels and in public gardens.
- OP-4 Preserve open space areas, of varying scales and uses, both within development projects and at the City's boundary. (Open Space and Conservation Element) (Recreation Element)
- OP-5 Work to preserve, enhance and/or restore existing natural habitat areas (including those along the Sacramento River, Tormey Drain and Anderson Creek), as feasible. (Recreation Element)
- OP-6 Create new wildlife habitat areas in appropriate locations, which may serve multiple purposes of natural resource preservation and passive recreation, as feasible. (Recreation Element)
- OP-7 All public recreational areas and facilities shall be accessible by a publicly maintained access. (Recreation Element)
- OP-8 Entitlements and ministerial permits shall conform to the requirements of the Floodplain Management Ordinance which are incorporated into this General Plan by reference. (Health and Safety Element)
- OP-9 Protect F-1 floodway areas, riparian corridors, environmentally sensitive areas, environmental mitigation areas. (Open Space and Conservation Element)

B. Open Space Land Use Implementation Program (OI)

- OI-1 Pursue opportunities, including grants to purchase rights of way, easements or other instruments to provide public access to the Sacramento River, parkland, open space, waterfront, or waterways.
- OI-2. Work with the school districts when they are selecting future school sites.
- OI-3 Work with school districts to plan land uses adjacent to existing and proposed school sites.
- OI-4 Give due consideration to school district input on developments, especially when overcrowding of schools is a concern of the district.
- OI-5 Update the “NR” (Natural Resource) and “P-SP” (Public/Semipublic) zoning districts.
- OI-6 Zone floodway areas, riparian corridors, environmentally sensitive areas, environmental mitigation areas “NR” (Natural Resource).

2.6 Land Use Diagrams

2.6.1 Land Use Diagram for City of Anderson



2.6.2 Designation of Old Town Core

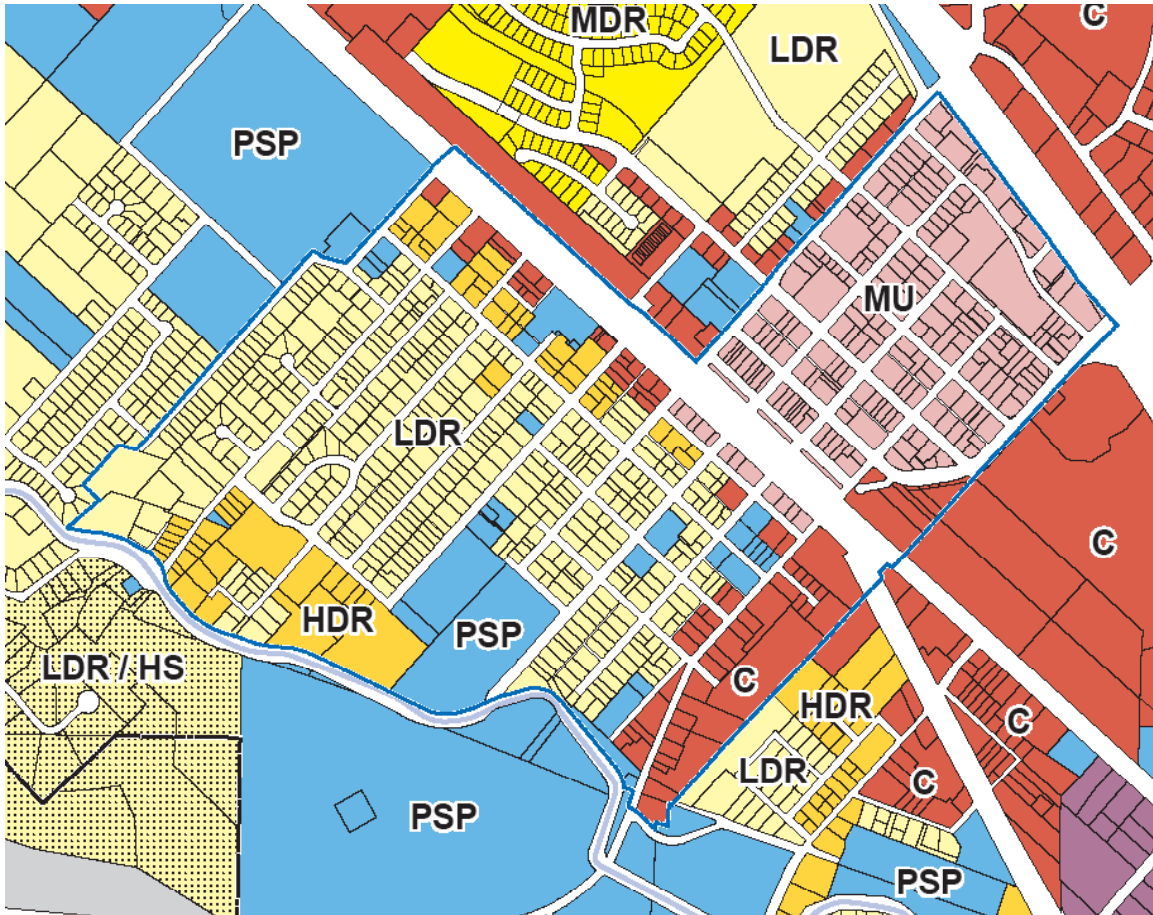


Table 2.7.1 General Plan Densities and Intensities

LAND USE DESIGNATIONS										
2007 City of Anderson General Plan		Rural Holding RH	Rural Estate RE		Low- Density Residential/ Hillside LDR/HS	Low- Density Residential LDR	Medium- Density Residential MDR	High Density Residential HDR	Specific Planning Area SPA	Mixed Use MU
1989 City General Plan			RE	AG ¹	N/A	LDR	MDR	HDR	LDR	N/A
Shasta County General Plan		Acg/RB	SR	Acg	RA	NA ²	NA ²	NA ²	RA/RB	MU
DENSITY										
1989 City General Plan	City Limit		2du/ac	1du/ac	1du/2ac ³	4.6 du/ac	12du/ac	20du/ac	4.6 du/ac	
	County ⁴	1du/5ac	3du/ac	1du/5ac	1du/2ac				1du/2- 5ac	1du/ac

¹ The Agricultural designation is being phased out in the updated General Plan recognizing that conventional agriculture should be conducted outside of the City.

² No land within the Anderson planning area is designated by the Shasta County General Plan for land use densities higher than SR.

³ Average density, the actual density depends on slope and ranges from 2 du/ac to 1 du/4 ac.

⁴ The 1989 Anderson General plan did not place land use designations outside of the City Limits. The County land use designations are used for this area.

⁵ Assumed Density is based on historic land use patterns within the City and anticipated development based on topography and biological constraints.

The following County General Plan designations are used in the unincorporated area within the planning area (Sphere of Influence):

Acg-Agriculture, cropland grazing

RB-Rural Residential B

RA-Rural Residential A

SR-Suburban Residential

du = dwelling unit, ac = acre

2007 Plan	Plan Area	1du/5ac	0.5-2du/ac	1du/2ac ³	6du/ac	10-20du/ac	20-40du/ac	2.5du/ac	40du/ac
Assumed Density ⁵	Plan Area	0.2	1.0	0.5	4.0	15.0	25.0	2.5	20.0

Table 2.7.2 Potential Buildout of Planning Area

Land Use Designation	Planning Area Total ⁵	Existing City Developed	Planning Area Vacant	Maximum Density ⁶ Units/Acre	Assumed Density ⁷ Units/Acre	Assumed Units At Buildout	Assumed Population At Buildout ⁸
Rural Holding RH	2131	461	1670	1du/5ac	0.2	334	898
Rural Estate RE	1253	805	448	0.5-2du/ac	1.0	448	1204
Low Density Residential/Hill Side LDR/HS	410	223	187	1du/2ac	0.5	94	251
Low Density Residential LDR	876	559	317	6du/ac	4.0	1268	3408
Medium-Density Residential MDR	234	178	56	10-20 du/ac	15.0	840	2258
High Density Residential HDR	73	51	22	20-40 du/ac	25.0	550	1478
Specific Planning Area SPA	2406		2406	2.5 du/ac	2.5	6015	16,168
Mixed Use MU	59	51	8	30 du/ac	20.0	160	430
PSP, Public & Quasi-Public	913	842	71				
C Commercial	807	324	483				
I Industrial	1768	702	1066				
TOTALS	10,930	4196	6734			9709	26,095
					Existing Population		10,677
					Total at Build-out		36,772

⁵ As measured by City's GIS

⁶ Densities from Table 2.7.1.

⁷ Assumed Density is based on historic development within the City and understanding of topographical and biological constraints.

⁸ Population figures are based on 2.688 persons per unit as estimated by the California Department of Finance, E-5 Report, January 2006.

6/27/2007