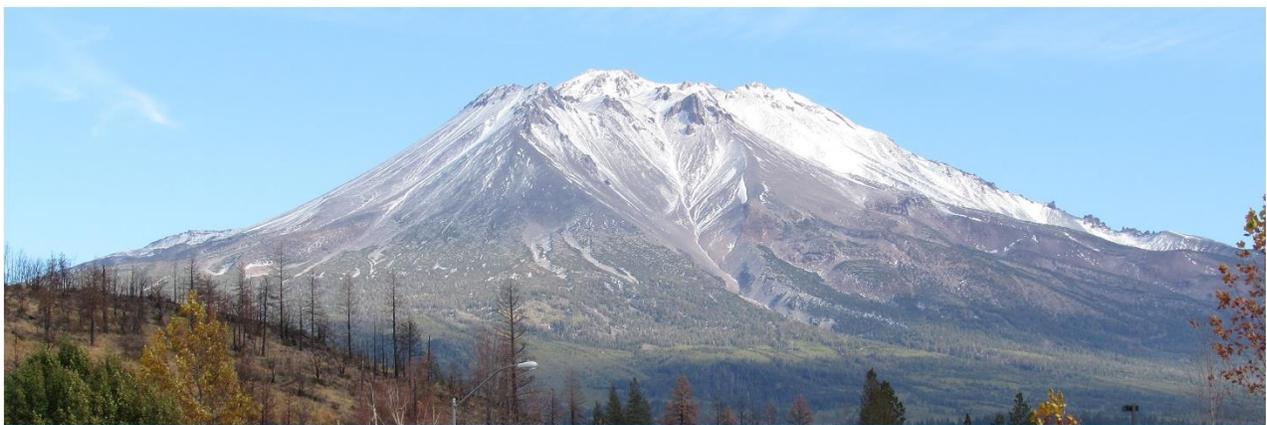
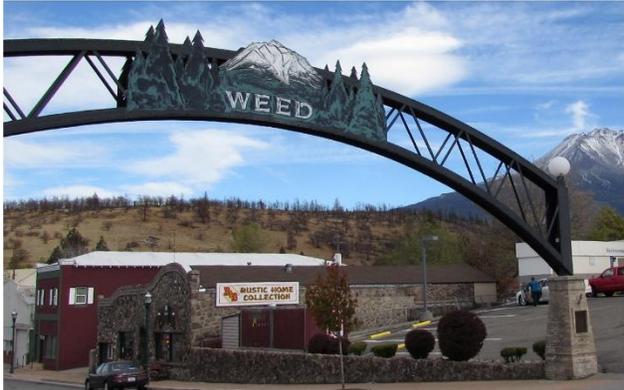


City of Weed 2040 General Plan



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PREAMBLE

The 2040 Weed General Plan

This is a comprehensive revision and replacement of the City of Weed's three-decades-old General Plan. The 2040 General Plan acts as a policy document to provide explicit and distinct policies and programs to help guide decision-making in order to achieve community aspirations.

Organization

The documentation for the 2040 General Plan comes in two volumes as follows:

1. The **Background Report**, completed in January 2016 as Volume 1, documents existing settings, conditions, deficiencies as well as opportunities and constraints including a comprehensive inventory of land uses. It provided the technical basis for development of the Plan.
2. The **General Plan** is this document and constitutes Volume 2 in the series. Its key contents are as follows:
 - a. The **Executive Summary** provides a quick overview on existing conditions with respect to the General Plan Elements, the planning process, alternatives, the Preferred Growth Scenario, and highlights of the goals that provide the policy framework for the Plan.
 - b. Chapters 1 to 4 provide details on **Plan Development**. These chapters describe the planning process, demographic projections, opportunities, constraints, and issues that led to the development of Weed's 2040 Vision. Chapter 4 documents alternative future development scenarios from which the preferred Plan was crafted.
 - c. Chapter 5, **Preferred Growth Scenario**, captures the 2040 Vision and the basis of the General Plan.
 - d. Chapters 6 to 17 provide details of the **Policy Framework** including goals and objectives for future development, organized by the twelve elements of the General Plan.

EXECUTIVE SUMMARY

Introduction

The General Plan represents the official adopted goals and policies of the City of Weed. In California, State law (Government Code Sections 65300 et seq.) requires cities and counties to prepare, adopt, and maintain a general plan, the guiding “constitution” upon which public and private development and land use decisions are made. A general plan is central to the local planning process because it employs public policy, derived from citizen participation, to shape future development of a community. As a local constitution, the General Plan should address immediate, mid-term, and long-term planning issues concerning the community, including but not limited to economic development, resource conservation, and the development of public facilities.

Typically, a general plan is divided into separate subject categories called “elements,” that individually identify specific issues such as housing, circulation, safety, and more. State law mandates that a general plan cover the elements of land use, circulation, housing, conservation, open space, safety, and noise. However, a jurisdiction may also prepare optional elements that relate to its physical development such as economic development, community development, and health. Regardless of whether elements are mandatory or optional, they have equal legal status and must all be internally consistent with one another.

Most jurisdictions select 15 to 20 years as the long-term horizon for the general plan. This general plan provides the framework for development decisions leading up to the year 2040.

Planning Process

This General Plan is a product of broad community participation by residents and stakeholders of the City of Weed including the City Manager, City Council, the Planning Commission, and City staff. A planning team of second year graduate students pursuing Masters Degrees in the field of City and Regional Planning under the supervision of Dr. Cornelius Nuworsoo, from the California Polytechnic State University (Cal Poly) in San Luis Obispo, California facilitated the process, researched and wrote the plan. The planning team worked closely with stakeholders of the City on the General Plan. Between September 2015 and December 2015, the Cal Poly planning team interacted with the City of Weed community as well as city leadership and staff in a series of public meetings and surveys to generate a Background Report on existing conditions. The

2015 Background Report serves as a supplemental informational document to the General Plan. The Background Report provides an overview of existing conditions with consideration of existing policies, regulations, programs, infrastructure, and services within the City, Siskiyou County, and the State of California. The Background Report guided the development alternatives in the subsequent General Plan document. Through additional community input received from January 2016 through March 2016, the City and the planning team developed the Preferred Growth Scenario, which is intended to guide development decisions through 2040.

Three different methods were utilized to gather information to inform the planning process on existing conditions and to identify emerging directions, which in turn guided the development of goals, objectives, policies, and programs as well as the Preferred Growth Scenario of the General Plan. The methods include:

- Primary data collection in the form of four public meetings and four street-side outreach events, all of which provided insights on the community's aspirations and preferences for the City's future.
- Field work in the form of a land use inventory of existing conditions to record and identify the use of all parcels of land within the City.
- Secondary research to identify applicable regulations, standards, policies, and programs related to each General Plan element.

Demographics

In 2010, Weed had a population of 2,967, a decrease of 11 people since 2000. The City had a median age of 30.4 years. The largest age cohort in 2010 was the 15 to 19 year age group. A majority of Weed's residents, 82 percent, identified as White. In 2010, the median income for Weed was \$26,064, lower than Siskiyou County's median of \$36,981 and less than half the State's median income of \$60,883. From 2000 to 2010 the median household income increased by approximately 11.6 percent.

2040 Population & Housing Projections

The population of Weed is projected to increase by an additional 5 percent over the next 25 years (or 0.2 percent a year) based on natural growth factors such as birth, death and migration rates. Under such baseline conditions, the population is projected to increase by 164 persons to 3,131 residents between 2010 and 2040. To accommodate population growth, the City will require additional 191 housing units. The housing need could be met through multiple means including reoccupation of existing vacant units, redevelopment of existing units determined to be in 'poor' condition, and construction of new housing units.

Existing Conditions & Plan Elements

Land Use

The Land Use Element is mandatory in a General Plan. It provides a guide for future development and growth to planners, the public, developers, and decision makers. The main objective of the Land Use Element is to play a “central role in correlating all land use issues into a set of coherent development polices” (Governor’s Office of Planning and Research [OPR], 2003). The Land Use Element designates the location, distribution, and intensity of uses including housing, commercial, industrial, recreational, open space, agricultural, educational, public buildings and facilities, and waste management facilities.

The Land Use Element considers constraints to the use of land resulting from physical, legal, and environmental issues. It also considers the needs and desires of the community in establishing goals and policies to guide future land use in the City.

An inventory of all lands within Weed in 2015 revealed that 37 percent of the City’s land was vacant. Circulation, open space, public facilities, and residential land uses each consisted of roughly 15 percent of Weed’s total land area. Industrial facilities made up two percent and commercial uses made up three percent of land within City limits.

Trend data and future projections indicate that population, housing, and employment growth can be accommodated within Weed’s existing city limits. Community outreach revealed that residents value the City’s friendly, small-town character; they would like to revitalize the downtown core, prioritize infill development, and promote diversity of commercial and residential land uses within neighborhoods. The Land Use element sets goals and objectives that prioritize these factors.

Circulation

The Circulation Element is a mandatory element of the General Plan according to Government Code §6530. Circulation has a critical impact on land use patterns, economic development, public health, and social interaction. A balanced multimodal transportation system encourages compact land use, ease of access, commercial development, and increased physical activity. This element describes the City’s transportation system and circulation network and provides an inventory of existing roadway and infrastructure conditions. In addition, this Element addresses future directions for transportation in the City.

The City of Weed’s transportation network currently features access to two major highways: Interstate 5 and US Route 97, which provide good regional connectivity

within the State. In the City, the automobile is the primary mode of transportation, with 93 percent of the City's population having access to at least one vehicle. The residents of Weed have access to public transit that serves Siskiyou County via the Siskiyou Transit and General Express (STAGE); however, transit ridership in Weed is minimal. Despite having few sidewalks outside of the downtown and South Weed, ten percent of the City's population commutes to work by walking, which is a higher share than the County or State (ACS, 2014). The City has minimal provisions for bicyclists. Recommended transportation improvements in Weed focus on bicycle and pedestrian infrastructure, traffic calming, and pavement repair to achieve a well-maintained, well-connected, multimodal street network.

The main goals of the Preferred Growth Scenario are to prioritize non-motorized transportation within the City and to ensure that existing infrastructure is in a state of good repair. Ensuring emergency vehicle access, increasing connectivity, and developing a recreational trail network are also focal points of the Preferred Growth Scenario.

Housing

The Housing Element is one of the seven mandatory elements of the General Plan. The purpose of the housing element is to guide long-term, comprehensive housing needs for residents of each income level within the City by providing a variety of housing types. This element is required by state law to report on the City's ability to meet existing and projected housing needs of all socioeconomic groups within the City. The Housing Element covers topics of amount, type, location, condition, and affordability. Housing conditions in Weed are adequate overall. The majority of Weed's housing stock (77 percent) is in good condition, with only a small percentage of homes in poor condition. Additionally, 56 percent of the City's housing units are single-family detached, making up over 88 percent of Weed's total residential land.

Weed's population is projected to increase through natural growth to 3,131 by 2040. Based on this projection, the City will require an additional 191 housing units. The Preferred Growth Scenario targets a total population of 3,602 by 2040, which would require a total addition of 689 housing units. Community outreach revealed that residents would like to maintain single-family housing as the primary housing type in Weed, while also accommodating some variation to meet the needs of all socioeconomic groups. The Housing Element includes goals, objective, policies, and programs that accommodate housing need and prioritize the desires of the community. The main goals of the Preferred Growth Scenario include maintaining an adequate supply of housing, fostering an aesthetically pleasing housing stock, and ensuring that housing remains livable and well maintained.

Open Space

The Open Space Element guides the comprehensive and long-range preservation and conservation of open-space land in the City. Open space is classified as any parcel, area, or waterway that is essentially unimproved and devoted to open space use (OPR Guidelines, 2003). As defined broadly under Section 65560 of the California Government Code, open space land is land designated for the preservation of natural resources, managed production of resources, outdoor recreation and space for public health and safety.

There are 28.5 acres of park space within the City; the Weed Parks and Recreation District (WPRD) operates and maintains these parks. The City of Weed had no local standards regarding parks or open space. However, the National Recreation and Parks Association has established standards for neighborhood and community parks which show that Weed currently has adequate park space to serve the population. If the City were to grow to exceed 3,000 total residents, current park space would not be adequate. The Preferred Growth Scenario allocates additional park spaces to meet the needs of the growing population. The main goals of the Open Space Element focus on enhanced park safety and recreational programs, accessibility and connectivity, and aesthetically pleasing parks and open spaces within the City.

Conservation

The Conservation Element discusses natural resources within the City of Weed. The purpose of the Conservation Element is to minimize the negative impacts of development on the natural environment while allowing the City to grow. As defined by the California Office of Planning and Research, conservation is the “management of natural resources to prevent waste, destruction, or neglect” (OPR, 2003). The Conservation Element addresses federal and state standards of environmental regulation, soil and mineral resources, biological resources, water resources, energy, and greenhouse gas (GHG) emissions as well as direction related to the conservation, development, and utilization of natural resources.

The Conservation Element identifies goals, objectives, policies, and programs to guide the City into the future while minimizing impacts on the natural environment. Under the Preferred Growth Scenario, future residential and commercial growth is concentrated within core areas of the City to preserve surrounding natural resources. While the Plan will necessitate increased water usage, energy usage, some tree removal to accommodate growth, the goals and policies in the Preferred Growth Scenario offset these impacts by establishing efficiency standards and policies to conserve natural resources.

Air Quality

The Air Quality Element is intended to promote and protect public health and welfare. The City of Weed recognizes the importance of air quality to public health and safety as well as the City's economic well-being. This element discusses the status of the City in meeting federal, state, and local air quality standards and provides an overview of ambient air quality conditions, a description of the local setting including air quality conditions, and major pollutant sources and air quality issues pertinent to the City's future.

Weed is regulated under the Siskiyou County Air Pollution Control District for air quality standards, and is listed as an attainment area for many major air pollutants such as particulate matter and carbon monoxide according to the standards set forth by the State and Federal Clean Air Act. Most air pollutants affecting Weed come from mobile sources such as automobile traffic, trucking, and rail. Stationary sources include fuel combustion and processing at industrial sites. The Preferred Growth Scenario aims to improve air quality in Weed by utilizing clean energy, reducing vehicle emissions, and promoting non-motorize transportation alternatives.

Noise

The Noise Element is one of the seven mandatory elements of the General Plan. The element's purpose is to identify noise sources and sensitive receptors within the City. The element includes goals, objectives, policies, and programs to alleviate unwanted sound produced in Weed. The State of California requires that all local jurisdictions prepare statements of the policy indicating their plans regarding noise and noise sources, establish maximum noise levels for each land use category, set standards for noise generation from transportation facilities and immobile noise sources, and develop a program for implementation of noise control measures. The City of Weed is generally a quiet town, but there are a number of stationary and temporary noise sources throughout the City. Stationary noise sources in Weed include highway noise from I-5 and US 97, the CORP rail line, and industrial land uses. The main goals of the Preferred Growth Scenario address noise by ensuring spatial compatibility of land uses and ensuring that new development meets regulatory standards.

Safety

The Safety Element is a required element of all general plans in the State of California. The Safety Element addresses the protection of humans and property from natural and man-made hazards. Seismic, geologic, fire, and flood hazards must be addressed as required under California Government Code 65302(g). The Safety Element for Weed

goes beyond the minimum requirements and includes safety concerns of crime and hazardous materials.

The greatest safety risk in Weed is the threat of fires, which have heightened potential due to high winds, dry conditions, and recreational activities that may encourage incidental fires. As the City continues to recover from the 2014 Boles Fire, a key focus of the Safety Element is to establish preventative measures and increase resilience to fire through strategic placement of development. Other safety hazards in Weed include seismic activity from two active unnamed faults cascading from Mount Shasta and the Yellow-Butte Fault, lava flow damage in the event of a volcanic eruption of Mount Shasta, and flooding along the Boles Creek floodplain. Additionally, emergency preparedness in Weed is inadequate, as the City has not established official evacuation routes, preparedness checklists, warning systems, or a chain of command for emergency response services. The Preferred Growth Scenario addresses safety concerns by focusing on goals related to risk-awareness, natural disaster preparedness, and crime reduction programs.

Economic Development

The Economic Development Element is an optional element of the General Plan. The goals, objectives, policies, and programs in this Element aim to expand and diversify the City's economy. By aligning and analyzing key factors that drive Weed's local economy, as well as City's role within the Siskiyou County region, the General Plan can help guide economic development through the appropriate allocation of land uses. According to the Governor's Office of Planning and Research, economic development plays a significant role in the physical development of the planning area and stability of the local tax base. For the City to remain competitive and support current and developing industries, economic strengths and weaknesses are identified in this element.

The South Weed highway-serving commercial industry captures the majority of the City's revenue from retail and services. Weed has a limited amount of big box retailers, which supports the development of local business, but causes residents to travel to other municipalities to acquire goods and services. Furthermore, many businesses in the downtown core are vacant, which detracts from the local economic condition. The economic base of Weed consists of educational services, accommodation and food services, and the retail trade sector. The largest employers in Weed are the College of the Siskiyous, Crystal Geysers, and Roseburg Forest Products; the latter primarily provide blue-collar jobs to city and county residents. Economic development is a primary concern to Weed's residents. Community outreach has revealed that residents are determined to stimulate economic growth in core areas of the City, attract and retain well-paying jobs, and develop sustainable industries that will foster increased income

and revenue for the City. The main goals of the Preferred Growth Scenario aim to capture the community's vision for economic growth by attracting investors in anchor industries, promoting tourism, and reinvigorating key corridors throughout the City.

Public Facilities

The Public Facilities Element describes the existing services and utilities provided by the City and identifies deficiencies or inadequacies in meeting current and future needs. The element provides a comprehensive overview of existing public service infrastructure and facilities in the City. Public services and facilities are fundamental components of urbanized areas that support daily functions and quality of life in the community. The Public Facilities element covers topics of water infrastructure, water supply, storm water management, wastewater treatment, solid waste disposal services, police services, fire services, school facilities, and library facilities.

A system of ground water wells and a spring supply water to Weed for distribution. The City owns and operates two wastewater treatment facilities as well as a solid waste management plant. Solid waste is diverted to the Black Butte Transfer Recycle Station in Mount Shasta and the City receives trash-collecting services through C & D Waste Removal. The City of Weed has two public schools for children: an elementary-middle school and a high school. Weed is also home to the College of the Siskiyous, a local community college. The City provides Police services and the Weed Volunteer Fire Department provides fire service. The goals, objectives, policies, and programs in the Public Facilities element address community input gathered through the public outreach process, but primarily focus on prioritizing public facilities and utilities that can ensure that regulatory standards are met and that infrastructure systems are adequate for the population.

Health

The Health Element identifies measures of physical and mental wellness in Weed. The Element addresses adequate access to recreation and open space, healthy foods, medical services, active transportation, quality housing, economic opportunities, safe public spaces, and environmental quality. This optional element addresses health disparities, promotes healthy living, and uses the General Plan to encourage public health through land use policy. This element uses various indicators and standards to measure health and wellness conditions established by federal, state, and local agencies.

The main challenges pertaining to the health in Weed are limited access to healthy food options, proximity to mental healthcare services, and limited safe alternative

transportation options. City residents have decent access to medical services in the surrounding area, including a full-service medical center in Mount Shasta. Access to parks and recreational opportunities are sufficient, and air quality and water supply are adjudged to be in good condition according to state mandated standards. Community members in Weed are primarily concerned with improving access to health services and recreation, supporting healthy youth activities, and enhancing access and safety of active transportation. These priorities reflect in the goals, objectives, policies, and programs of the Preferred Growth Scenario.

Community Design

The Community Design Element addresses the unique character and features of the City's built environment and visual quality. The Community Design Element serves two purposes: to identify existing conditions of Weed's built environment and provide ways to preserve and enhance desirable community attributes. The purpose of this element is to enhance the physical character of the City and to guide the form and appearance of neighborhoods, streets, parks and public facilities as well as new development.

The City of Weed has no formal design districts but does follow a "Mountain Western" theme. Gateway signage identifies main entrances into Weed, contributing to the City's identity. Landmarks such as the scenic view of Mount Shasta, the statue of Abner Weed outside City Hall, and the Weed Mercantile Mall also enhance the City's unique character and sense of place. The Preferred Growth Scenario aims to improve community design by establishing goals that promote a vibrant downtown, foster a distinct local identity, promote walkable neighborhoods, and improve streetscapes as part of the City's scenic landscape.

Alternative Growth Scenarios

Business as Usual

Business as Usual is a development alternative that envisions how the City would grow by 2040 if historic trends and patterns in population growth and economic development remain the same. The Business As Usual scenario anticipates nearly 165 additional residents by 2040, as well as 200 new jobs and housing units. The conceptual land use plan in the Business as Usual Scenario could accommodate this growth through infill development that maintains current density levels within the City. Sufficient residential, commercial, open space, and public facilities land is available to meet the requirements of the growing population. Under the Business as Usual Scenario, circulation in Weed will remain primarily auto-oriented, with minimal expansion of bicycle and pedestrian infrastructure or public transit services.

Moderate Growth

The Moderate Growth Scenario assumes population and employment growth beyond Business as Usual. Under this scenario, the City would target nearly 400 additional jobs by 2040 necessitating 350 additional housing units and a population increase of 514 residents. The Moderate Growth Scenario focuses on strategically locating low, medium, and high-density housing options throughout the City, and promoting tourism and commercial activities in economic centers to boost job growth. This scenario focuses growth in five areas with respective features as follows:

1. Angel Valley
 - Low-density residential infill development; with medium-density housing adjacent to Charlie Byrd Park
2. School House Hill
 - Infill of 60 single-family homes
3. Central Weed
 - Designated mixed-use along Main Street; retail along North Weed Boulevard; and high-density residential development south of Boles Ave.
4. South Weed
 - Continuation of highway-serving commercial development along Black Butte Drive
5. Vista Heights
 - Low-density residential development

Progressive Growth

The Progressive Growth Scenario targets the largest amount of growth of the three development alternatives. Under Progressive Growth, Weed would target additional 800 jobs by 2040, which could trigger the need for 700 new housing units to accommodate a potential population growth of 635 residents. This alternative prioritizes compact development by focusing higher density development in core areas of the City, while maintaining single-family homes as the primary housing type in Weed. Economic growth is stimulated through a mix of commercial land uses, with highway-serving businesses concentrated in South Weed, mixed-use along key corridors, and neighborhood centers to provide residents with access to goods and services. The Progressive Growth Alternative focuses growth in five key areas with respective features as follows:

1. Angel Valley

- Low-density residential expansion north of California Ave; medium-density housing adjacent to Charlie Byrd Park; with neighborhood-serving commercial development
2. Historic Downtown
 - Designated mixed-use along Main Street; infill of single-family homes; and high-density residential development south of Boles Ave.
 3. North / South Weed Boulevard Corridor
 - Service commercial development; with mixed-use office and retail; and serving as a key connection between the City's north and south
 4. Bel Air
 - Mixed-use along College Avenue; retail geared towards student population; medium-density housing surrounding College Ave; and low-density residential expansion north of Sullivan Avenue.
 5. South Weed
 - Expansion of highway-serving commercial development along Black Butte Drive; low, medium, and high-density residential expansion; and public facilities west of I-5

Preferred Growth Scenario

The Preferred Growth Scenario incorporates the preferred elements from all of the development alternatives, with an emphasis on concepts in the Moderate and Progressive Growth Scenarios. The Preferred Growth Scenario is based on public input from community outreach events as well as development opportunities and constraints within the City. Anticipated population, housing, and employment targets are the same as the Progressive Growth Scenario. Conceptual land uses for the Preferred Growth Scenario focus on a diverse and distributed mix of land uses throughout the City; with an emphasis on residential and open space land. Public facilities as well as commercial and industrial land uses would also expand throughout the City to accommodate population and job growth. The goals of the Preferred Growth Scenario focus on economic revitalization, attracting and retaining jobs, vibrant mixed-use corridors, a variety of housing types, and increased access and connectivity for all modes of transportation. The six key growth areas in the Preferred Growth Scenario include:

1. Angel Valley
 - Neighborhood-serving commercial development along California Avenue; low-density residential expansion north of California Avenue; increased park space; and addition of a community center
2. Historic Downtown

- Designated mixed-use along Main Street with improved streetscape; and additional medium-density housing options
- 3. Creekside Village
 - Single-family homes along Weed Golf Course; medium-density housing for senior homes or retirement community; and neighborhood-serving commercial development
- 4. North / South Weed Boulevard Corridor
 - Service and retail commercial development; with mixed-use office and retail; and serving as a key connection between the City's north and south
- 5. Bel Air
 - Mixed-use along College Avenue; retail geared towards student population; high-density housing adjacent to COS; public facilities near COS; and low-density residential expansion north of Sullivan Avenue.
- 6. South Weed
 - Expansion of highway-serving commercial development along Black Butte Drive; low, medium, and high-density residential expansion; and neighborhood-serving commercial development

Element Goals

Various goals, objectives, policies, and programs embody the policy framework of the General Plan. The following are lists of the goals that describe a mental picture of the City's future within the General Plan:

Land Use

1. A balanced and diversified set of land uses within the City.
2. A community characterized by a compact form.
3. A community with compatible land uses.

Circulation

1. A safe and complete transportation network that is accessible to all users.
2. A well-maintained circulation network.
3. Strong local and regional connectivity.
4. A community with low auto-dependency.

Housing

1. An adequate supply of housing.
2. A diversified supply of housing.
3. An aesthetically pleasing housing environment.

4. Affordable housing for all income levels and demographic groups.
5. A well-maintained and livable housing stock.

Open Space

1. A community with adequate park space and recreational programs.
2. A comprehensive and connected park system.
3. Aesthetically pleasing parks and open space.

Conservation

1. A water conserving community.
2. A clean and healthy water supply.
3. A community with a thriving natural habitat.
4. Preservation of forestland and timber resources.
5. A balanced relationship between nature and the built environment.
6. A resource conscious community.
7. An energy efficient and energy independent community.

Air Quality

1. Clean air for residents and visitors.

Noise

1. A quiet and peaceful city.

Safety

1. A safe community.
2. A risk aware community prepared for natural disaster and emergencies.
3. A community protected from natural and manmade hazards.
4. Safe and clean air, soil, and water.

Economic Development

1. A strong local economy.
2. A balanced budget and fiscal stability.
3. A diverse local economy
4. An attractive tourist destination

Public Facilities

1. A community with high quality water and sewer services provided in the most efficient, cost effective and environmentally friendly manner.
2. A community safe from the risk of flooding.
3. A community with adequate waste handling and disposal.

4. A community that generates a minimal amount of waste.
5. A safe, peaceful and orderly community with adequate police and fire services.
6. A community with high quality education facilities and services.
7. A community with a positive and healthy environment for the youth.
8. A community that provides high quality infrastructure and services with minimal financial burden on residents and businesses.
9. A community with an effective city government.

Health

1. A community with access to healthy food and nutritious choices.
2. A community with access to medical services.
3. A community with access to parks and recreation.
4. Safe and convenient public transit and active transportation options for residents and visitors.
5. Opportunities for economic, educational, and social development for all residents.
6. A community with improved environmental quality.

Community Design

1. An aesthetically pleasing community with a strong sense of place.
2. A community that celebrates the rich history of Weed.
3. A community with vibrant and walkable neighborhoods.
4. A city with adequate signage and wayfinding.

References

California Governor's Office of Planning and Research (OPR). (2003). General Plan Guidelines. Retrieved from:
http://www.opr.ca.gov/planning/publications/General_Plan_Guidelines_2003.pdf

1 INTRODUCTION

1.1 The City & Planning Area

1.1.1 Setting

The City of Weed is a small, mountain town located in Siskiyou County about nine miles north of Mount Shasta. Weed is roughly 70 miles from Redding, CA and about 50 miles south of the Oregon/California border, as shown on Map 1.1. The City is approximately five square miles within a sphere of influence of about 28 square miles. Map 1.1 shows that Interstate 5 bisects the City from north to south. Interstate 5 is a major connector between Oregon and California. US Route 97 (US 97) intersects I-5 in central Weed providing additional connectivity with other major destinations in Oregon to the north.

1.1.2 Climate

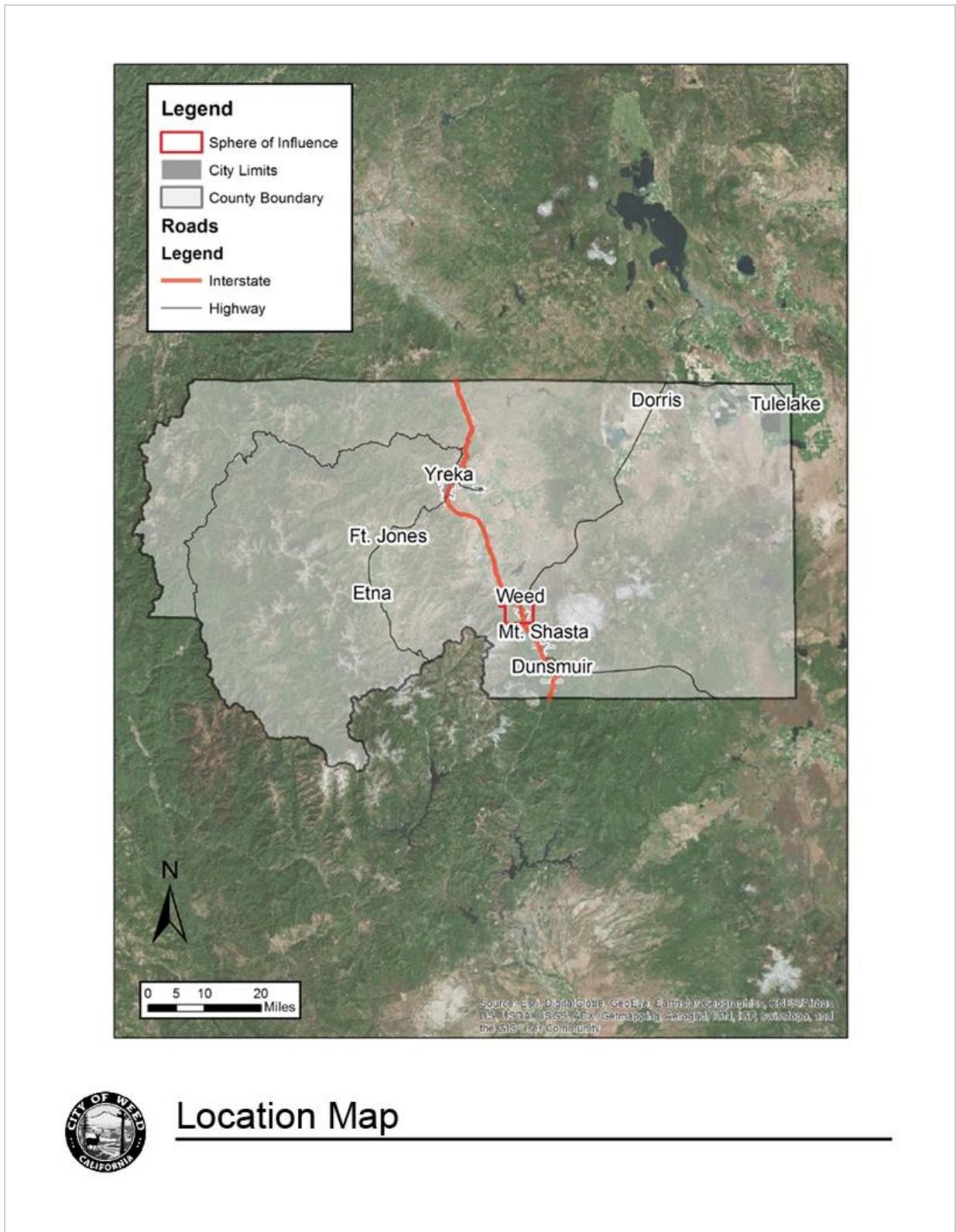
Weed's climate is characterized by four distinct seasons. Average daytime temperatures range between 80 and 90 degrees in the summer and 30 to 40 degrees in the winter. The City averages about 12 inches of rainfall per year with over half occurring during the winter months. The winter season can begin as early as September and end as late as May. The growing season for the City averages 100 days.

1.1.3 History

The local pioneer, Abner Weed, founded the City of Weed in 1897 with the purchase of the 280-acre Siskiyou Lumber and Mercantile Mill for the sum of \$400. Categorized as a booming logging town by 1905, Weed was a busy and growing community. The mill was a great success, and by the 1940's the City boasted the world's largest sawmill. The success of the mill was due in part to the fast moving mountain air currents descending over Black Butte summit, perfect for drying green lumber.

In its infancy, Weed was like any other Wild West town, acquiring a bad reputation. In the late 1950's an International Paper Company purchased the mill. The Company soon sold all company-owned homes to the residents. Since that time, the lumber industry has steadily declined in the town. Though the City's origins began as a company town, it was incorporated as a General Law City in 1961 (Weed Historic Lumber Town Museum). Today, Roseburg Lumber is one of the remaining lumber mills in the State. The City has diversified to provide strong educational services through the College of the Siskiyous, and to play the role of a service center for travelers between major cities to its north and south.

Map 1.1 Location Map



Source: City of Weed, 2015

1.1.4 Demographics

In 2010, Weed had a population of 2,967 residents, which was 6.6 percent of the population of Siskiyou County. Between 2000 and 2010, the population of Weed declined by 0.37 percent, which is 0.04 percent annually. However, the population of Siskiyou County grew by a total of 1.35 percent, or 0.14 percent annually. This steady decline shifted drastically after the 2014 Boles fire, when the population dropped almost 9 percent (Department of Finance, 2015). Table 1.1.1 and 1.1.2 show the comparative population trends in the City of Weed and Siskiyou County before and after the Boles fire. The City of Weed has a much younger population compared to Siskiyou County. The median age in Siskiyou County is 47 while Weed’s median age is 32.7, which is likely due to the presence of the College of the Siskiyous. The largest percent of the population is 15 to 19 years of age. Figure 3.2.1 illustrates the percent population by age for both the City of Weed and Siskiyou County. The ethnic composition of Weed is predominantly White, which comprises 65 percent of the total population. The second largest ethnic group is Hispanic or Latino, which makes up 16 percent of the population. In comparison to Siskiyou County, Weed contains a more diverse population. In 2013, the median household income in Weed was \$28,170. This is significantly lower than the median household incomes in both Siskiyou County and California, which were \$37,709 and \$61,094, respectively. Figure 3.2.6 shows the comparison.

Table 1.1.1 Population Growth, 2000 to 2010

	2000	2010	Percent Change	Annual Change
Weed	2,978	2,967	-0.37%	-0.04%
Siskiyou County	44,301	44,900	1.35%	0.14%

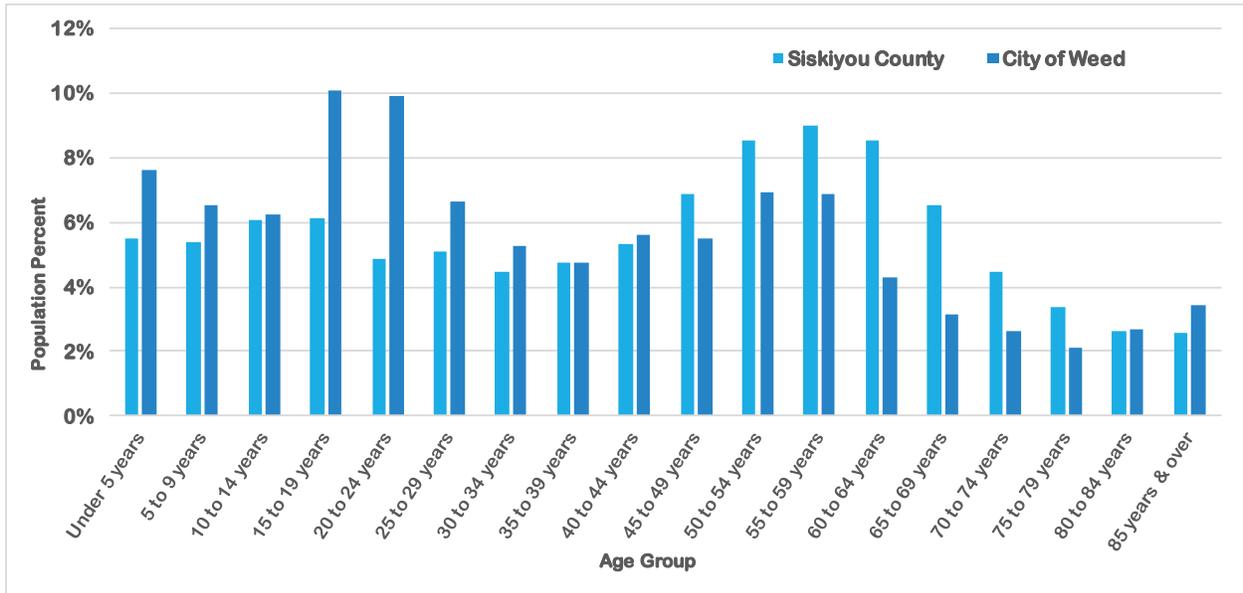
Source: US Census Bureau Table DP-1, 2000 and 2010

Table 1.1.2 Population Growth, 2014 to 2015

	2014	2015	Annual Change
Weed	2,961	2,699	-8.85%
Siskiyou County	45,311	45,119	-0.42%

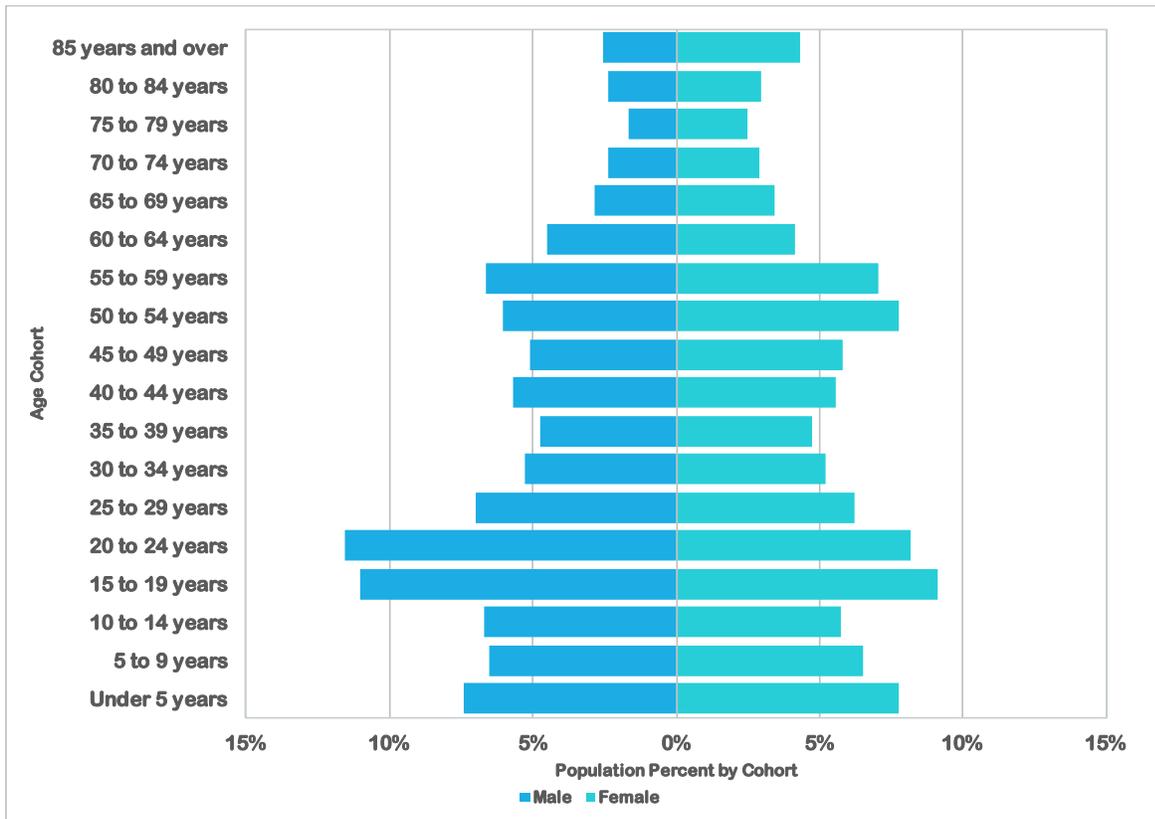
Source: California Department of Finance E-1: City/County Population Estimates

Figure 1.1.1 Population Percentage by Age, City of Weed and Siskiyou County



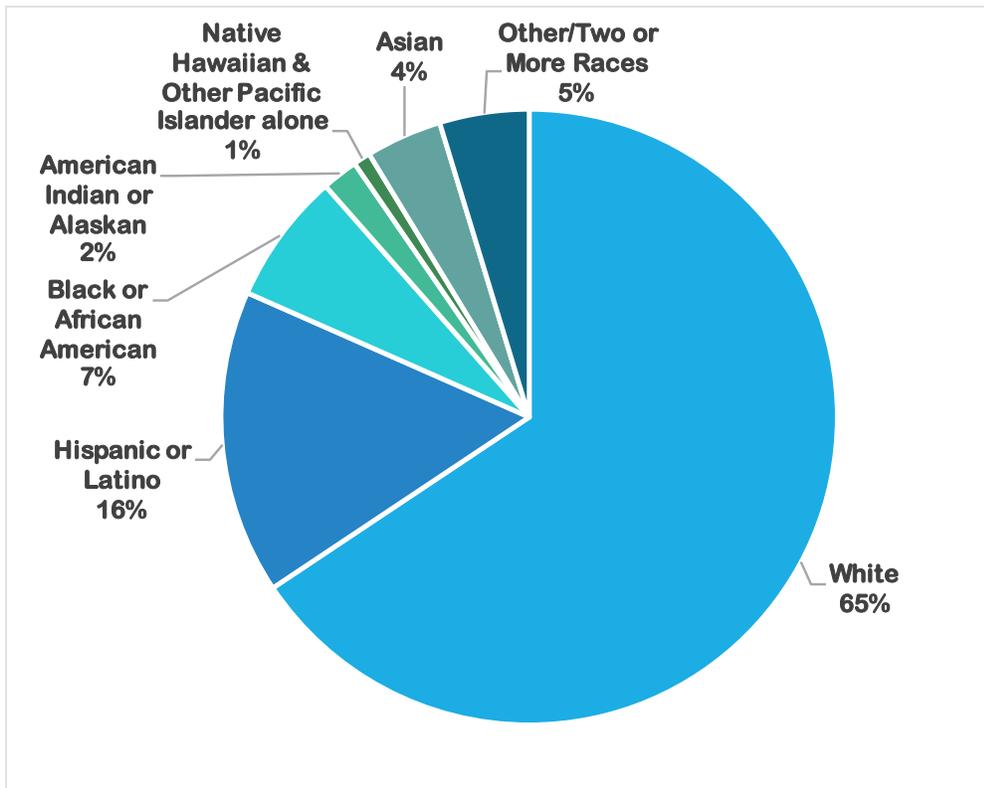
Source: US Census Bureau Table DP-1, 2000 and 2010 City and County

Figure 1.1.2 Population Pyramid for City of Weed, 2010



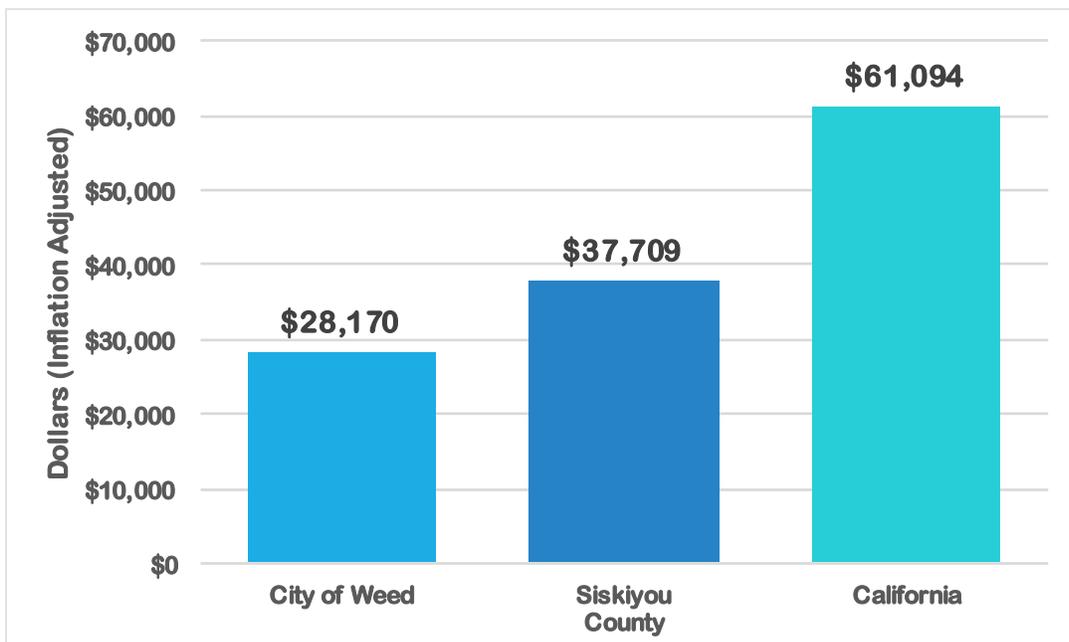
Source: US Census Bureau Table DP-1, City 2010

Figure 1.1.3 Ethnicity of Weed, 2010



Source: US Census Bureau Table DP-1, City 2010

Figure 1.1.4 Median Household Income, 2013



Source: US Census Bureau American Community Survey Table B19001, City 2010

1.1.5 Planning Boundaries

A General Plan must cover the territory within the boundaries of the adopting city as well as any land outside these boundaries, which the planning agency finds relates to the City's planning (§65300; OPR, 2003). This section describes the planning area for the City of Weed. Map 2.2 shows the city limits and Sphere of Influence (SOI).

City Limit

Weed's city limit is comprised of land uses that are controlled by the City (OPR, 2003). The city limit encompasses an area of about 3,077 acres or 4.8 square miles. Land uses within the city limit include residential, commercial, circulation, industrial, open space, public facilities, and vacant land.

Area of Concern

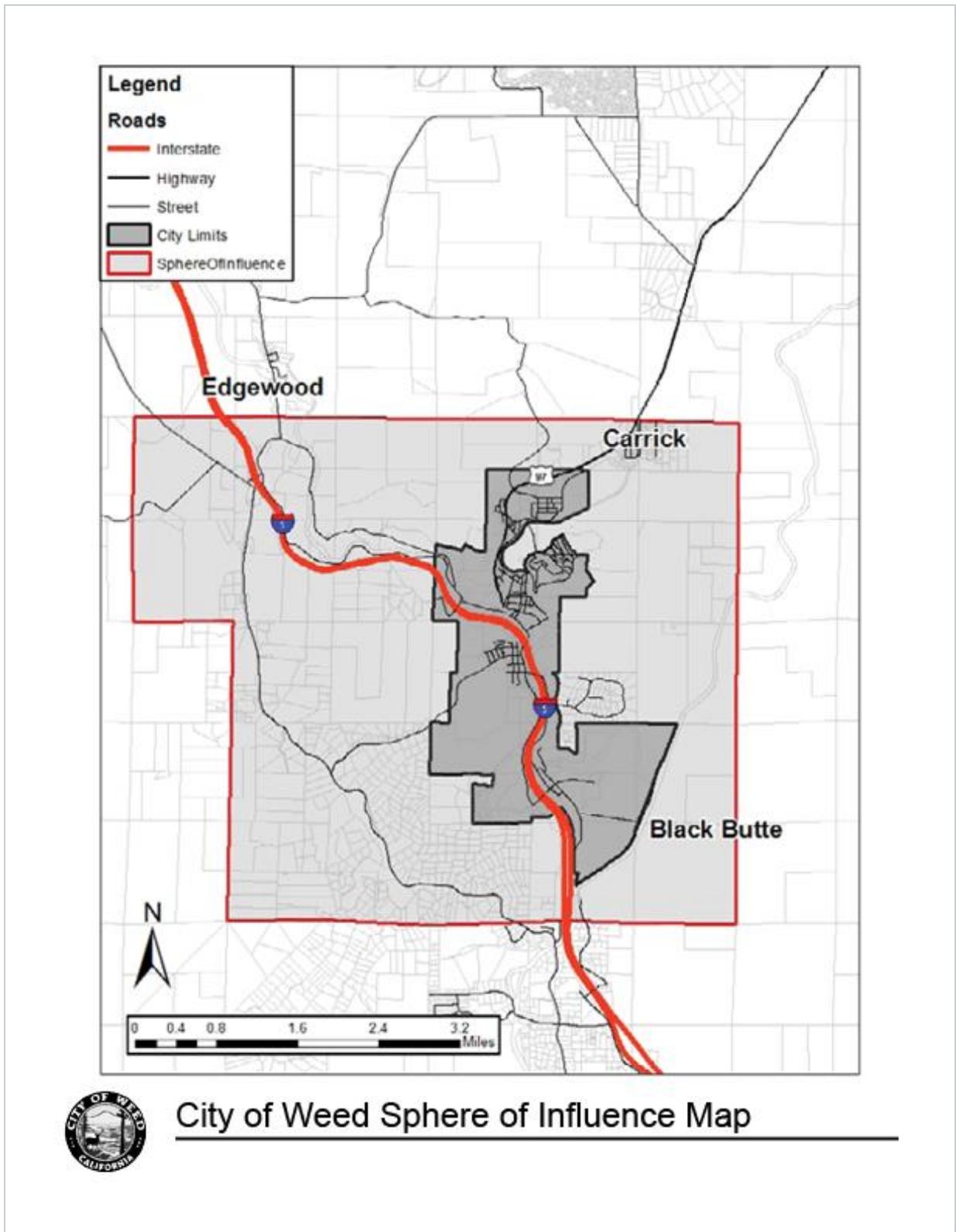
A city's planning area boundary includes incorporated and unincorporated territory bearing relation to the City's planning. The planning area may extend beyond the SOI (OPR, 2003). In Weed's case, the planning area does not extend past the city limits; however, areas outside the city limits are addressed only in the case of concepts pending future evaluations of appropriate land uses for annexations. Land outside the city limits is also addressed as it pertains to access and connectivity of goods and services to city residents.

Sphere of Influence (SOI)

A city's SOI is adopted by the Local Agency Formation Commission (LAFCO), and includes incorporated land and unincorporated territory that services the City (OPR, 2003). The City of Weed's SOI includes approximately 28 square miles of land. Unincorporated areas surrounding Weed include Edgewood, Carrick, and Black Butte. Map 1.2 shows Weed's SOI.

The SOI contains valleys, rolling, moderate and steep hillsides (20 to 60 percent), alluvial plains, hilltops, ridgelines, and flowing creeks. Existing land uses and structures in Weed's SOI range from open space, agriculture uses, animal grazing, and single-family residences, to industrial and manufacturing land uses. In addition, the SOI holds transmissions lines and oil and gas pipeline easements.

Map 1.2 City of Weed Sphere of Influence



Source: City of Weed, 2015

1.2 Purpose, Intent & Legal Authority

1.2.1 Long Range Planning

California law requires both cities and counties to adopt a long-term comprehensive General Plan to guide future development (Government Code Sections 65300). The general plan outlines goals and policies to guide long range planning within a city or county. The California Supreme Court has called the general plan the “constitution for future development,” the foundation on which all land use decisions are based (OPR, 2003). According to the Office of Planning and Research guidelines, the general plan “expresses community development goals and embodies public policy relative to the distribution of future land uses, both public and private” (OPR, 2003).

The City of Weed’s most current General Plan was adopted in 1982. The 2040 General Plan update is designed to replace the 34-year-old document. In partnership with the City of Weed, this policy document is the product of second-year graduate students and a faculty advisor in the City and Regional Planning program at the California Polytechnic State University of San Luis Obispo.

1.2.2 Regional Coordination

The City of Weed is located in Siskiyou County. Siskiyou County has a number of commissions and committees that serve the area including the Siskiyou County Air Pollution Control District, the Siskiyou Local Agency Formation Commission, the local Certified Unified Program Agency, and the Local Transportation Commission.

1.3 General Plan Overview

1.3.1 Elements of a General Plan

State of California Government Code Section 65302(b) mandates that seven elements be addressed in a city's general plan: land use, circulation, housing, conservation, open space, noise, and safety. The City of Weed's General Plan document includes these required elements and five additional elements: air quality, economic development, public facilities, community design, and health in order to ensure that the General Plan meets the City's unique needs.

Land Use

The Land Use Element designates the type, intensity, and distribution of public land and private land uses. Housing, commercial, industrial, and open space are some of the land uses considered under this element. A land use map illustrates the planned location and density of these uses in the City.

Circulation

The Circulation Element intersects with the Land Use Element to address future transportation needs of proposed land uses and users. Major thoroughfares, transportation routes, hubs, and other infrastructure utilities and facilities, existing and proposed, are identified and planned under this element.

Housing

The Housing Element is a comprehensive assessment of current and projected housing needs. It includes policies and programs for providing adequate housing for all economic segments of the community. Every eight years the housing element must be updated by state mandate.

Open Space

The Open Space Element provides plans and guidelines for the long-term preservation of open space lands. The intent of this element is to ensure public health and safety

through the conservation of natural resources, management of resource production (including agricultural lands), and maintenance of outdoor recreational facilities.

Conservation

The Conservation Element addresses the conservation, development, and use of natural resources. The condition and future of air, water, soils, minerals, and biological resources are assessed under this element.

Air Quality

The Air Quality Element is intended to promote and protect public health and welfare. The element places importance on air quality as it relates to public health and safety as well as the City's economic well-being.

Noise

The Noise Element sets goals to minimize community exposure to excessive noise by identifying existing and future noise sources and sensitive noise receptors to ensure their separation through land use planning.

Safety

The Safety Element includes strategies to protect the community from risks associated with fire, flood, seismicity, geologic activity, hazardous materials, and crime.

Economic Development

The Economic Development Element guides the economic character of the community while providing for a stable annual budget. A stable economy is achieved through the development of policies and strategies related to retaining existing businesses, attracting new businesses and industries, creating jobs, and expanding the City's revenue base.

Public Facilities

The Public Facilities Element addresses the existing capacity of, and future demand for, water, power, waste management, telecommunications, health, educational, and emergency facilities in the City.

Health

The Health Element provides policies to address community health issues and needs by promoting healthy living solutions. The Health Element focuses on access to medical services, healthy food, recreation, mental health services, and clean air and water.

Community Design

The Community Design Element guides public and private development to create a city with a strong sense of place and unique visual character. It also addresses protection of the City's historic and archaeological resources. This element brings several elements together to enhance the natural and built environment.

1.3.2 Contents of Each Element

During the General Plan update process, many efforts were made to ascertain the existing conditions in Weed. This information was collected from community members during public meetings and community outreach, from field research, planning documents, and other relevant sources. A series of goals, objectives, policies, and programs were developed based on the cumulative knowledge gained from this process and from the desires of the community. Following the California Office of Planning and Research guidelines, the format for these goals, objectives, policies, and programs are as follows:

Goal

A goal is a general direction-setter. It is an ideal future end related to the public health, safety, or general welfare. A goal is a general expression of community values and, therefore, may be abstract in nature. Consequently, a goal is generally not quantifiable or time-dependent.

Objective

An objective is a specified end, condition, or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time-specific. An objective may pertain to one particular aspect of a goal or it may be one of several successive steps toward goal achievement. Consequently, there may be more than one objective for each goal.

Policy

A policy is a specific statement that guides decision-making. It indicates a commitment of the local legislative body to a particular course of action. A policy is based on, and helps implement, a general plan's objectives.

Program

A program implements a general plan policy. Jurisdictions draft programs to be specific to implement policies, meet objectives, and ultimately work towards goals.

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2 PLANNING PROCESS

2.1 Introduction

This General Plan is a product of broad community participation by residents and stakeholders of the City of Weed including the City Manager, City Council, the Planning Commission, and City staff. A planning team of second year graduate students pursuing Masters Degrees in the field of City and Regional Planning under the supervision of Dr. Cornelius Nuworsoo, from the California Polytechnic State University (Cal Poly) in San Luis Obispo, California facilitated the process, researched and wrote the plan. The planning process had three main phases:

1. Gather information
2. Analyze Information
3. Compare Alternatives

Phase 1 of the planning process occurred between September 2015 and December 2015. During this period, the planning team engaged in information gathering that included a land use inventory, secondary data research, and the collection of primary data from the City of Weed community and City staff. The Background Report is the culmination of the information gathered during this phase, and serves as the informational foundation for the development of the City of Weed 2040 General Plan.

Phase 2 of the planning process incorporated information gathered during Phase 1 to determine emerging directions, develop population, housing, and employment projects, and consider development alternatives to meet the needs of the community expressed during Phase 1.

Phase 3 of the planning process took place between January 2016 and March 2016. During this phase, the planning team utilized information gathered from Phase 1 and 2 to develop three alternative growth scenarios to present in Community Meeting #3. These three alternatives were Business as Usual, Moderate Growth, and Progressive Growth. Using feedback from the community on each alternative, the team developed a Preferred Growth Alternative to drive the formation of element goals, objectives, policies, and programs.

2.2 Research Methods

Three different research methods were used to gather information to inform the planning team on existing conditions as well as to identify emerging directions, which guided the development of goals, objectives, policies, and programs.

- Primary data was collected through three public meetings and online surveys to gather community aspirations and preferences regarding the future of Weed as well as feedback on the three development alternatives. Community meetings are further discussed in a subsequent section of this chapter.
- Fieldwork was performed in order to generate an existing land use inventory, which provided information regarding the existing conditions and use of all the parcels within Weed.
- Secondary research was conducted to identify applicable standards, policies, and programs related to each General Plan element.

2.2.1 Fieldwork: Land Use Inventory

In order to provide an accurate Background Report with reliable data, a thorough inventory of existing land uses within the City of Weed was conducted. The Team surveyed each parcel and gathered the following information:

- Occupancy: whether the parcel was occupied or vacant
- The active land use(s): primary, secondary, or tertiary
- Absence or presence of sidewalk, and condition of sidewalk, if present

In addition to gathering information for each parcel, the following information was recorded for all structures located on each parcel or lot:

- The total number of structures on the parcel or lot
- The type of structure
- The number of stories for each structure
- The physical conditions of each structure, ranked bad, poor, fair, or good quality

Active land use identified the primary use of a parcel, such as residential, commercial, industrial, public facility, or some other use. Data was collected regarding the specific use within each land use category. For example, commercial land uses indicate subcategories of retail, office, service, and industry. While residential land uses are subdivided into single-family detached, single family attached, multi-family, mobile/modular homes, or apartment structures.

The planning team completed the land use survey during the first week of November 2015. The planning team walked the City on foot to record information for each parcel. Data for each parcel was entered into iPads, which contained specific software to organize the land use database. Collected information was mapped using Geographic Information System (GIS) software.

2.2.2 Secondary Research

Secondary research provided the planning team with applicable background information and the regulatory framework to understand the City of Weed and identify the needs that should be addressed in each element of the General Plan. The Team was able to identify and define emerging directions for each element of the City's General Plan by analyzing demographic trends as well as relevant City and County policies.

The California Office of Planning and Research (OPR) guidelines were the starting point for this process. OPR provides a framework for, and mandatory components of, each General Plan element. These guidelines identify data and informational needs for each element, and guided the planning team to appropriate documents for further analysis. Additionally, each section of the Background Report includes research into development standards applicable to those conditions found in the City of Weed.

Other steps involved researching and analyzing existing city and county planning documents, including city and county General Plans, county policies, and reports and programs pertaining to Weed. These plans provided a planning and policy context for the development of the 2040 General Plan.

2.3 Community Meetings

Community outreach is integral to the development of the General Plan and is an essential stage of the General Plan update process. Outreach was conducted through organized community meetings and several informal planning activities in the City. The General Plan is intended to address the needs of the City's residents and reflect their vision for the future of the City. The community meetings were a very important part of identifying what the community viewed as strengths, barriers, and opportunities for the City of Weed. This information was vital in creating the goals, objectives, policies, and programs for the City. The support from the community and City staff was exceptional. All community meetings had a great turnout, and community members in attendance were all engaged and participated in the process. The team developed and maintained

communication with the community by using the following tools to inform the public of meetings and planning progress:

- Community General Plan Website (<http://plancityofweed.wix.com/plancityofweed>)
- General Plan Update Facebook Page
- Newspaper Announcements
- Printed Fliers
- Water Bill inserts
- Street Interactions

2.3.1 Community Meeting 1: Focus Group

Format

The first community meeting was held on October 10, 2015 at City Hall in downtown Weed. The meeting began with an introduction to the General Plan, the contents of each element, and the process of updating the Plan. The meeting attendees were asked three questions about Weed. The questions were:

- What are the strengths of your community?
- What is holding your community back?
- What would make your community better?

Twenty community members, including City staff, attended the meeting. Participants were asked to list the strengths and barriers of Weed individually as well as their wishes for the future. Each question was then discussed in small focus groups. All the feedback was collected and analyzed based on how it pertained to each element of the Plan. The information gathered during this meeting was incorporated into a presentation for the November 7, 2015 meeting. Community members liked the City's geographic location, reasonable housing prices, variety of neighborhoods, good schools, clean air, variety of outdoor recreational opportunities, quite atmosphere, local entrepreneurship, and small-town character. The community disliked the limited economic diversity, limited medical services, drug related activities, limitations on water resources, pollution from major highways and industry, and lack of local connectivity. To improve the City, participants felt that the City needs to have better enforcement of codes and ordinances, more mixed-use and diverse neighborhoods, more sidewalks, more affordable housing for all income levels, expanded facilities for arts and culture, and better open space connectivity and maintenance. The following photos show the focus group activity at the first community meeting.



Community Feedback

Strengths

Residents identified the following strengths in the City of Weed:

- Good regional connectivity due to the highway system
- The City's small-town character and strong sense of place
- Relatively reasonable housing prices in the City
- Variety of neighborhoods and generally quiet atmosphere
- Clean air and scenic backdrop of Mount Shasta
- Variety of outdoor recreational spaces and activities
- Intimate, clean, diverse, and relatively safe community in Weed
- Decent physical health care services
- Presence of the College of the Siskiyous
- Strong sense of local entrepreneurship and blue-collar job market

Barriers

Residents identified the following as barriers challenging the City of Weed:

- Sprawling development that has occurred in the past
- No clear process or vision for future growth
- The limited infrastructure and services for alternative transportation
- The lack of affordable and diverse housing stock for all income levels
- Declining school enrollment and performance
- Insufficient access to parks and youth-centered recreation programs
- Limitations on water resources
- Pollution from local highways and industry
- Lack of employment opportunities and well-paying jobs
- Limited medical services, high wildfire danger, and substance abuse

Wishes

Residents wished for the following:

- Better enforcement of the City's codes and ordinances
- Recreational centers and activities for kids and youth
- A greater mix of land uses, more diverse neighborhoods, and incorporation of nearby communities
- More connectivity between parks and public open space with better maintenance
- Improved safety and accessibility for alternative transportation modes
- Sufficient affordable housing for all income levels enhanced relationship with College of the Siskiyous
- Protection of water resources
- Development of alternative energy sources and sustainable businesses
- Reinvestment and revitalization of the downtown core
- A diversity of shopping, entertainment, and restaurants services
- Identifiable landmarks, gateways, and signage in the City
- More specialized medical services and better access to healthy food options
- Promotion of neighborhood watch groups and drug and alcohol education and prevention programs for youth

2.3.2 Community Meeting 2: Visioning with Emerging Directions

The second community meeting was held on November 7, 2015 and was aimed at identifying preferences for the future of Weed based on each element of the General Plan. A presentation was created based on the community input received during the first meeting, the Land Use Inventory, and research on existing conditions. The purpose of the presentation was to show Weed's current state, some of the main issues and opportunities facing the City, and what changes could reasonably be expected given community preferences. The planning team developed emerging directions that adequately reflected the community's interest and fit within the background research and regulatory framework conducted throughout the planning process.

Approximately 35 community members attended the November 7, 2015 meeting, held at City Hall on Main Street. The presentation consisted of three breakout sessions where community members were given the opportunity to vote on their individual preferences for different emerging directions of each element of the Plan. These preferences were based upon the information gathered at the October 10, 2015 meeting, outreach events, and the online surveys. The following photos show the preference activity conducted during the second community meeting.



Land Use

- Focus on redevelopment and infill of vacant lots
- Incorporate adjoining communities
- Concentrate development in Central Weed and South Weed

Circulation

- Focus on biking and walking as alternative transportation modes
- Prioritize sidewalk repair in Central Weed
- Prioritize road pavement repair

Housing

- Prioritize student, senior, and workforce housing in terms of special needs housing
- Prioritize apartments and secondary dwelling units (granny flats) as the main type of affordable housing
- Single-family detached housing is the most preferred type of housing in Weed

Open Space

- More biking and walking trails in Weed's parks
- Prioritize small neighborhood parks (pocket parks)

Conservation

- Water should be the top conservation priority in Weed
- Solar panels are the most preferred way to conserve energy
- Air pollution is the most pressing environmental health concern

Air Quality

- Residents would prefer to use clean energy sources to improve air quality

Noise

- Industrial noise is the most bothersome noise source in Weed
- Noise is most excessive in South Weed

Safety

- Crime and fire prevention are the most pressing safety concerns in Weed
- Monitoring drug related activity is the preferred way to reduce crime in Weed
- Residents feel most safe near the College of the Siskiyous
- Residents feel most unsafe in South Weed

Economic Development

- Boutique stores are the most preferred type of commercial development for downtown Weed
- Weed should prioritize vocational workforce training for renewable energy
- Retail and services, skilled trade and vocational work, health care services, and specialty shops are the most needed types of economic activity in Weed
- Weed should promote outdoor recreational activity as the main type of tourism
- Economic development should be promoted in downtown/Central Weed

Public Facilities

- The most needed recreational or community facility in Weed is improved access to College of the Siskiyous facilities
- Education and drug abuse require the most attention in Weed
- A teen activity center is the most preferred youth activity
- The existing services that need the most attention are public infrastructure and youth recreation programs

Health

- Senior care, physical and mental rehabilitation centers, and health education are the most pressing health needs in Weed
- Social recreation is the most needed type of activity for senior citizens
- Career tutoring is the most needed type of activity for youth

- Healthy supermarkets would be the best way to encourage healthier food choices
- Recreational trails, activities, and facilities would be the best way to promote physical activity in Weed

Community Design

- Gateway signage should be located at the approach to Central Weed on I-5 at the US 97 exit
- Public art and landmarks are the most preferred type of wayfinding amenities along Main Street
- Sidewalks and street trees should be prioritized along Main Street
- Paving, streetscaping, sidewalks, and bike lanes should be prioritized in residential neighborhoods

2.3.3 Community Meeting 3: Presentation of Growth Scenarios

At community meeting #3, held on February 20, 2016, participants were presented with three alternative growth scenarios in order to facilitate discussion about preferred growth paths. Each alternative was developed based on different growth assumptions and potential future outcomes of the City by 2040. The three scenarios included Business As Usual, Moderate Growth, and Progressive Growth. Each alternative provided a conceptual land use map, proposed motorized and non-motorized transportation circulation maps, representative photos, and three-dimensional massing models. This information was presented in a before/after format in order to illustrate the physical impacts of each growth scenario.

Community meeting #3 was held at City Hall on Main Street, and was attended by over 25 participants. The meeting opened with an overview of growth assumptions, development opportunities and constraints, and a description of the outcomes under each growth alternative. Projections of population, housing, and job growth in 2040 were also presented in order to provide context to the planning process. After the presentation, posters were stationed around the room that displayed the key outcomes of each growth scenario. Participants were separated into three groups to discuss each scenario and were provided with a handout that asked them to identify whether they “liked” or “disliked” each outcome. Written comments were also encouraged to welcome ideas that were not reflected in the growth scenarios. The feedback gathered at

DRAFT (April 15, 2016)

community meeting #3 is outlined below, with “L” indicating “like” and “D” indicating “dislike”. The results are also available in Appendix C.



Business as Usual Key Features

- Predominantly low-density (14L, 17D)
- Continuation of auto-oriented development (5L, 29D)
- Designated mixed-use area in downtown (31L, 3D)
- Expanded highway-serving commercial in South Weed (31L, 2D)

Moderate Growth Key Features

- Residential expansion north of the Weed Golf Course (33L, 0D)
- Infill residential development (25L, 4D)
- A variety of housing types (32L, 2D)
- Improved mobility (34L, 1D)

Progressive Growth Key Features

- Expanded mixed-use along Main Street and College Avenue (29L, 1D)
- A variety of housing options (for all income levels) (28L, 2D)
- Expanded retail in South Weed and along Main Street (30L, 1D)

- Increased density (21L, 10D)
- Enhanced bicycle infrastructure (29L, 4D)
- Additional public facilities (24L, 6D)
- Preserved open space (32L, 1D)
- Expanded access to outdoor recreation (31L, 2D)
- Enhanced mobility (28L, 0D)
- Improved access to public transportation (27L, 2D)
- Expanded grid network (26L, 1D)

Summary

Overall, participants were supportive of the outcomes in both the Moderate and Progressive Growth Scenarios. Many participants expressed the desire to develop a Preferred Growth Plan that reflects a combination of these two scenarios, with an emphasis on prioritizing outcomes that ensure economic growth and vitality. A main concern was maintaining Weed's small-town character while promoting commercial growth, and ensuring that the City has a diverse housing stock that can accommodate a growing population. Participants agreed that improved mobility for all modes of transportation throughout the City is an important outcome that should be reflected in the Preferred Plan. Participants also supported expanded public facilities and preservation of open space, although some were hesitant about placing new public facilities in South Weed.

2.3.4 Community Meeting 4: Presentation of Preferred Growth Scenario

At the fourth community meeting, held on March 12, 2015, participants were presented with the Preferred Growth Scenario. This scenario was developed based on the features of the three growth alternatives that were liked by a majority of participants. The purpose of community meeting #4 was to provide a summary of the Weed General Plan update process and to ensure that the Preferred Growth Scenario accurately reflected the community's desired outcomes for the City. The meeting began with a brief introduction to the General Plan process, a review of background research and existing conditions in Weed, and a summary of community feedback gathered at previous meetings. Population, employment, and housing targets were presented as well as development constraints and opportunities. The Preferred Growth Scenario was presented in detail, with a discussion of conceptual land uses, outcomes in six key growth areas throughout the City, and the effects on each element of the General Plan.

Feedback

Community meeting #4 was attended by 15 participants who provided feedback on the Preferred Growth Scenario. After the presentation, posters were located around the room that summarized the key features of the conceptual land use and circulation plans as well as the outcomes of growth within six key areas throughout the City. Participants were provided a handout that reflected the key features on the posters and were asked to identify whether they “liked” or “disliked” each outcome. General comments and suggestions were also strongly encouraged. The purpose of this exercise was to verify with community members that the Preferred Growth Scenario accurately reflected their desire for future growth in the City. The results of the community feedback are summarized below, with “L” indicating “like” and “D” indicating “dislike”. The complete results are listed in Appendix D.



Conceptual Land Use

- A diverse mix of land uses (11L, 3D)
- Increase land for housing and open space (13L, 0D)
- Neighborhood centers throughout key growth areas (12L, 1D)

Motorized Circulation

- Expansion of roadway network to serve new development (13L, 0D)
- Improved pavement conditions along existing roads (13L, 0D)
- Enhanced access to public transportation (14L, 0D)

Non-motorized Circulation

- Multi-use trail connecting North/South Weed (12L, 0D)
- Expanded sidewalk network (11L, 1D)

- Bike lanes along Weed's main corridors (11L, 1D)

Angel Valley Key Growth Area

- Neighborhood-serving commercial development (13L, 1D)
- Bike path connecting Lake Shastina to Charlie Byrd Park (14L, 0D)
- A new community center next to Charlie Byrd Park (14L, 0D)
- Expansion and infill of single-family homes (14L, 0D)

Creekside Village Key Growth Area

- Single-family homes along the Weed Golf Course (12L, 0D)
- Senior housing and/or retirement community (13L, 0D)
- Small neighborhood-serving commercial development (14L, 0D)

Historic Downtown Key Growth Area

- Designated mixed-use area along Main Street (14L, 0D)
- Enhanced streetscape (trees, benches, bike rack) (14L, 0D)
- Infill of single-family homes (11L, 2D)
- Addition of apartments (located on the south side of Boles Ave) (6L, 4D)

North/South Weed Corridor Key Growth Area

- Local and tourist-serving commercial development (15L, 0D)
- Retail/office mixed-use development (13L, 2D)
- Key connection (between historic downtown, COS, and South Weed) (15L, 0D)

Bel Air Key Growth Area

- Mixed-use development along College Ave (12L, 0D)
- Retail and entertainment opportunities for students (14L, 0D)
- Expansion of single-family homes (14L, 0D)
- Medium-density housing for COS students and employees (13L, 1D)

South Weed Key Growth Area

- Expansion of highway-serving commercial development (13L, 0D)
- Multifamily housing options (8L, 4D)
- Low-density, single-family home expansion in Vista Heights (11L, 2D)
- Public facilities including a fire and police station (12L, 1D)

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3 CONDITIONS & FACTORS OF GROWTH

3.1 Introduction

This chapter addresses the conditions and factors that influence future growth in the City of Weed. Background Research for this chapter included fieldwork, data analysis, and community input. In addition, this chapter presents projections for population growth, housing, and jobs. These projections inform the three development alternatives, and ultimately, the Preferred Growth Scenario for the City.

3.2 Existing Strengths & Challenges

The community strengths and challenges were identified through public meetings, community outreach, and background research of existing conditions in Weed. These strengths and challenges were considered in the development of the alternative growth scenarios and the policy document.

3.2.1 Community Strengths

Small-town Character

Community members consistently expressed their satisfaction with Weed's small-town character and strong sense of place, as well as the desire to build on the City's rich history and culture.

Scenic Views

Weed's multiple view sheds of the iconic Mount Shasta contribute to a strong sense of place and make the City a desirable destination for visitors and residents.

Regional Connectivity

Due to the presence of I-5 and US 97 through the City, residents have relatively good access to goods and services in surrounding areas and visitors are encouraged to stop in Weed off the highway.

Housing

Housing prices in Weed are relatively reasonable, with a variety of neighborhoods that have a generally quiet and peaceful atmosphere.

Environmental Health

Weed has relatively clean air with the exception of a few industrial and transportation-related sources of pollution. Residents expressed that Weed's clean air and water is an attractive feature of the City.

Park Space

Many parks throughout Weed provide many opportunities for outdoor recreation and physical activity.

Safety

Residents expressed that Weed is a relatively safe community with minimal crime and sufficient police and fire services.

Health

There is relatively decent access to health care services located in the surrounding area, with the nearest hospital in Mount Shasta just nine miles south of Weed.

College of the Siskiyou

The College of the Siskiyou constitutes much of Weed's local population and provides well-paying employment opportunities as well as recreational space for both students and residents.

Entrepreneurship

Community members expressed that there is a strong sense of local entrepreneurship in Weed.

South Weed Revenue

Highway-serving commercial development in South Weed provides a stable revenue source for the City.

Vacant Land

Based on the 2015 Land Use Inventory, approximately 37 percent of land in Weed is vacant, which means that the City can easily accommodate development and population growth.

3.2.2 Community Challenges

Sprawling Development

Residents expressed concern about sprawling development in Weed that might threaten the City's small-town character.

Lack of Vision

Many residents are concerned that there is no clear process or vision for future growth, including a lack of planning documents that guide the City's use and conservation of resources.

Auto-oriented Development

Although Weed is a small City, the roadways are relatively auto-oriented, with incomplete sidewalks and insufficient provisions for bicyclists, pedestrians, and public transit riders.

Affordable Housing

The majority of community members expressed that the City lacks affordable housing options and little diversity amongst the housing stock, which affect the accommodation of all income levels.

School Performance

Records show that Weed's schools are experiencing declining enrollment and performance levels.

Access to Parks

Although the City has sufficient park space, there is insufficient access to parks and recreation from all neighborhoods within the City, as well as a lack of youth-centered outdoor recreation programs.

Highway Emissions

Weed's proximity to I-5 may expose residents to traffic-related air pollution and may contribute to runoff that can threaten biological systems.

Employment Opportunities

Residents are very concerned with the lack of employment opportunities in Weed and expressed that there are minimal well-paying jobs that would retain College of the Siskiyous students or attract new residents to live and work in Weed.

Fire Danger

Weed is surrounded by high fire severity zones due to high winds and dry conditions. Fire constitutes a major safety hazard in the City that poses a threat to existing and proposed development.

3.3 Growth Projections for 2040

The section describes population, housing and job growth projections that guide the formulation of the General Plan. In addition, these projections serve as the basis for the alternative growth scenarios: Business as Usual, Moderate Growth, Progressive Growth and finally, the Preferred Growth Scenario.

3.3.1 Population Projections

The City of Weed experienced population decline from 2000 to 2010. Additionally, some residents were displaced as a result the Boles Fire in 2014. This trend is expected to change during the planning period of the General Plan, with an overall increase in population by 2040. In comparison, population growth in the County is expected to decrease over the period of the General Plan. Population projections indicate that the City of Weed can grow by approximately 5.5 percent between 2010 and 2040. Based on current birth, death, and migration rates, the population in Weed will approach an estimated 3,131 by 2040 as illustrated in Table 3.3.1.

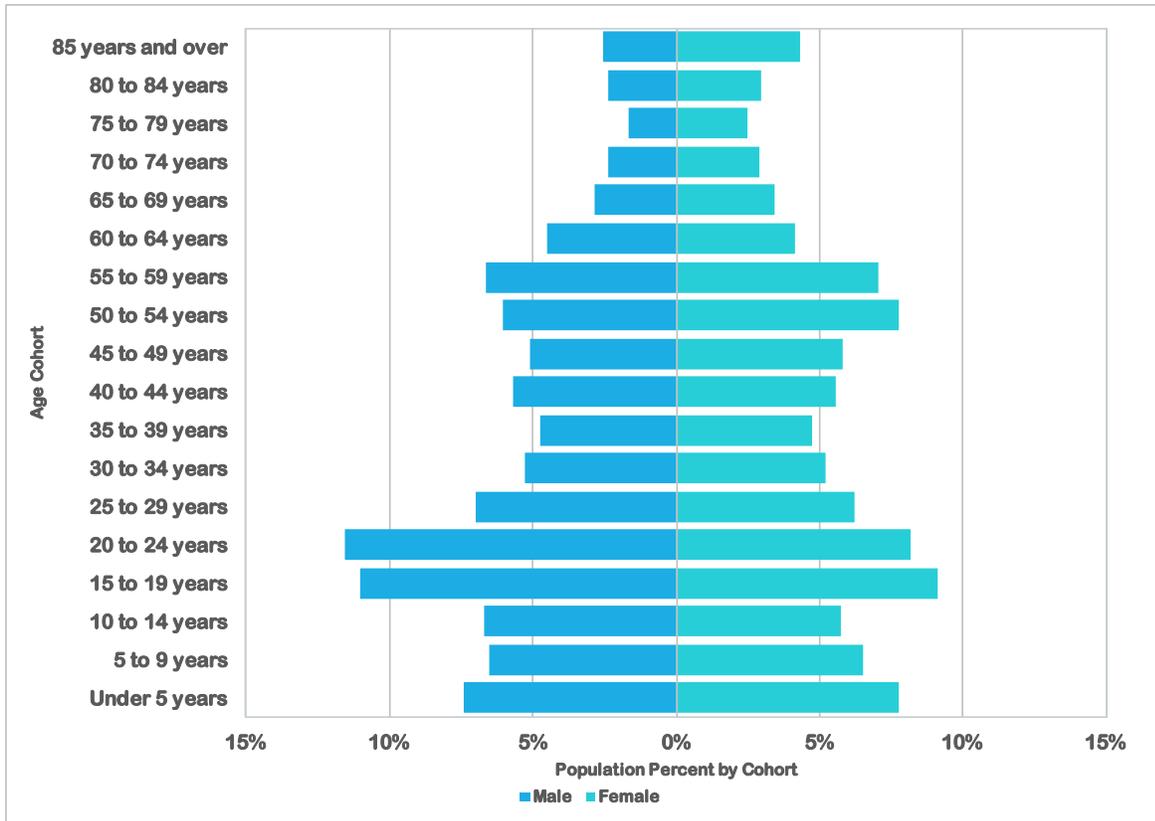
Table 3.3.1 Population Projections, 2010 - 2040

Year	Population	Source
2010	2,967	US Census
2015	2,699	California Dept. of Finance
2020	3,024	Projection
2025	3,065	Projection
2030	3,103	Projection
2035	3,128	Projection
2040	3,131	Projection

To illustrate future demographic shifts in gender and age distribution, comparative population pyramids were created for 2010 and 2040. As illustrated in Figure 3.3.1 and Figure 3.3.2, as the population ages, the will become more column-like. This means that there will be a more even distribution of the population in age cohorts, which reflects an

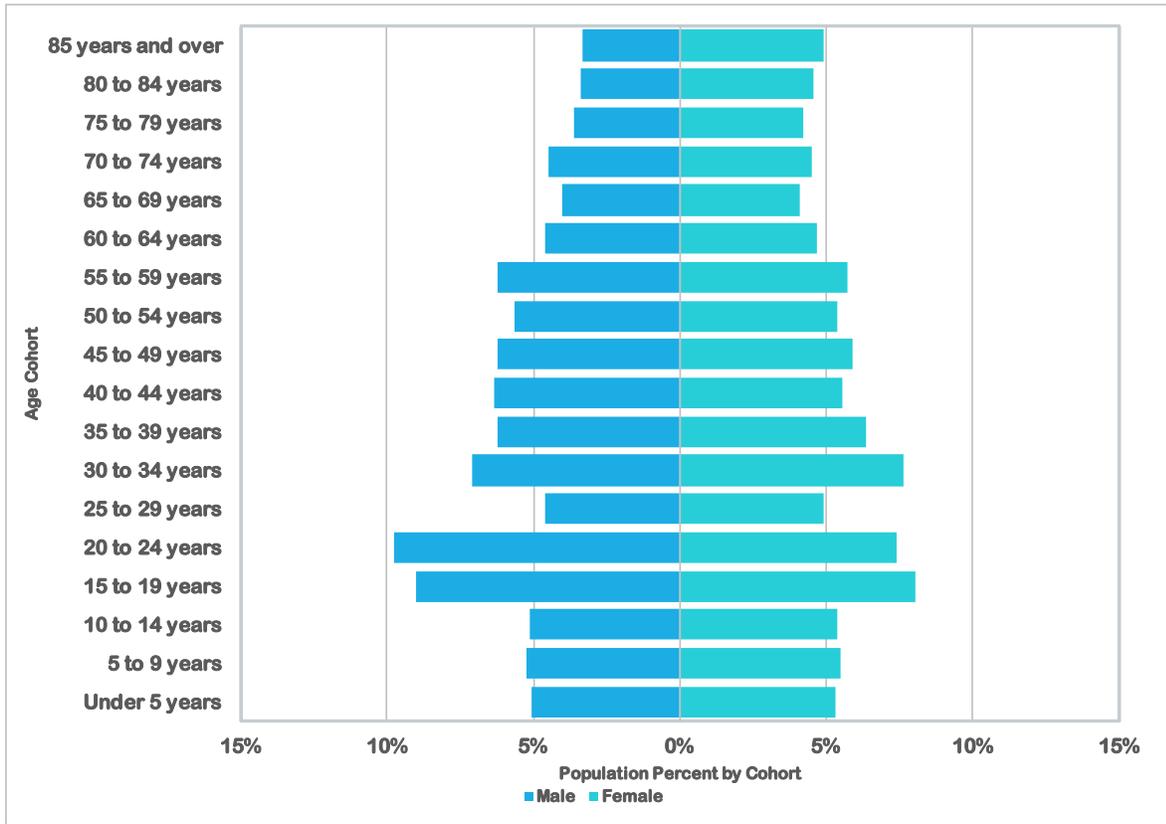
expected increase in the City's senior population. The share of the population under 40 will decrease from 57 percent in 2010 to 51 percent by 2040.

Figure 3.3.1 Population Pyramid Weed, 2010



Source: US Census Bureau Table DP-1, 2000 and 2010

Figure 3.3.2 Population Pyramid Weed, 2040



Source: Cal Poly Planning Team, 2016

3.3.2 Housing Projections

By 2040, Weed will need 191 additional housing units to meet its estimated population growth. This value was calculated according to the State of California guidelines (OPR, 2003), which is based on trends in household formation according to age group. This is then applied to the projected population in respective age cohorts. Table 3.3.2 shows the distribution of households by age of head of householder for 2010 and 2040.

Table 3.3.2 Weed Estimated Housing Units Needed, 2040

	2010 Householders					Population	2040 Householders				
	Households	Owner Occupied		Renter Occupied			Households	Owner Occupied		Renter Occupied	
15 to 24	130	5	1%	125	21%	537	118	5	1%	113	21%
25 to 34	166	32	6%	134	23%	380	179	35	6%	144	23%
35 to 44	160	67	12%	93	16%	384	199	83	12%	116	16%
45 to 54	205	103	19%	102	17%	362	202	102	19%	101	17%
55 to 64	210	128	24%	82	14%	332	210	128	24%	82	14%
64 to 74	112	86	16%	26	4%	268	176	135	16%	41	4%
75 to 84	93	75	14%	18	3%	247	163	131	14%	31	3%
85 & older	55	47	9%	8	1%	128	69	59	9%	10	1%
Total	1,131	543	100%	588	100%	2,637	1,317	678	100%	639	100%
Average household size	2.49					2.26					
Group Quarters	147					155					
Total Population	2,967					3,131					

Source: Cal Poly Planning Team, 2016

Vacancy Rate and Housing Condition

To offset the possible presence of housing vacancies, projections assume that 8 percent of all housing units will remain vacant by 2040. About 11.2 percent of housing units in Weed were vacant in 2010. Of the 11.2 percent of vacant housing units, 1.3 percent are vacant due to seasonal, recreational, or occasional use. The 2015 Land Use Inventory found only 0.3 percent of housing units to be in bad condition. The share of vacant and uninhabitable land in Weed is 37 percent, which is greater than the vacancy rate used in the housing need determination. Weed has sufficient vacant space to expand development.

Development Assumptions

Under the 2040 General Plan, vacant parcels would be developed to accommodate infill housing and reduce the need to encroach on open space lands. Weed has a mix of occupied and seasonal housing units; therefore, the City would not gain many new occupied units by reducing the vacancy rate. Similarly, renovating housing in bad condition would add a marginal amount of housing to the available housing stock. Therefore, additional housing must come from the construction of many new units at infill sites, vacant land, and some mixed-use locations.

3.3.3 Economic Projections

Based on the average job to labor force ratio in Weed from 2009 to 2013, along with population forecasts for 2040, there will be a need to accommodate at least 196 more jobs by 2040. This amount of job growth is reflected in the Business as Usual Scenario. The jobs to labor force ratio is based on economic data included in the United States Census and retrieved from the Longitudinal Employer-Household Dynamics (LEHD) database.

The following are the main sectors in Weed according to the U.S. Census:

- **Educational Services**
- **Service** – Administration & Support; Waste Management and Remediation; Health Care and Social Assistance; Arts, Entertainment, and Recreation; Accommodation and Food Services; Other Services (excluding Public Administration)
- **Retail** – Wholesale Trade; Retail Trade
- **Office** – Information; Finance and Insurance; Real Estate and Rental and Leasing; Professional, Scientific, and Technical Services; Management of Companies and Enterprises; Public Administration
- **Industrial** – Mining, Quarrying, and Oil and Gas Extraction; Construction; Manufacturing
- **Other** – Utilities; Transportation and Warehouse

Job Targets for Growth Scenarios

The job targets for the three growth scenarios are based on historical growth in Weed and California. Yearly growth between 2002 and 2013 were reviewed to determine growth targets for Weed, Siskiyou County, and California. The yearly growth for the

Business as Usual Scenario is 0.5 percent, which reflects the recent historical growth trends in Weed from 2007 to 2013. The Moderate Growth Scenario uses average yearly growth of 1.0 percent, which reflects the recent average yearly growth for the State of California from 2007 to 2013. The Progressive Growth Scenario uses an average yearly growth of 2.0 percent, which reflects the maximum yearly growth from 2002 to 2013 in Weed. A comparison of scenarios and growth rates is shown in Table 3.3.3.

Table 3.3.3 City of Weed, Annual Job Growth Targets

Growth Scenario	Annual Target Growth Rate	Target Job Growth	Source
Business As Usual	0.5%	196	Recent Historical Trends in Weed, 2007 -2013
Moderate	1.0%	394	Recent Historical Trends in State, 2007 -2013
Progressive	2%	795	Historical Trends in Weed, 2002 -2013

Source: Cal Poly Planning Team, 2016

Determining the distribution of job growth targets amongst employment sectors was conducted using the shift-share projections method in combination with historical distribution of employment sectors. In recognition of the different levels of growth over that past decade, the shift share projections compare Weed’s recent jobs data to the State of California. The result reflected the dramatic difference in jobs caused by the 2008 recession. The distribution of jobs from the shift-share projection was matched with historical trends for reasonableness. The final distribution accounted for the historic prevailing number of jobs by adjusting the shift share distribution. The final distribution of employment sector shares was applied to the job growth targets to arrive at the final number of jobs by sector. Table 3.3.4 shows annual growth rates for the City, County, and State, which inform the job targets of each growth scenario.

Table 3.3.4 Historic Annual Growth Rates for Weed, Siskiyou County and California, 2002 -2013

	Weed, CA	Siskiyou County	California
Minimum	-11.5% (2010)	-4.6% (2009)	-3.7 (2009)
Maximum	8.8% (2007)	3.4% (2004)	3.2% (2013)
2013	2.2%	1.0%	3.2%
Average 2007-2013	0.4%	-0.8%	0.6%
Average 2002-2013	1.7%	-0.1%	0.9%

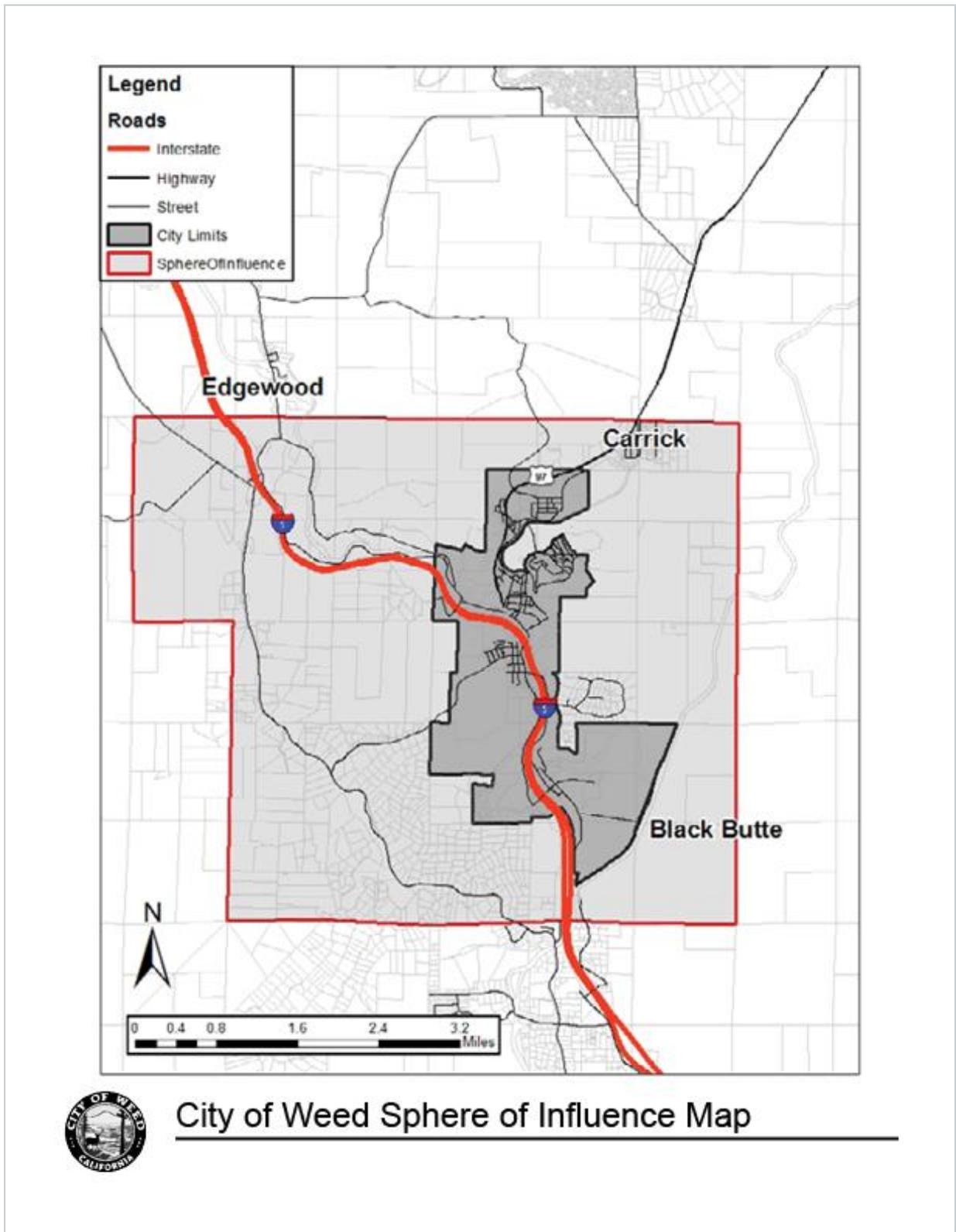
Source: US Census Bureau, Center for Economic Studies, Longitudinal Employer-Household Dynamics (LEHD), 2003 – 2013; <http://onthemap.ces.census.gov/>

3.4 Development Opportunities and Constraints

3.4.1 Boundaries & Limits

The City of Weed does not border any cities; however, unincorporated communities, open space, and Black Butte border it. The unincorporated communities to the north are Edgewood and Carrick. To the west are homes outside of the city limits, which are not a part of an identified incorporated community. The Shasta-Trinity National Forest is located to the City's east, and contains Black Butte, which is also part of the Shasta-Trinity National Forest that is considered federally protected land. About nine miles South of Weed is the City of Mount Shasta. Interstate 5 runs through the City separating Bel Air from the Downtown and South Weed. US Route 97 starts in the center of town and runs northeast separating the Weed Golf Course from Downtown. The City's Sphere of Influence (SOI) extends well beyond the city limits in most directions. The Local Agency Formation Commission (LAFCO) is responsible for approving the SOI, which is considered "a plan for the probable physical boundaries and service area of a local government agency" (OPR, 2014). Map 3.1 shows the boundaries for the City's limits and SOI.

Map 3.1 City of Weed Sphere of Influence Map



Source: City of Weed, 2016

3.4.2 Opportunities

Opportunities for development include both vacant and underutilized land within the city limits. Map 3.2. shows a combination of underutilized parcels and vacant land in Weed. There is also opportunity to redevelop and revitalize many areas within the City.

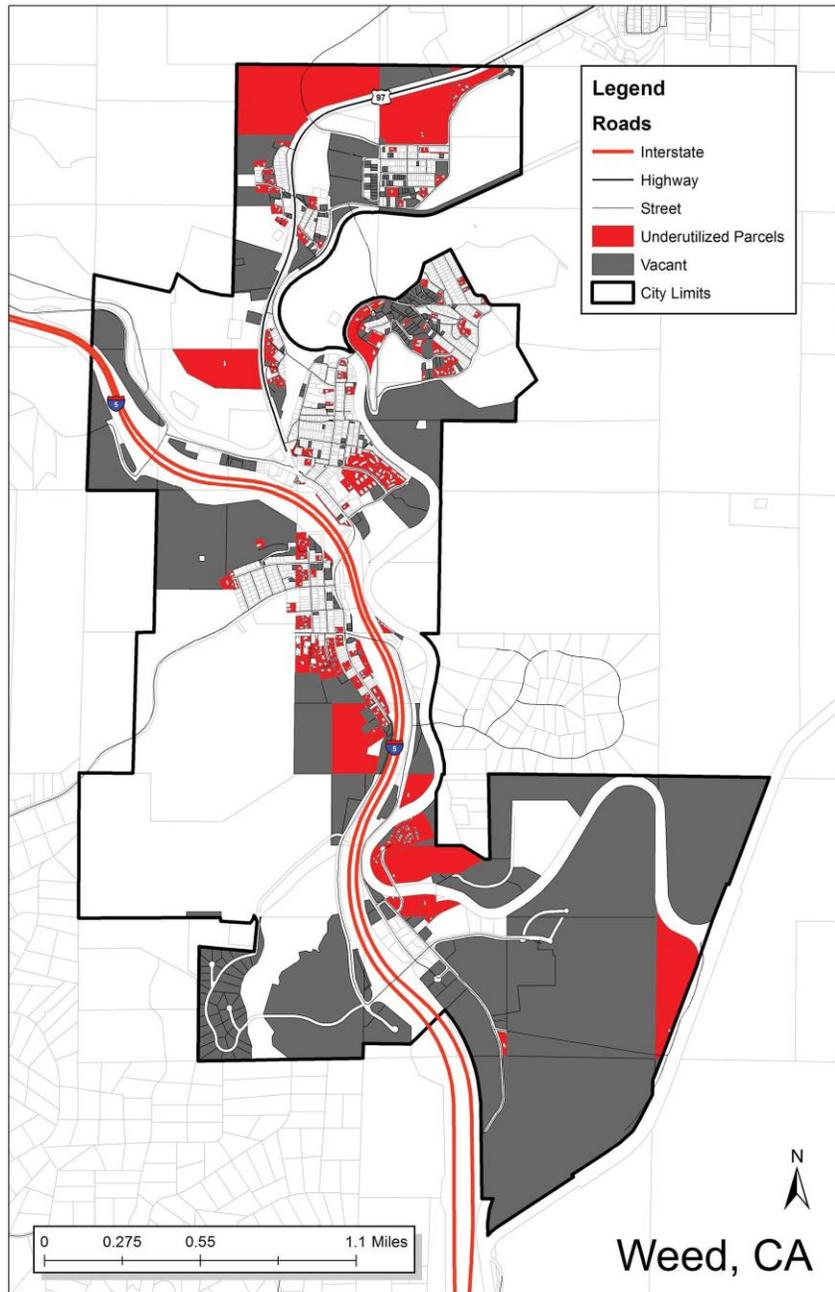
Vacant Land

The 2015 Land Use Inventory identified 331 vacant parcels within city limits, totaling approximately 1,127 acres. These parcels do not contain any occupied structures, and are thus not being put to productive economic use. Vacant parcels are considered prime candidates for development due to their presence within the existing city limits and the availability of infrastructure such as roads, municipal water, and sewer lines. Vacant parcels are spread throughout the City, but most of the larger vacant parcels are located to the south of the City, as shown in Map 3.2.

Underutilized Land

The Land Use Inventory also identified parcels that were considered underutilized. Underutilized parcels may have some structures on them and may be in productive use. However, these sites are considered underutilized when compared to the potential of the property for development or the condition of the buildings. Underutilized parcels could include parcels with structures rated as in “poor” condition, single-family lots that have enough room for an accessory dwelling unit, or large lots with small structures. Map 3.2 shows all of the land within city limits that was classified as “underutilized”.

Map 3.2 Vacant and Underutilized Parcels in Weed



Vacant and Underutilized Residential Parcels
General Plan

Source: Cal Poly Land Use Inventory, 2015

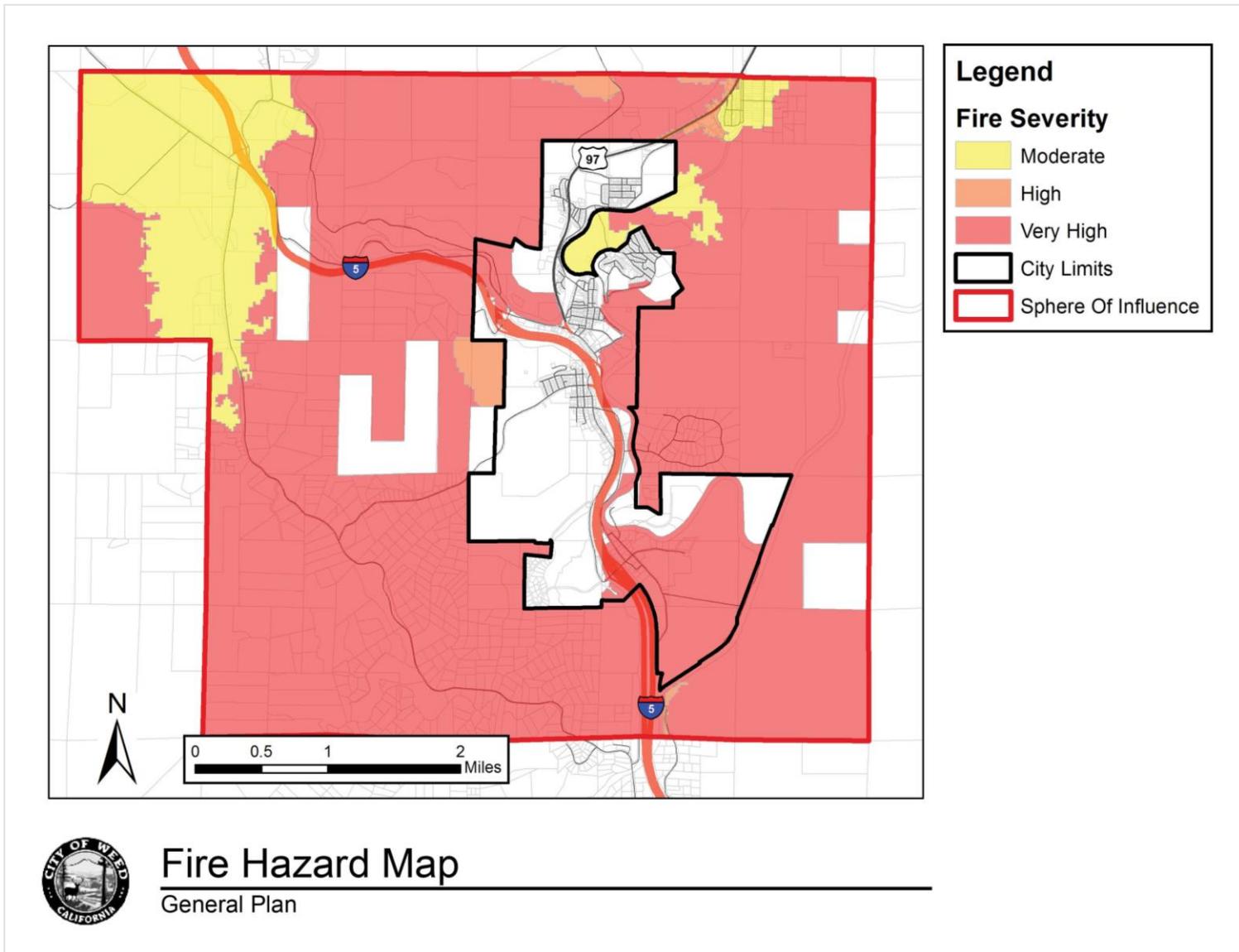
3.4.3 Constraints

Constraints to development include both natural hazards and man-made obstacles. These areas should not be prime candidates for development or redevelopment by “best management practices”. These constraints include fire danger zones, flood zones, noise zones, steep slopes, and stream zones. However, other constraints cannot be mitigated, such as fault zones, protected agricultural zones, and historic sites. Weed has no nearby fault zones or protected agricultural zones.

Fire Hazard

During the hot, dry months of the year, fire danger can increase in areas with an abundance of dry grass or brush. Cal Fire classifies land based on its fire hazard. The City is surrounded by very high fire severity zones, with the area west of the College of the Siskiyous being classified as a high severity zone and areas surrounding Roseburg Lumber Mill being classified as medium fire severity. Areas with high and very-high risk classifications will likely require mitigation if developed. Map 3.3 depicts areas classified by Cal Fire as ‘very high’, ‘high’ or ‘moderate’.

Map 3.3 Fire Hazard Severity in Weed



Source: City of Weed, 2015

Steep Slopes

Areas where there are steep slopes are undesirable to develop. Building on steep slopes can cause erosion or landslides. There are identified steep slope areas to the south of College of Siskiyous and south of downtown. Map 3.4 shows steep slopes within and surrounding the City of Weed.

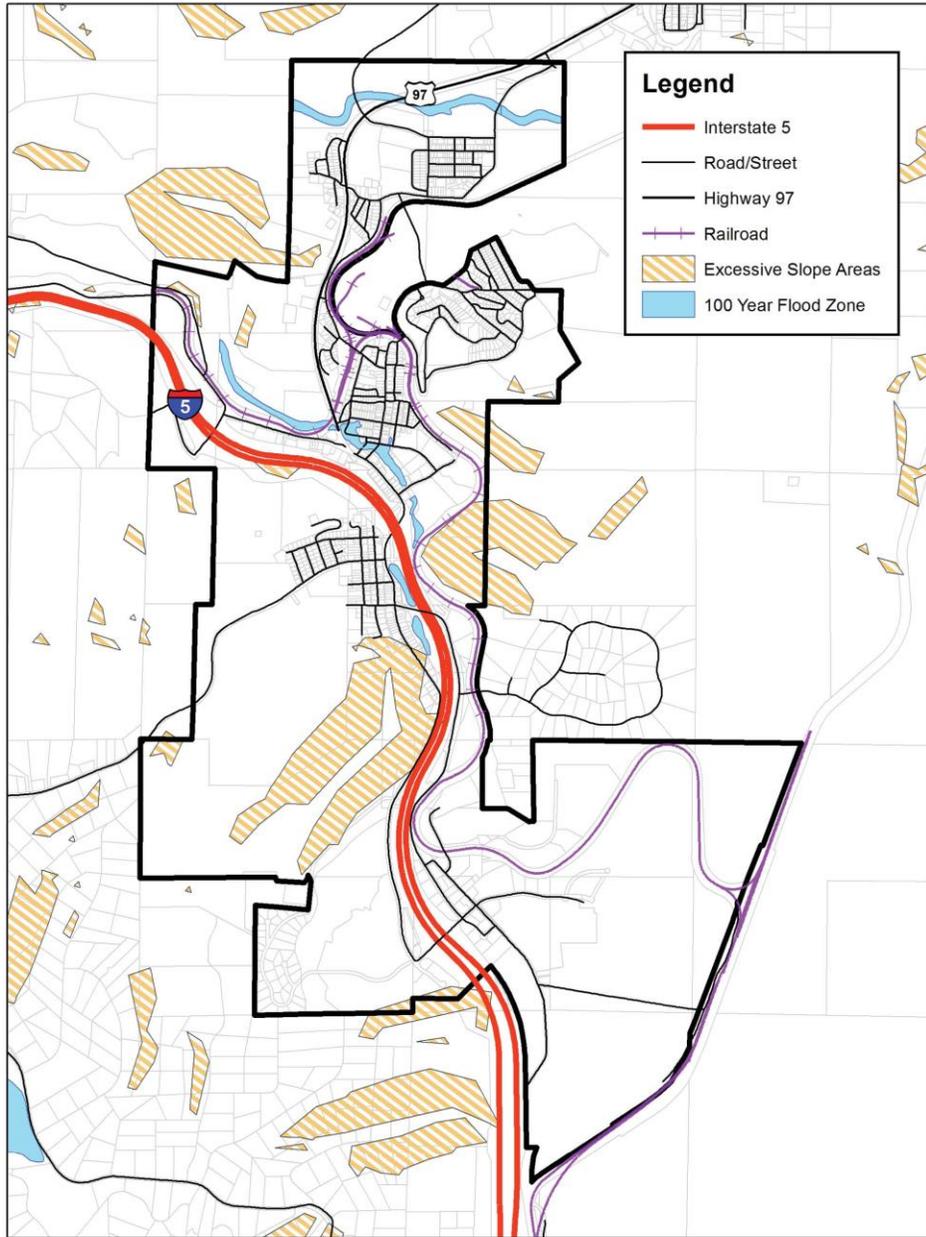
Flood Zones

Flooding can occur during periods of sustained or intense rain. The Federal Management Agency (FEMA) has developed maps, known as “flood insurance rate maps” that show the extent of areas that are expected to flood at least every 100 years. There are several flood zones within the City that correspond to the location of Boles Creek, which runs along Interstate 5 south of Downtown Weed, and Beaughan Creek, in north Weed. Map 3.4 shows the flood zones within the City.

Creeks and Streams

All lands within 100 feet of streams should be preserved in order to protect streams from damage and poor water quality. Streams are also subject to periodic flooding during extreme rain events. Development within stream buffers is therefore constrained due to public safety and conservation efforts. Beaughan Creek and Boles Creek are within city limits and subject to these constraints. They fall within the 100 Year flood zone and are shown in Map 3.4.

Map 3.4 Excessive Slopes and Flood Zones in Weed



Excessive Slopes and Flood Zones

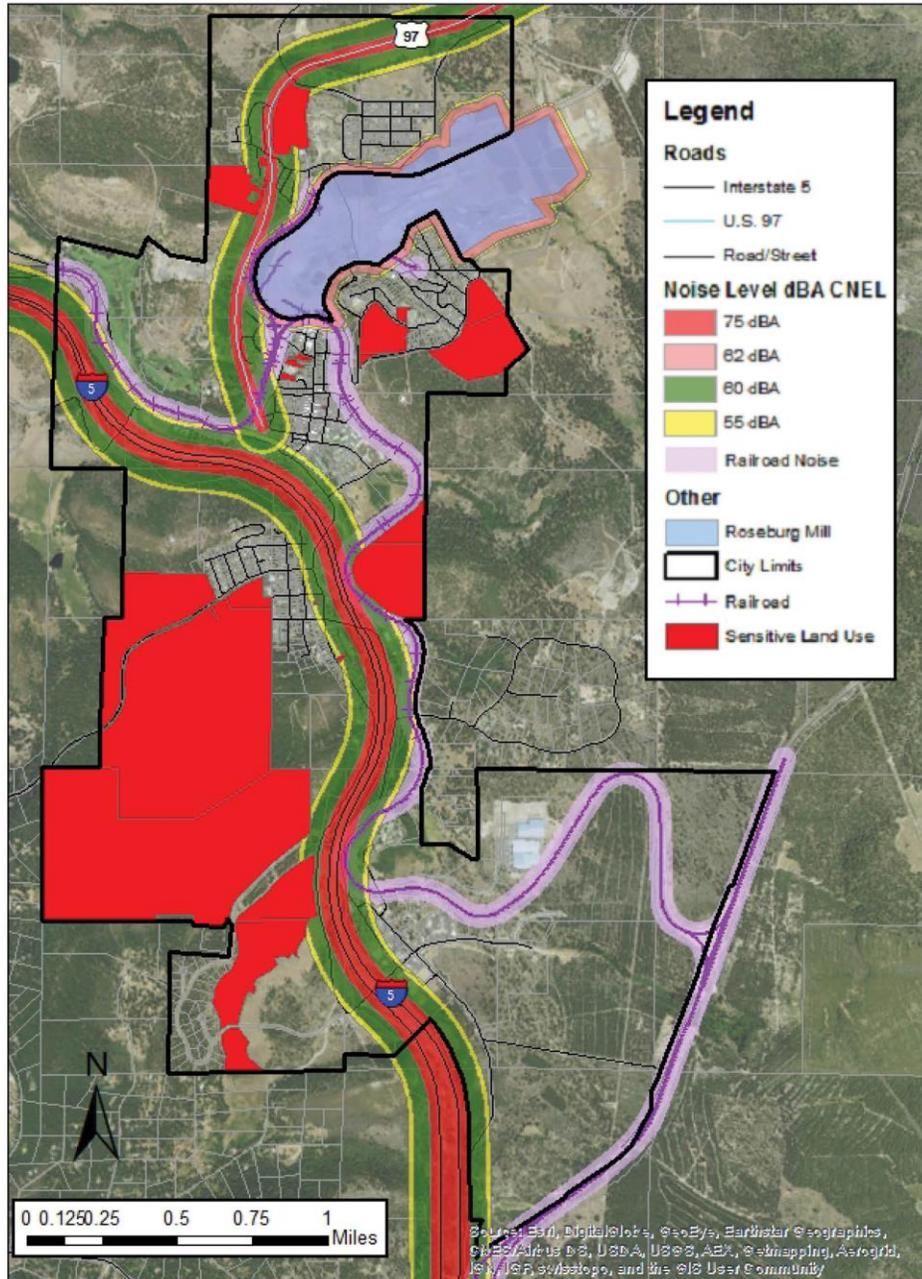
General Plan

Source: City of Weed, 2015

Noise

Noise is considered a constraint to future development due to the negative impacts of noise on humans. Noise is defined as “unwanted sound”. It can cause annoyance, loss of sleep, and even ear damage in extreme cases. The main noise producers in Weed include Interstate 5, US Route 97, railroad tracks, and industrial land uses. New development in proximity of noise sources will likely require noise mitigation such as greater insulation or vegetation buffers. Map 3.5 shows noise producers and estimated noise levels in decibels (Db). Map 3.5 also shows sensitive noise receptors, which noise generating land uses should not be placed in close proximity to.

Map 3.5 Sensitive Noise Receptors and Generators in Weed, CA



Sensitive Noise Receptors & Noise Generators

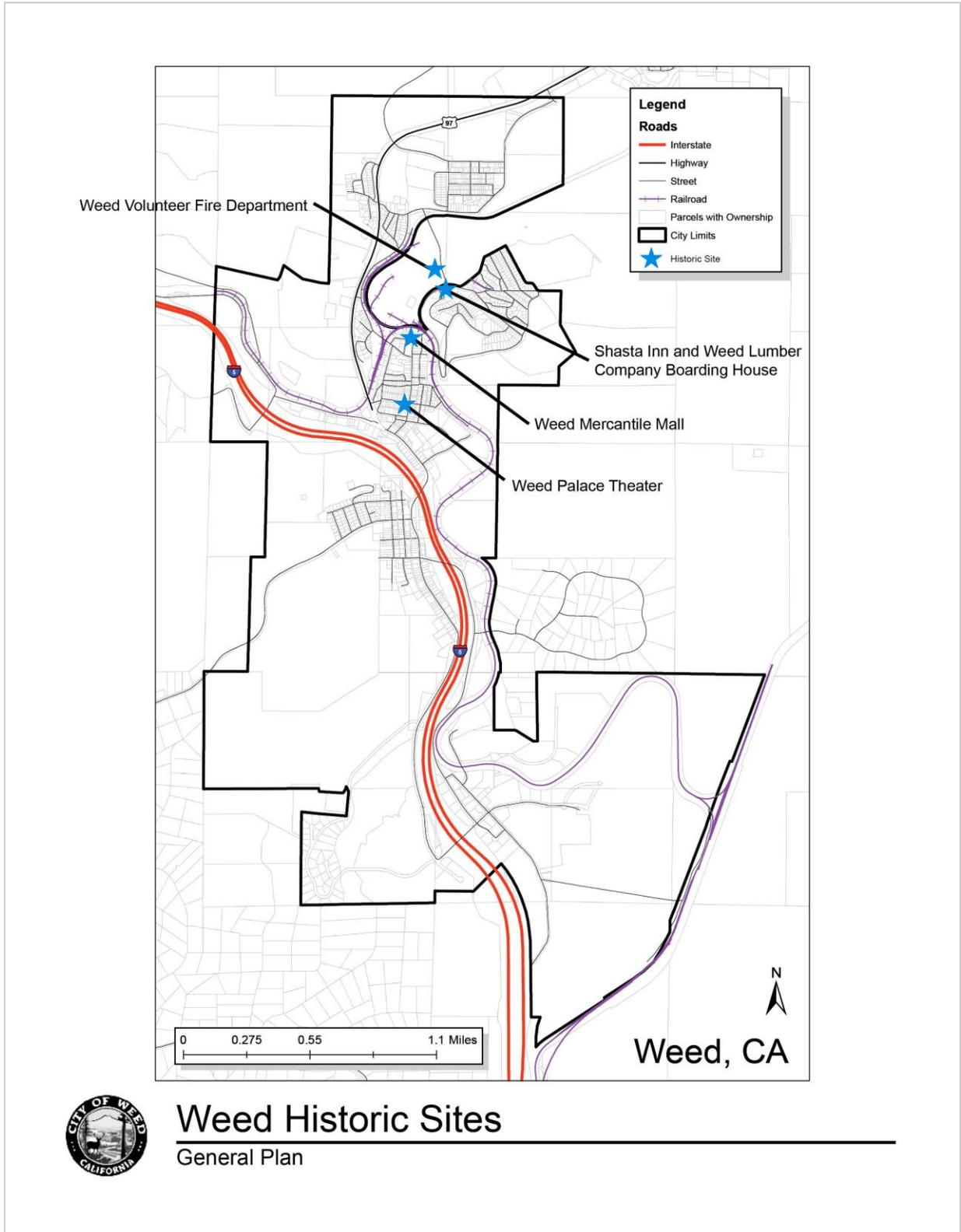
General Plan

Source: Cal Poly Land Use Inventory, 2015

Historic Sites

All properties with sites listed on the National or State Historic Register should be preserved in their existing state. Federal regulations prohibit the development of these sites. Only one site within city limits is listed on a historic register: Shasta Inn and Weed Lumber Company Boarding House. Other non-registered historic sites in the City include the Weed Volunteer Fire Department Station, located on Roseburg lumber mill property, Weed Mercantile Mall, and the Weed Palace Theater, both located in downtown. Map 3.6 shows the historic sites located within the City.

Map 3.6 Historic Sites in Weed



Source: Cal Poly Land Use Inventory, 2015 & California State Parks Office of Historic Preservation, 2016

3.5 References

California Historic Resources. (2016). California State Parks Office of Historic Preservation. Retrieved from <http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=47>

4 DEVELOPMENT ALTERNATIVES

4.1 Introduction

This chapter presents three alternatives for accommodating future population, housing, and employment trends in Weed through the year 2040. Each alternative presents options with varying development locations, densities, intensities, and types, of growth throughout the City.

The Business as Usual Alternative assumes that future growth will continue based on historic trends in land use patterns, housing type and density, and employment opportunities and locations. In this alternative, residential development remains predominantly low-density, with slightly higher densities in the downtown core and near College of the Siskiyous. Commercial development is concentrated in South Weed, with minor addition of retail businesses throughout existing neighborhoods. Business as Usual assumes that transportation in Weed will remain primarily auto-oriented.

The Moderate Growth Alternative anticipates additional growth in population, housing, and employment beyond Business as Usual. The alternative focuses on growth within five key areas of the City through infill development, expansion of residential and commercial land in South Weed, Angel Valley, and north of the Weed Golf Course, and improved bicycle and pedestrian accessibility. Under the Moderate Growth Alternative, the distribution and location of land uses within the City is similar to Business as Usual. The key features include expanded highway-serving commercial development in South Weed, a designated mixed-use corridor along Main Street and College Avenue, and expansion of single-family homes north of the Weed Golf Course.

The Progressive Growth Alternative assumes the largest amount of growth of the three development scenarios. This alternative utilizes vacant land and underutilized parcels within city limits to accommodate future population, housing, and employment growth. The Progressive Growth Alternative prioritizes infill development in six key growth areas and allocates additional land uses for expanded development. Under this alternative, residential and open space land uses would each consist of 25 percent of the City's total land, with additional land dedicated to public facilities, commercial, and industrial development. The key features of the Progressive Growth Scenario include neighborhood centers within key growth areas, medium and high-density housing options in Angel Valley, Historic Downtown, Bel Air, and South Weed, and preservation of open space through compact development.

4.2 Business as Usual

Business as Usual is an alternative that envisions how the City would grow if historic trends and patterns in population growth and economic development remain constant. The guiding principles behind the land use designations are based upon current zoning and land use practice within the City. The following sections discuss the demographic trends that inform the scenario, conceptual land use throughout the City, and the key outcomes within five growth areas: Angel Valley, School House Hill, Central Weed, South Weed, and Vista Heights.

4.2.1 Growth Assumptions

The population of Weed is projected to increase 5.5 percent by 2040, amounting to a total population of 3,131. Given this population growth, the City will require the addition of 191 new housing units, which can be accommodated within city boundaries. Assuming natural growth over the last five years in Weed, Business as Usual forecasts an additional 196 jobs by 2040. The majority of these jobs are captured by pre-approved projects to be developed in the South Weed area. Table 4.2.1 summarizes population, housing, and employment projections under Business as Usual Conditions.

Table 4.2.1 Business as Usual Growth Assumptions

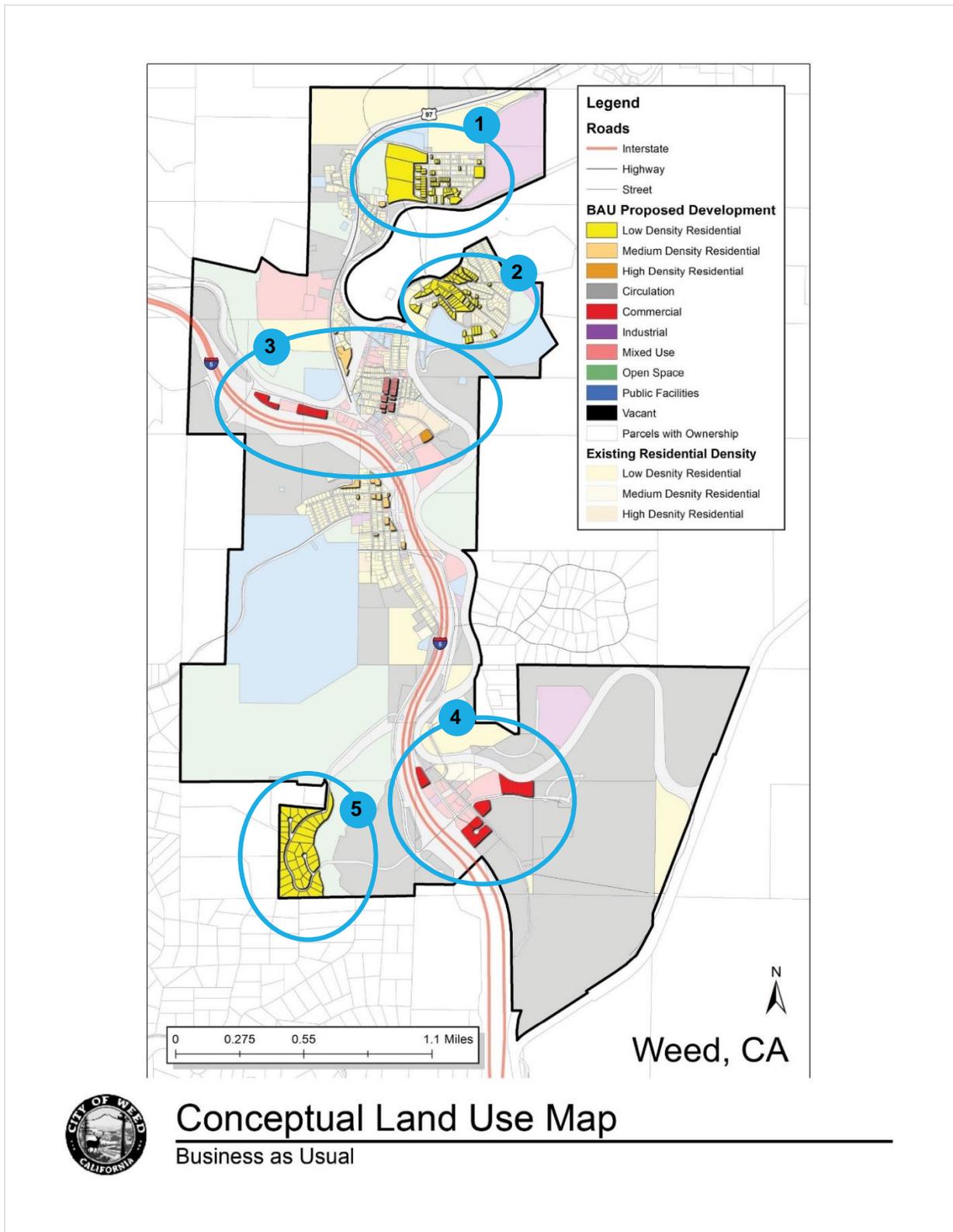
Assumptions	2010	2040	2010 – 2040 Change
Population Target	2,967	3,131	164
Housing Target	1,233	1,424	191
Employment Target	1,444	1,640	196

Source: Cal Poly Planning Team, 2016

4.2.2 Conceptual Land Use

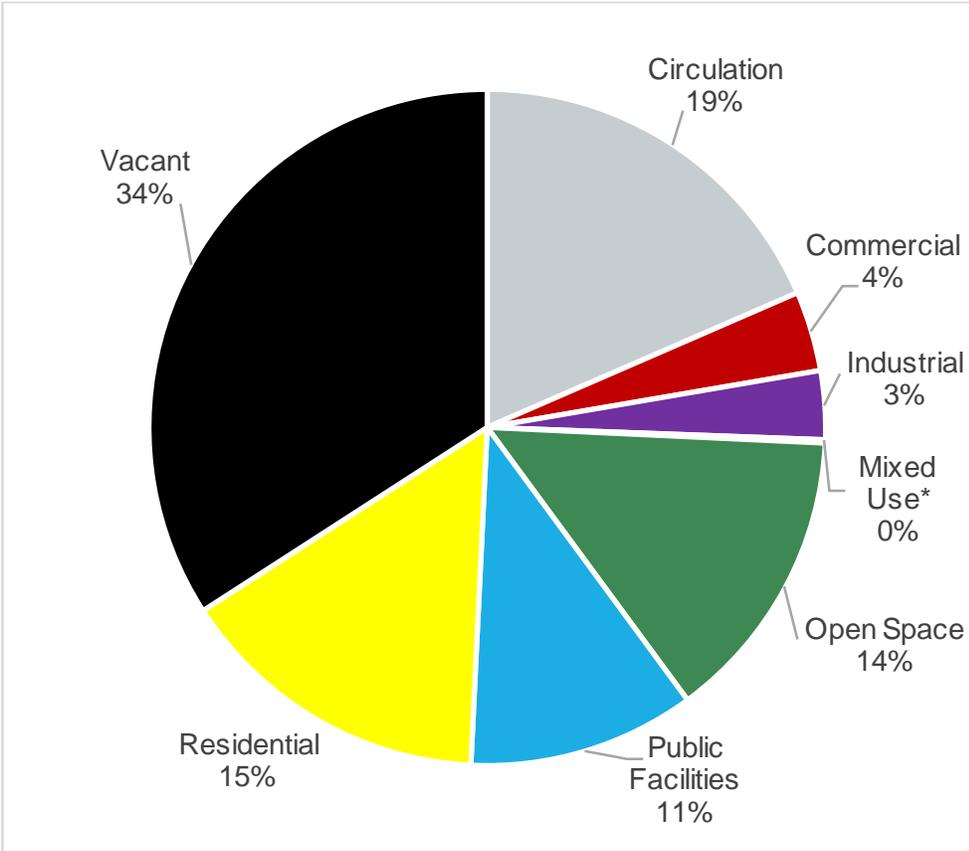
Under these growth assumptions, anticipated population, housing, and employment trends would result in the continuation of low-density land uses, along with the introduction of some medium-density development in Central Weed. Map 4.1 highlights the location of new land uses in the Business as Usual Alternative and Figure 4.2.1 shows the distribution of land use types. Much of the additional housing need can be accommodated through infill development of vacant lots in existing residential neighborhoods, with land allocated to expansion in Angel Valley and Vista Heights. Following economic growth trends, the Business as Usual Scenario anticipates that future commercial development will be concentrated in South Weed and along North Weed Boulevard, and therefore allocates additional commercial land in these areas.

Map 4.1 Business as Usual Conceptual Land Use Map



Source Cal Poly Planning Team, 2016

Figure 4.2.1 Land Use Distribution, Business as Usual



*Mixed Use comprises of approximately 0.2 percent of land use in Weed.
Source: Cal Poly Planning Team, 2016

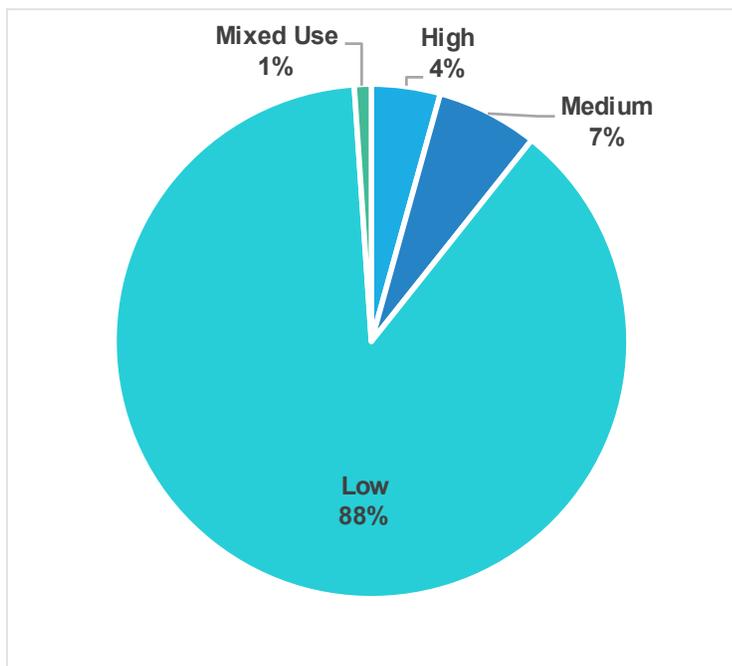
Residential Land Use

In order to accommodate the projected population growth for 2040, the City will need a minimum of 191 additional housing units. The majority of residential land in Weed is located in the northern portion of the City, with many vacant parcels that are designated as residential land. A key feature of the Business as Usual Scenario is low-density single-family homes along the western boundary of South Weed, where land has already been subdivided and road and utility infrastructure have been expanded. Low-density residential land is also allocated in the vacant lot adjacent to Charlie Byrd Park in Angel Valley. A small amount of medium-density housing is apportioned through mixed-use development in downtown, and core areas near downtown and College of the Siskiyous.

Figure 4.2.2 illustrates the future housing densities resulting from the Business as Usual development pattern. Low-density would continue to make up a large majority of Weed’s housing stock, with slight increases in medium-density, high-density, and mixed-use development. Table 4.2.2 details the distribution of housing by density of

both existing and proposed acreage. Table 4.2.3 details the distribution by location and density of additional housing units, showing the acres needed to accommodate each housing type. Under Business as Usual conditions, the City would need to allocate 93 acres of vacant land for new housing development, which could accommodate up to 262 new housing units.

Figure 4.2.2 Distribution of Residential Densities by Acreage, Business as Usual



Source: Cal Poly Planning Team, 2016

Table 4.2.2 Housing by Density under Business as Usual

Housing by Density under Business as Usual						
Residential Densities	Dwelling Units Per Acre	Number of Stories	Parcels	% of Total Parcels	Acreage	% of Total Acres
High Density	11 - 21	1 - 2	17	1.6%	20	4.3%
Medium Density	6 - 10	1 - 2	41	3.9%	30	6.4%
Low Density	0.5 - 5	1 - 3	952	91.2%	415	88.2%
Mixed Use	6 - 10	1 - 3	34	3.3%	5	1.1%
Total			1044	100%	470	100%

Source: Cal Poly Planning Team, 2016

Table 4.2.3 Business as Usual: Proposed Added Densities

Business as Usual: Proposed Added Densities

Growth Areas	Residential Densities	Approximate Acreage	Approximate Units per acre	Estimated Units
Angel Valley	Low Density	28.2	2	56
	Medium Density	0.3	10	3
School House Hill	Low Density	17.4	3	52
Central Weed	Mixed Use	0.2	10	2
	Medium Density	2.7	8	22
	High Density	1.2	15	17
Bel Air	Low Density	0.1	2	0
	Medium Density	3.9	8	31
Vista Heights	Low Density	38.9	2	78
Total		92.9		262

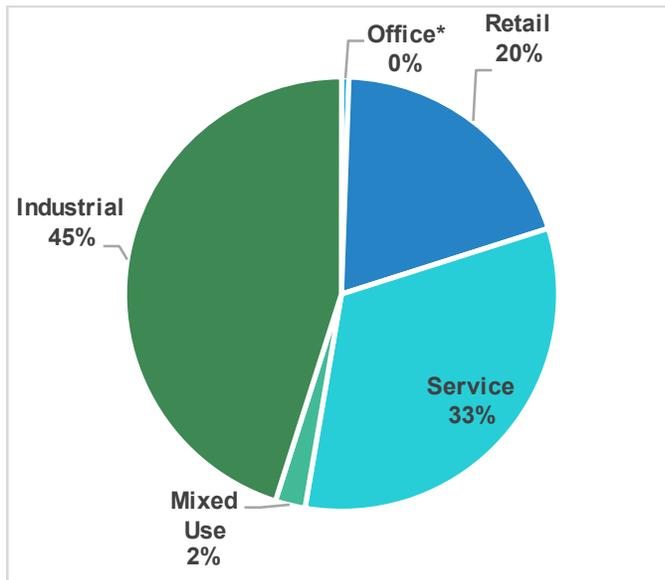
Source: Cal Poly Planning Team, 2016

Commercial Land Use

Business as Usual accommodates commercial growth through vacant and underutilized parcels along Black Butte Drive in South Weed and North Weed Boulevard. As shown in Map 4.1, some of the new commercial land uses would occupy vacant lots in South Weed where new development projects including a Starbucks, Holiday Inn Express, and Grocery Outlet are underway. The South Weed commercial consists of highway-serving commercial development that is the City’s primary source of revenue. Expanding this commercial area may benefit the City by attracting visitors and increasing revenue.

Commercial activity will also continue to expand in a similar fashion in downtown Weed. Many of downtown’s buildings are unoccupied, but historical mixed-use structures would be officially designated as mixed-use under the Business as Usual Scenario. Anticipated job growth by 2040 requires land to accommodate 196 new jobs, which can be met through commercial development of the City’s abundant vacant land and pre-approved project sites in the South Weed area. Figure 4.2.3 shows the distribution of commercial land use types.

Figure 4.2.3 Distribution of Commercial Land Use by Acreage, Business as Usual



*Office comprises of less than 0.5 percent of commercial land use in Weed.
 Source: Cal Poly Planning Team, 2016

Table 4.2.4 Business as Usual Proposed Commercial Acreages & Employment Potential

Business as Usual Proposed Commercial Acreages & Employment Potential				
Key Growth Areas	Approximate Acreage	Land Use Designation	Standard for Jobs/Acre	Job Growth Potential
South Weed	8.7	Commercial (Retail & Service)	15	130
Central Weed	4.4	Commercial (Retail & Service)	15	67
	0.2	Mixed Use	15	3
Maximum Job Added				199
Existing Number of Jobs				1,444
Maximum Jobs				1,643
2040 Job Growth Target				191
Difference				1,452
Estimated Growth in Retail/Service Jobs				199
Estimated Growth in Office Jobs				0
Estimated Growth in Industrial Jobs				0

Source: Cal Poly Planning Team, 2016

4.2.3 Key Growth Areas

Weed is a small town with a traditional downtown center and primarily single-family homes. Due to the City's location along I-5, it is also a prime location for travelers to stop and refuel. The Business as Usual Alternative projects a continuation of this type of development within five key growth areas of the City:

1. Angel Valley
2. School House Hill
3. Central Weed
4. South Weed
5. Vista Heights

Angel Valley

Angel Valley is the northernmost neighborhood in Weed, which consists primarily of low-density residential development north of Roseburg Lumber Mill. There is ample vacant land in Angel Valley, including a large lot east of Charlie Byrd Park and north of Broadway Avenue. Existing development in Angel Valley is shown in Figure 4.2.4. Business as Usual anticipates infill residential development in Angel Valley that is consistent with the neighborhood's current density. Additional land allocated to low-density residential development would be located west of Oak Street in the vacant land near Charlie Byrd Park. The concept underlying this key growth area is to maintain the neighborhood's quaint, residential character by limiting commercial or other larger scale development from occurring. Figure 4.2.5 shows the proposed changes that could occur in Angel Valley in the Business as Usual Scenario.

Figure 4.2.4 Angel Valley Existing Condition, Business as Usual



Figure 4.2.5 Angel Valley Future Vision, Business as Usual



School House Hill

The northeastern residential part of the City is identified as School House Hill due to its proximity to Weed High School and Weed Elementary school. This area also consists of low-density single-family homes, many of which are currently being rebuilt after the Boles Fire. The existing condition of School House Hill is shown in Figure 4.2.6. The Business as Usual Scenario anticipates the construction of 60 new homes that will replace homes destroyed in the 2014 Boles Fire. Similar to Angel Valley, School House Hill would continue to be characterized as a small residential neighborhood with low-density single-family homes that cater to a family-oriented environment. Figure 4.2.7 shows how the neighborhood would be built out by 2040, with new homes highlighted in yellow.

Figure 4.2.6 School House Hill Existing Condition, Business as Usual



Figure 4.2.7 School House Hill Future Vision, Business as Usual



Central Weed

In the Business as Usual Alternative, Central Weed is defined as the corridor along North and South Weed Boulevard, as well as Main Street and the surrounding residential area within the bounds of the railroad tracks. Central Weed functions as the City's historic downtown, characterized by mixed-use buildings along Main Street and tourist-serving commercial uses along North and South Weed Boulevard. Many of Weed's civic buildings such as City Hall and the Post Office are also located in Central Weed at the northern end of Main Street. Single-family homes are the primary housing type in the neighborhood, with some medium-density apartments along East Lake Street. Figure 4.2.8 shows existing development in Central Weed.

Under the Business as Usual Scenario, Main Street would be formally designated as a mixed-use area, with some additional commercial activity in the area. However, there would be minimal improvements to streetscaping or additional pedestrian amenities. North and South Weed Boulevard would continue to consist of low-density commercial service land uses geared toward visitors. The Business as Usual Scenario also presumes the addition of some higher-density development in Central Weed to support a growing population. Figure 4.2.9 shows the future vision for Central Weed.

Figure 4.2.8 Central Weed Existing Condition, Business as Usual



Figure 4.2.9 Central Weed Future Vision, Business as Usual



South Weed

South Weed is comprised of highway-serving commercial development centered on the Vista Drive exit off I-5. There are several acres of vacant land adjoining the commercial center, with Crystal Geysler, a major employment center located north of Vista Drive. Business as Usual anticipates the continuation of highway-serving commercial land uses in South Weed, with no allocation of residential, open space, or public facilities land in the area. This scenario accounts for businesses that have been pre-approved to locate in South Weed including an RV park, Grocery Outlet, and Holiday Inn Express. These businesses capture a majority of the job growth projected under Business as

Usual conditions. Additionally, these developments will likely attract more travelers to the area from I-5, which will generate additional revenue for the City. Under Business as Usual, no proposed roadway changes are located in South Weed with the exception of minor repairs necessary to maintain adequate pavement conditions. Figure 4.2.10 shows existing conditions in South Weed and Figure 4.2.11 shows the future vision for South Weed in the Business as Usual scenario.

Figure 4.2.10 South Weed Existing Condition, Business as Usual



Figure 4.2.11 South Weed Future Vision, Business as Usual



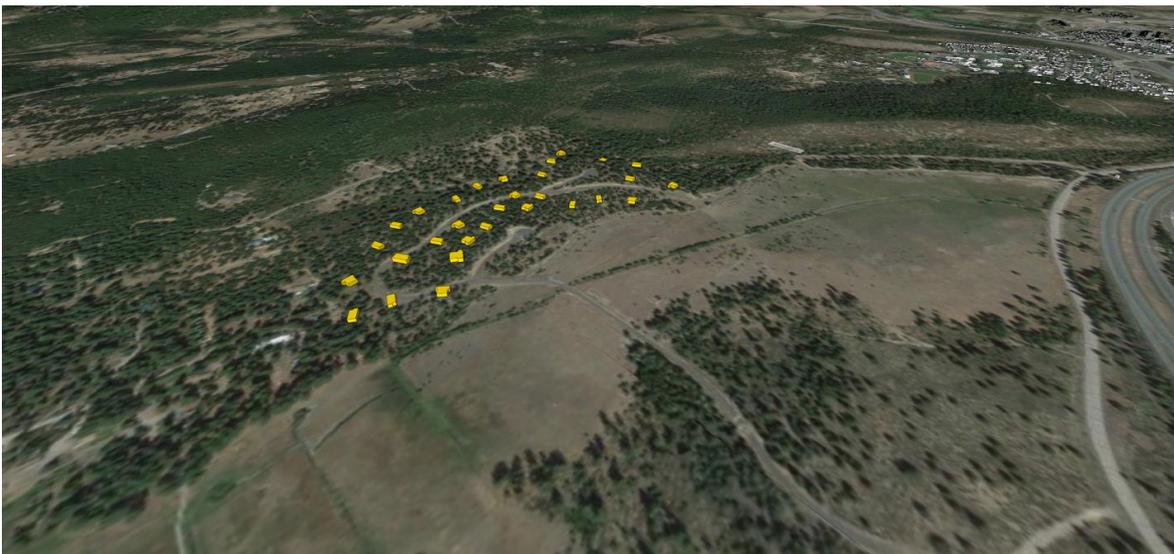
Vista Heights

Vista Heights is located in South Weed west of I-5 and consists of vacant land that has been subdivided for single-family homes. The Business As Usual Scenario assumes the construction of low-density single-family homes that have a more rural and secluded character than the rest of the City's housing stock. These homes will be surrounded by open space, prime forestland, and will have stunning views Mount Shasta. Figure 4.2.12 shows existing conditions in Vista Heights and Figure 4.2.13 shows the future vision for Vista Heights in the Business as Usual scenario.

Figure 4.2.12 Vista Heights Existing Conditions, Business as Usual



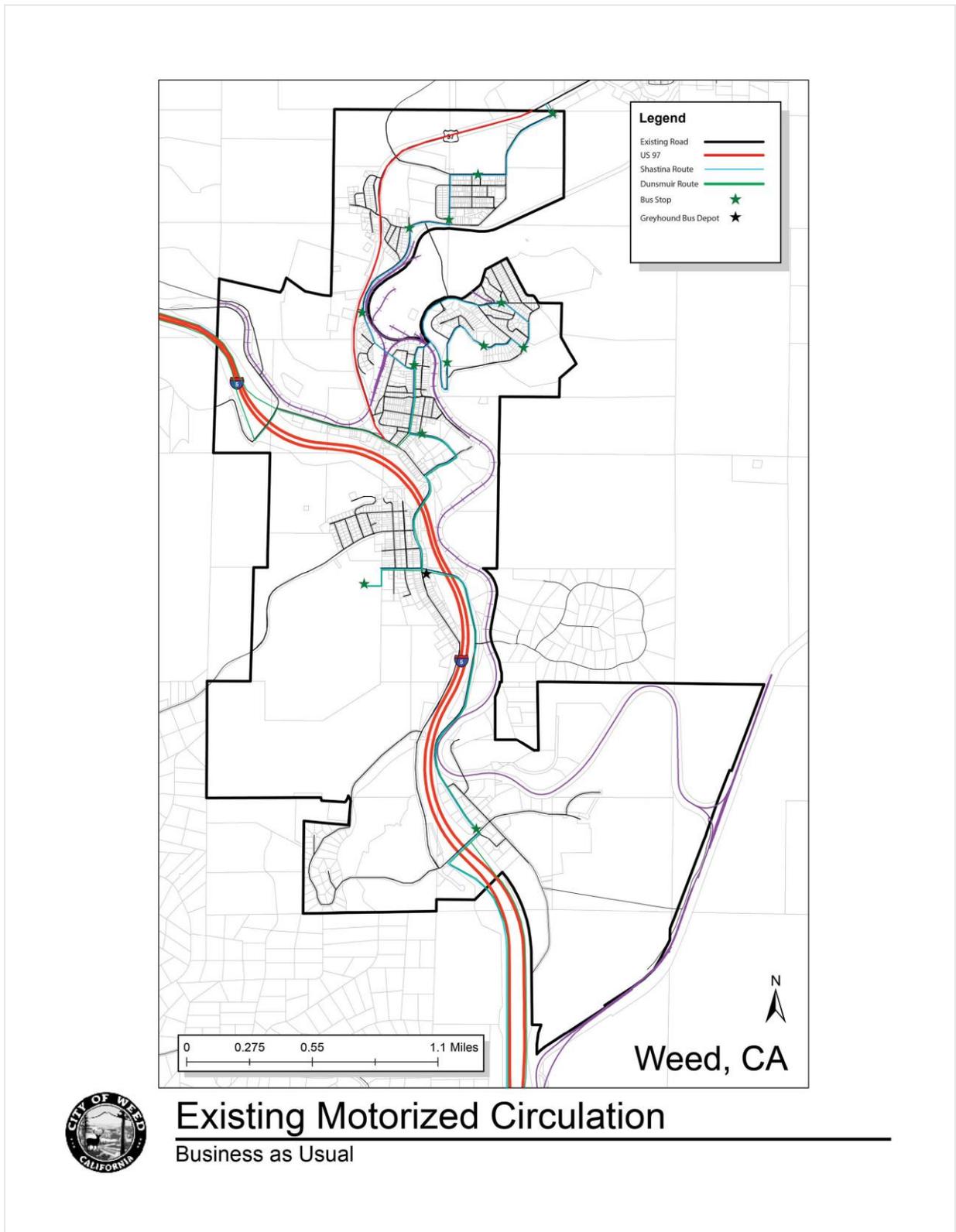
Figure 4.2.13 Vista Heights Proposed Condition, Business as Usual



4.2.4 Circulation

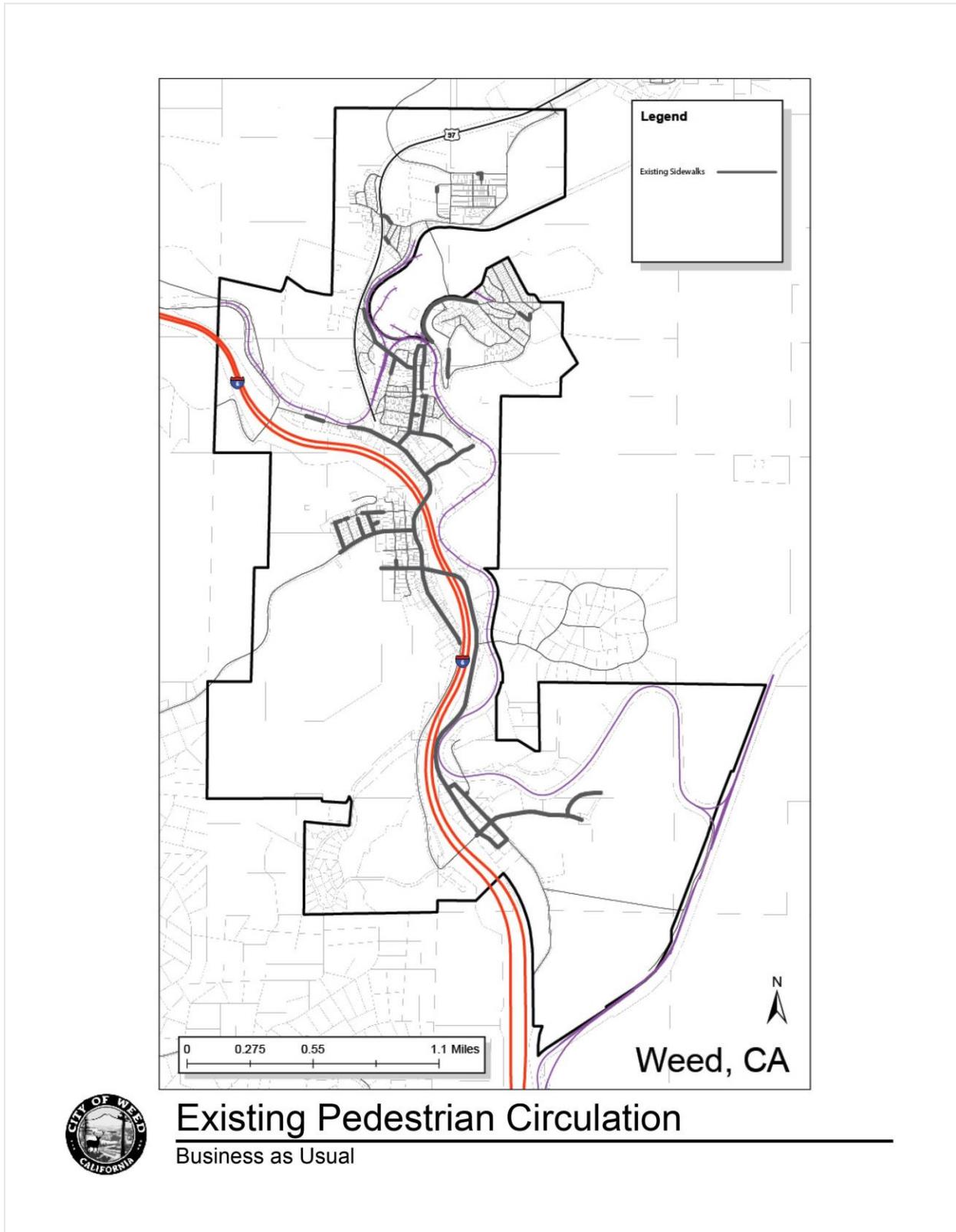
Under Business as Usual conditions, Weed's circulation system would remain primarily auto-oriented, within minimal improvements or expansion to the existing roadway network. Public transportation service would maintain in its existing state, serving core areas of the City but not providing frequent or adequate service to make transit a feasible transportation option. The amount of bicyclists and pedestrians is projected to maintain stagnant, with far more people walking in the City due to close proximity of destinations. However, Business as Usual would lead to minimal expansion of the sidewalk network, which will discourage further pedestrian activity and continue to put pedestrians at risk of speeding vehicles. Weed's bicycle network would continue to be minimal, thereby further discouraging residents from biking for transportation or recreational purposes in the City. Map 4.2 shows the conceptual circulation network for motorized transportation under the Business as Usual Scenario. Map 4.3 shows the conception circulation for pedestrian and bicycle transportation under the Business as Usual Scenario.

Map 4.2 Conceptual Motorized Circulation, Business as Usual



Source: City of Weed, 2016

Map 4.3 Conceptual Pedestrian Circulation, Business as Usual



Source: City of Weed, 2016

4.2.5 Outcomes

The Business as Usual Scenario would result in a very similar pattern to Weed's existing condition by 2040, with very few proposed land use changes. The City's housing stock would remain predominantly low-density, with new housing accommodated through infill development in Weed's existing neighborhoods. Minor residential expansion is projected to occur in Angel Valley as well as Vista Heights. A designated mixed-use area along Main Street is intended to promote the revitalization of buildings and attract new businesses to downtown. This strategy is intended to capitalize on the existing mixed-use buildings that have potential to help transform the area into a more vibrant corridor. While some jobs will be created through expansion of retail and service in Central Weed, the majority of anticipated job growth under Business as Usual conditions will be absorbed by highway-serving commercial expansion in South Weed.

4.3 Moderate Growth Alternative

The Moderate Growth Alternative targets additional growth beyond the Business as Usual Scenario. In this scenario, the City can preserve existing low-density neighborhoods while accommodating future housing needs by concentrating higher-density housing options in core areas of the City. Moderate Growth aims to foster employment growth across sectors by allocating land to commercial development along key corridors within the City. A fundamental concept of the Moderate Growth Alternative is to place retail, jobs, and services within walkable and bikeable distances of residential development. Circulation improvements are proposed to enhance the transportation network for public transit, bicycles, and pedestrians in order to create a more accessible city.

The Moderate Growth Alternative accommodates growth in population, housing, and employment by focusing development in six key growth areas:

1. Angel Valley
2. School House Hill
3. Central Weed
4. Bel Air
5. South Weed
6. Vista Heights

4.3.1 Growth Assumptions

The Moderate Growth Alternative assumes that population and employment growth will surpass the historical trend in Weed over the last five years. The growth assumptions in this scenario are based on the annual growth rate in California over the last five years, which projects the addition of twice as many jobs in 2040 as the Business as Usual Scenario. The job target equates to a population growth of 514, resulting in about 3,481 total residents by 2040. Consequently, the Moderate Growth Alternative requires an additional 350 housing units to accommodate population growth. Table 4.3.1 shows the population, housing, and employment projections under the Moderate Growth Alternative.

Table 4.3.1 Moderate Growth Alternative Assumptions

Assumptions	2010	2040	2010 – 2040 Change
Population Target	2,967	3,481	514
Housing Target	1,233	1,583	350
Employment Target	1,444	1,838	394

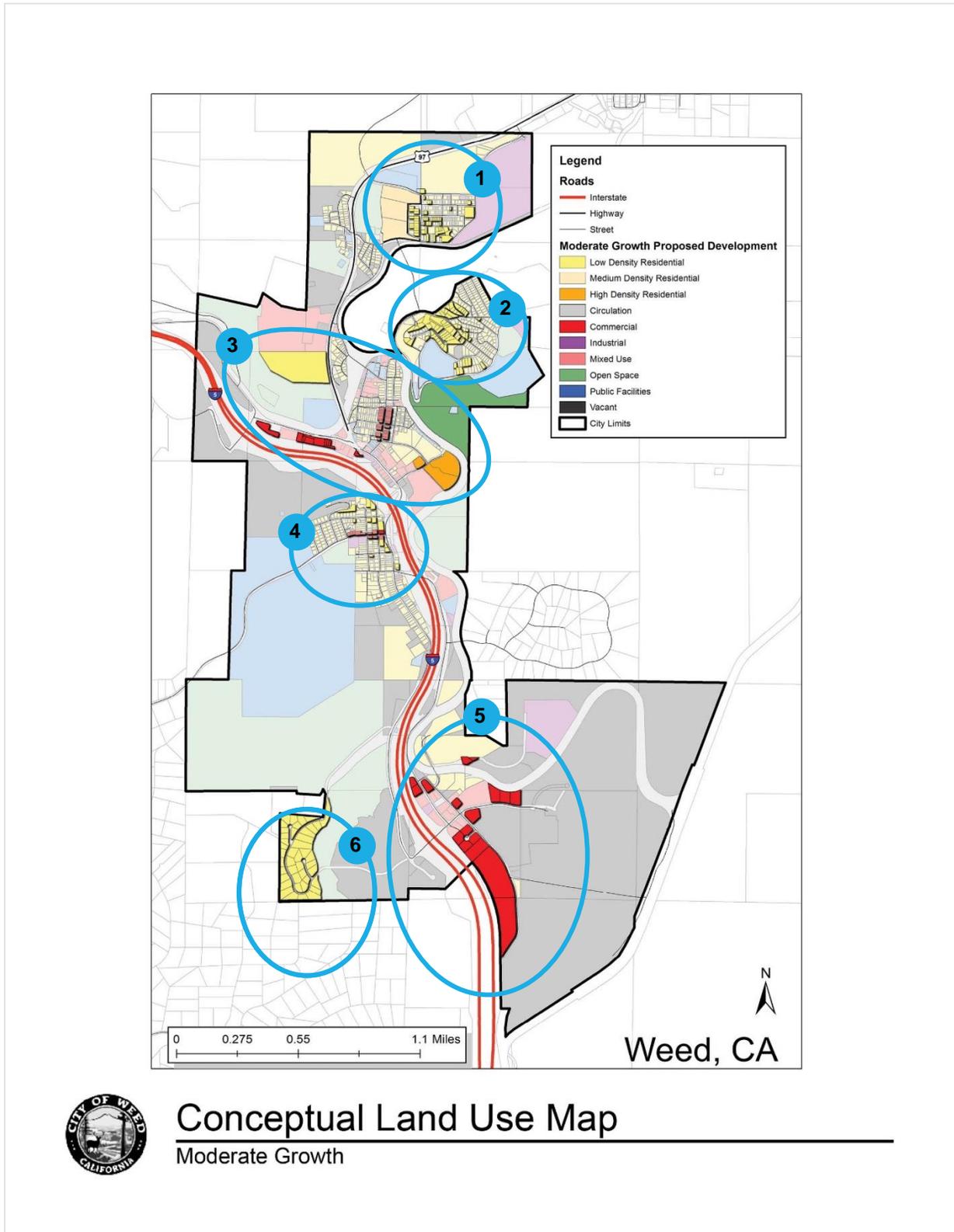
Source Cal Poly Planning Team, 2016

4.3.2 Conceptual Land Use

The Moderate Growth Alternative plans for the City of Weed to meet future population growth, housing, and employment needs through 2040. This alternative meets the City's needs by: (1) providing a mix of commercial land uses, (2) diversifying the housing stock through a mix of residential densities, and (3) creating a continuous active transportation network throughout the City. Conceptual land uses are illustrated in Map 4.2 and are based on development constraints and opportunities, existing conditions in Weed, and feedback gathered throughout the community outreach process. The bolded areas in Map 4.2 indicate new or changed land uses. Higher-density residential land uses are concentrated in core areas of the City, with low-density residential expansion along the periphery of existing neighborhoods. The purpose of these land use allocations is to ensure that residents are within a $\frac{1}{4}$ to $\frac{1}{2}$ mile walkable radius of housing, recreation, goods, and services. Changes will reflect the City's small-town character by limiting building heights in key growth areas.

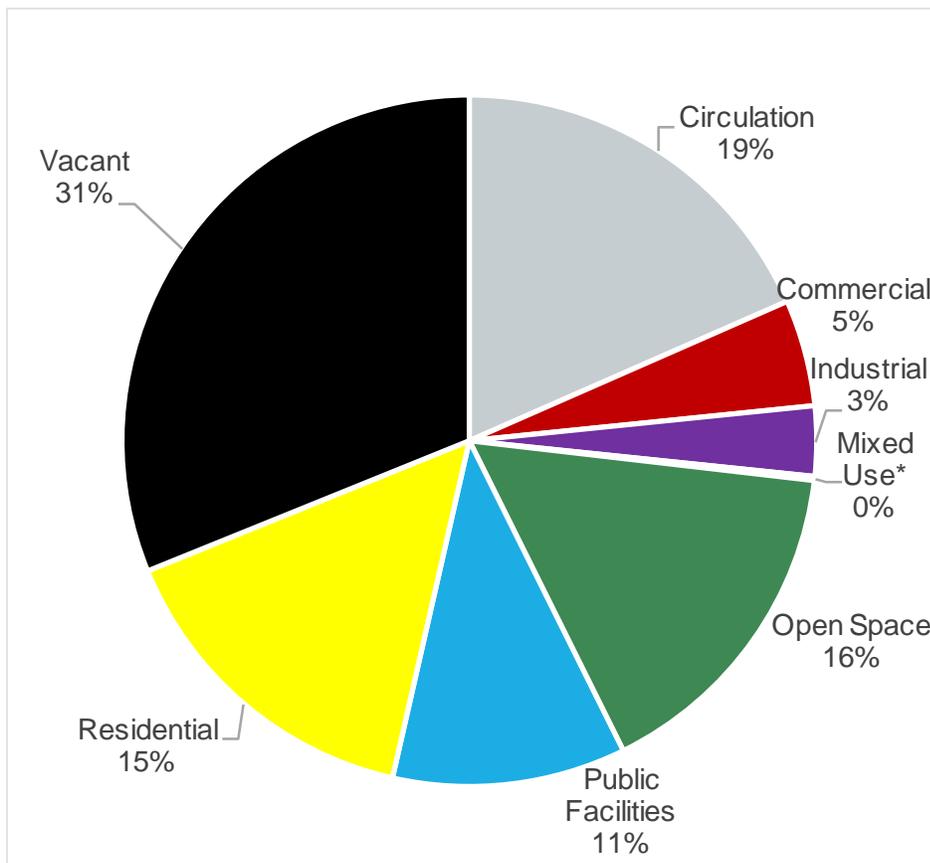
The Moderate Growth Scenario concentrates growth well within Weed's city limits, occupying about 5 percent of existing vacant land. Residential and open space land will increase to approximately 15 percent of Weed's total land each. Commercial, industrial, and mixed-use land uses will also undergo a slight increase in this scenario to ensure sufficient land to accommodate economic growth. The distribution of land use types is shown in Figure 4.3.1.

Map 4.3 Moderate Growth Conceptual Land Use Map



Source: Cal Poly Planning Team, 2016

Figure 4.3.1 Land Use Distribution, Moderate Growth



*Mixed Use comprises of less than 0.2 percent of land use in Weed.
Source: Cal Poly Planning Team, 2016

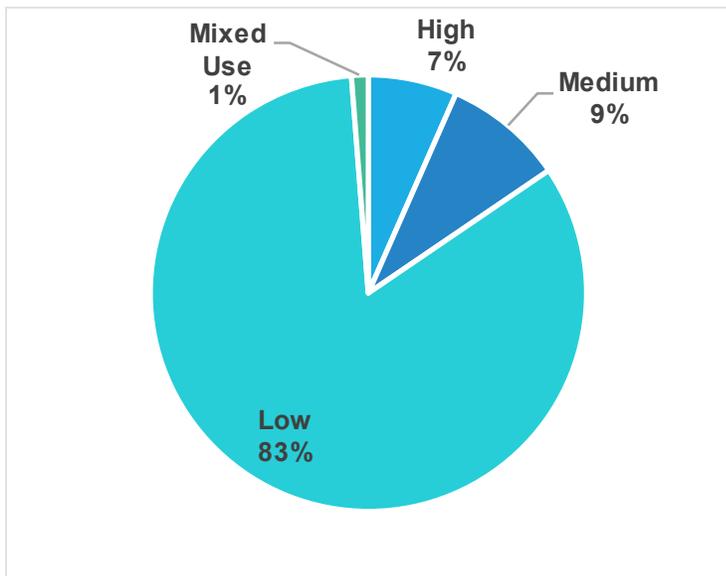
Residential Land Use

The anticipated population growth in the Moderate Growth Alternative will require the City to house an additional 514 residents by 2040, which translates to about 350 additional housing units. Housing need is accommodated through a mix of low, medium, and high-density residential land uses as well as mixed-use. The location and distribution of residential land aims to preserve the character of single-family neighborhoods and prioritizes development on vacant and underutilized parcels within the City.

By distributing housing in key growth areas, a total of 423 housing units could be accommodated by 2040, with the majority of additional homes being single-family detached. The majority of residential growth is proposed in Angel Valley, with medium-density development comprising most of the neighborhood’s additional housing units. Residential development in the downtown area will be more focused on higher-density housing options.

As shown in Figure 4.3.2, new development between now and 2040 will focus on medium density housing while ensuring that low-density single-family homes remain the predominant housing type in Weed. Table 4.3.2 shows the breakdown of proposed housing densities in the Moderate Growth Alternative. These densities are intended to match the existing condition in Weed and accommodate new residential development that is compatible with the character of existing neighborhoods.

Figure 4.3.2 Distribution of Residential Densities by Acreage, Moderate Growth



Source: Cal Poly Planning Team, 2016

Table 4.3.2 Housing by Density under Moderate Growth

Moderate Growth: Housing by Density						
Residential Densities	Dwelling Units Per Acre	Number of Stories	Parcels	% of Total Parcels	Acreage	% of Total Acres
High Density	11 - 21	1 - 2	19	1.8%	31.4	6.6%
Medium Density	6 - 10	1 - 3	28	2.7%	42.5	8.9%
Low Density	0.5 - 5	1 - 3	948	91.5%	396.9	83.3%
Mixed Use	6 - 10	1 - 3	41	4.0%	5.9	1.2%
Total			1,036	100.0%	476.7	100.0%

Source: Cal Poly Planning Team, 2016

Table 4.3.3 Moderate Growth Proposed Added Densities

Moderate Growth: Proposed Added Densities				
Growth Areas	Residential Densities	Approximate Acreage	Approximate Units per acre	Estimated Units
Angel Valley	Low Density	8.8	3	26
	Medium Density	19.7	10	197
School House Hill	Low Density	17.4	4	70
Central Weed	Mixed Use	0.2	15	3
	Medium Density	2.7	10	27
	High Density	1.2	20	23
Vista Heights	Low Density	38.9	2	78
Total		88.8		423

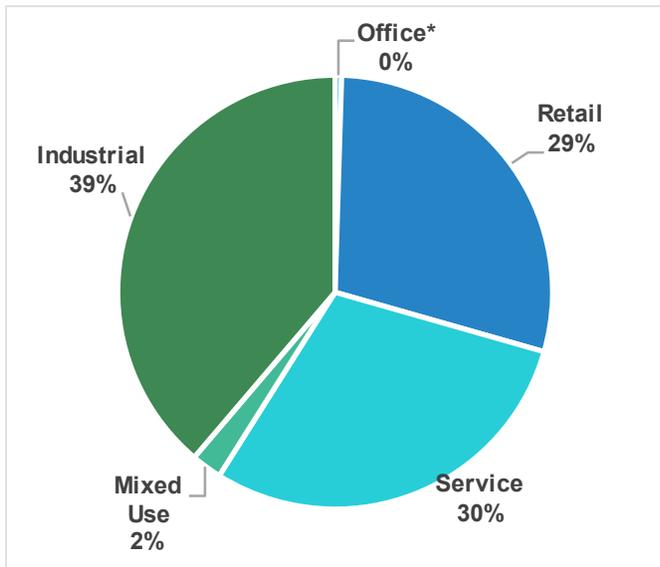
Source: Cal Poly Planning Team, 2016

Commercial Land Use

The Moderate Growth Scenario anticipates the addition of nearly 400 jobs by 2040. To accommodate and stimulate job growth, this scenario allocates various types of commercial land uses throughout the City. New commercial land uses are proposed that intensify existing commercial corridors. Commercial development is proposed in vacant and underutilized parcels along Main Street and North Weed Boulevard, along College Avenue, and Black Butte Drive in South Weed. Proposed commercial land uses are shown in relation to existing commercial land in Map 4.3.

Under the Moderate Growth Alternative, commercial land uses in Central Weed along Main Street and North Weed Boulevard would create employment opportunities in retail, office, and service sectors. Mixed-use development along College Avenue would provide additional employment opportunities of this nature. Commercial land uses in South Weed along Black Butte Drive are geared towards highway-serving businesses that foster blue-collar job opportunities and generate revenue for the City. Figure 4.3.4 shows the distribution of commercial land use types in the Moderate Growth Alternative. Proposed commercial acreages and employment potentials are detailed in Table 4.3.5.

Table 4.3.4 Distribution of Commercial Land Use by Acreage, Moderate Growth



*Office comprises of less than 0.5 percent of commercial land use in Weed.
 Source: Cal Poly Planning Team, 2016

Table 4.3.5 Moderate Growth Proposed Commercial Acreages & Employment Potential

Moderate Growth Proposed Commercial Acreages and Employment Potential				
Key Growth Areas	Approximate Acreage	Land Use Designation	Standard for Jobs/Acre	Job Growth Potential
South Weed	42.8	Commercial (Retail & Service)	10	428
Bel Air	0.3	Commercial (Retail & Service)	10	3
	1.6	Mixed Use (Retail & Office)	15	25
Central Weed	5.7	Commercial (Retail & Service)	10	57
	0.2	Mixed Use	15	3
Maximum Job Added				514
Existing Number of Jobs				1,444
Maximum Jobs				1,958
2040 Job Growth Target				350
Difference				1,608
Estimated Growth in Retail/Service Jobs				490
Estimated Growth in Office Jobs				25
Estimated Growth in Industrial Jobs				0

Source: Cal Poly Planning Team, 2016

4.3.3 Key Growth Areas

Angel Valley

The Moderate Growth Scenario envisions the continuation of Angel Valley as a solely residential neighborhood with a mix of housing densities to accommodate population growth by 2040. Angel Valley would include medium-density housing options such as multifamily dwellings and townhomes located in the vacant land east of Charlie Byrd Park, with infill of small-lot single-family homes in the existing residential neighborhood. The purpose of locating additional housing in Angel Valley is to maintain the neighborhood's peaceful residential character while providing diverse housing options that meet the needs of all residents. A benefit of locating medium-density housing adjacent to Charlie Byrd Park is that residents will have access to recreational opportunities provided by the park. Under the Moderate Growth Scenario, 29 additional acres of land would be available for residential uses, accommodating a total of 197 medium-density housing units and 26 single-family homes. Figure 4.3.3 shows existing conditions in Angel Valley and Figure 4.3.4 shows the future vision for Angel Valley in the Moderate Growth Scenario.

Figure 4.3.3 Angel Valley Existing Condition, Moderate Growth



Figure 4.3.4 Angel Valley Future Vision, Moderate Growth



School House Hill

The Moderate Growth Scenario anticipates the reconstruction of 70 homes in the School House Hill neighborhood that were lost during the 2014 Boles Fire. Prioritizing infill development of single-family homes in this key growth area is intended to maintain consistency with the current land use pattern. A building height limit of two stories and a density standard of no more than four dwelling units/acre will ensure that the neighborhood retains its peaceful character. Figure 4.3.5 shows existing conditions in School House Hill and Figure 4.3.6 shows the future vision for School House Hill in the Moderate Growth Scenario.

Figure 4.3.5 School House Hill Existing Condition, Moderate Growth



Figure 4.3.6 School House Hill Future Vision, Moderate Growth



Central Weed

The Moderate Growth Scenario aims to concentrate residential development in the City's core primarily by locating a range of new housing developments in the Central Weed area. Revitalization of mixed-use buildings in the Historic Downtown and infill of commercial development along North Weed Boulevard would provide residents with access to everyday goods and service. The Moderate Growth Scenario aims to transform downtown Weed into the City's central activity hub with retail opportunities that cater to tourists and local residents. As the City's dominant commercial area, Central Weed would stimulate job growth and create an enhanced sense of place that reflects the City's historic character. Although infill development of mixed-use buildings is proposed, limiting building heights to a maximum of three stories will ensure that the City retains its small-town feel and iconic views of Mount Shasta.

A key feature of Central Weed in the Moderate Growth Scenario is the addition of low to medium-density residential development north of the Weed Golf Course. This development would be targeted at accommodating Weed's aging population by prioritizing senior housing or a retirement community in this serene location. Residents in this area would also be located within close proximity to Main Street that would reduce the need to drive long distances to acquire goods and services. Circulation improvements in Central Weed under the Moderate Growth Scenario include minor traffic calming improvements along South Weed Boulevard, provision of bicycle lanes along Main Street, and improved sidewalk connectivity that cater to an enhanced pedestrian experience. Figure 4.3.7 shows the existing condition of Central Weed and Figure 4.3.8 shows what the neighborhood could look like by 2040.

Figure 4.3.7 Central Weed Existing Conditions, Moderate Growth



Figure 4.3.8 Central Weed Future Vision, Moderate Growth



Bel Air

The Bel Air key growth area is one of the City's central neighborhoods, with predominantly single-family homes, the iconic Mount Shasta Brewery, and Bel Air Park. A prominent feature of the neighborhood is the College of the Siskiyous, which comprises much of the City's population and occupies a large plot of land along the City's western border. The Moderate Growth Scenario aims to capitalize on the

presence of the College of the Siskiyous by developing a small-scale commercial corridor that primarily caters to the needs of students. This commercial center would be located along College Avenue, and would be characterized by mixed-use buildings that contain retail, office, and residential uses. Infill development of single-family detached homes along the neighborhood's periphery are proposed to accommodate population growth. Since residents of Bel Air must travel roughly one mile to reach the nearest commercial area in downtown, this scenario aims to create a hub of services that are within a walkable distance. The Moderate Growth Alternative also aims to integrate more pedestrian amenities and bicycle facilities into the local roadway network. Incorporating principles of complete streets along College Avenue would enhance safety and provide college students with improved access to the City since college students often rely on non-motorized modes of transportation. Figure 4.3.9 shows the existing condition of Bel Air and Figure 4.3.10 shows the future vision of the area under the Moderate Growth Scenario.

Figure 4.3.9 Bel Air Existing Conditions, Moderate Growth



Figure 4.3.10 Bel Air Future Vision, Moderate Growth



South Weed

The Moderate Growth Alternative proposes the continuation of highway-serving commercial land uses in South Weed along the Vista Drive exit off I-5. Existing commercial development along Black Butte Drive provides a major source of revenue to the City, and residents expressed during community outreach that they would like to see an expansion of such development in the area. Expanded commercial development along Black Butte Drive is intended to attract additional traffic from passersby on I-5. To accommodate additional traffic, South Weed would be a priority location for roadway improvements, enhanced traffic control, and the provision of adequate parking facilities.

Development in South Weed is anticipated to occupy approximately 43 additional acres of land, which translates to the creation of roughly 430 jobs. These jobs would be primarily concentrated in the service sector, with some opportunity for office and light industrial land uses. Figure 4.3.11 shows the existing condition of South Weed and Figure 4.3.12 shows the future vision of the area under the Moderate Growth Scenario.

Figure 4.3.11 South Weed Existing Conditions, Moderate Growth



Figure 4.3.12 South Weed Future Vision, Moderate Growth



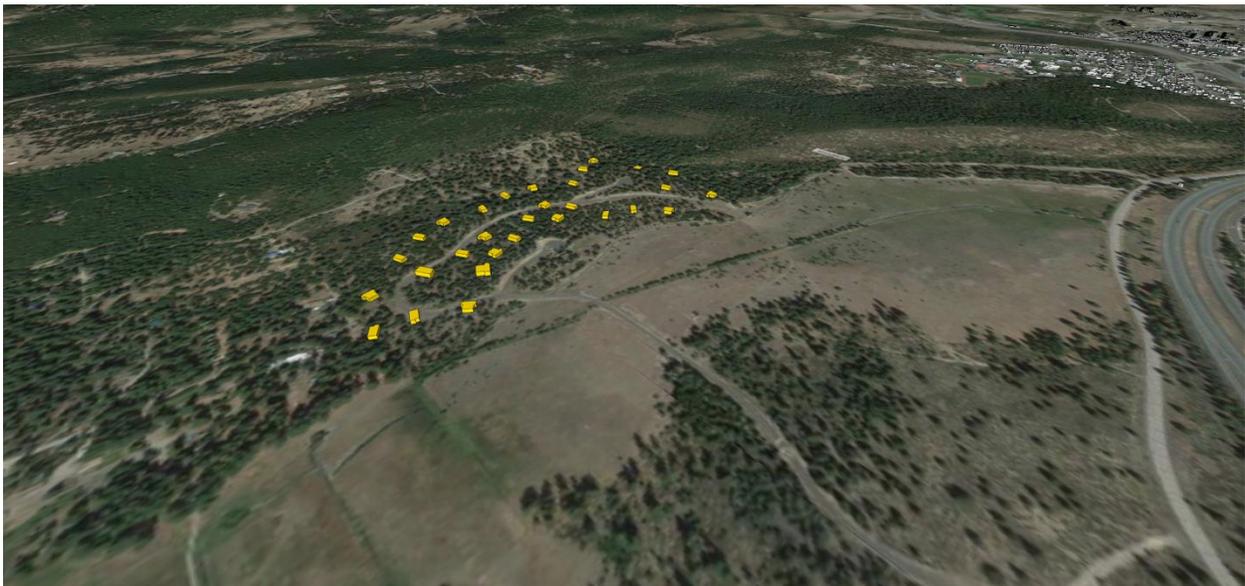
Vista Heights

The Moderate Growth Alternative anticipates the construction of large-lot single-family homes in the Vista Heights neighborhood along the City's southwest border. Vacant land in this area has been subdivided to accommodate low-density residential development. Under the Moderate Growth Alternative, Vista Heights could support roughly 80 homes, which translates to approximately two dwelling units per acre. Transportation infrastructure exists that can support new development; however, extension of utilities and service may be necessary to serve the new development. Figure 4.3.13 and Figure 4.3.14 show the existing condition and future vision of Vista Heights under the Moderate Growth Scenario.

Figure 4.3.13 Vista Heights Existing Conditions, Moderate Growth



Figure 4.3.14 Vista Heights Future Vision, Moderate Growth

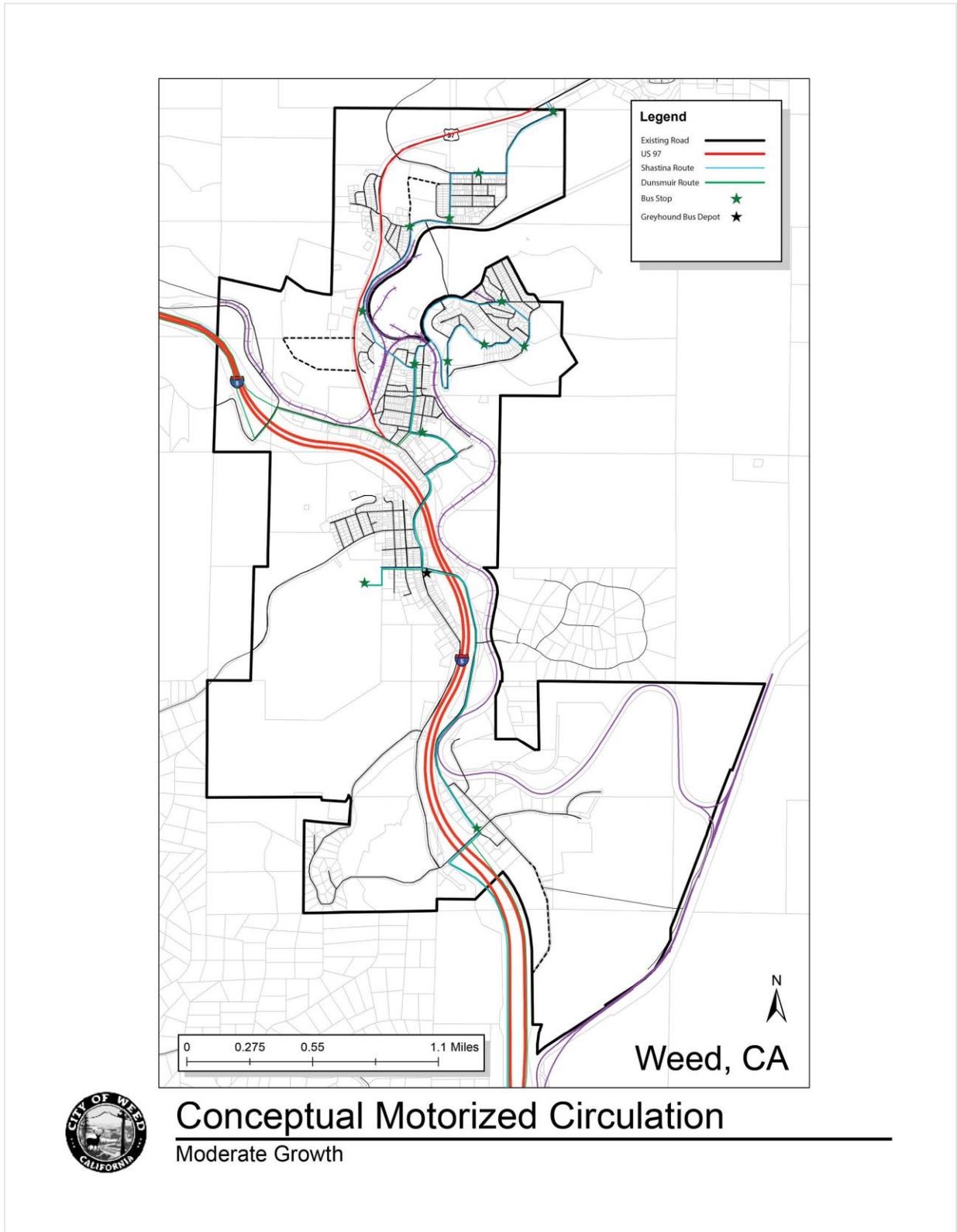


4.3.4 Circulation

The Moderate Growth Alternative proposes a complete network of sidewalks and bicycle infrastructure that will provide additional opportunities for walking and biking in Weed. This scenario targets improvements for all modes of transportation, while emphasizing the integration of complete streets principles along the City's commercial corridors. Traffic calming mechanisms including speed bumps, textured pavement, and signage are proposed along roads with fast-moving traffic to notify drivers that they are entering an area with high pedestrian activity. The Moderate Growth Alternative also focuses on enhancing safety and reducing vehicle damage by prioritizing pavement repair in Angel Valley, School House Hill, Central Weed, and Bel Air.

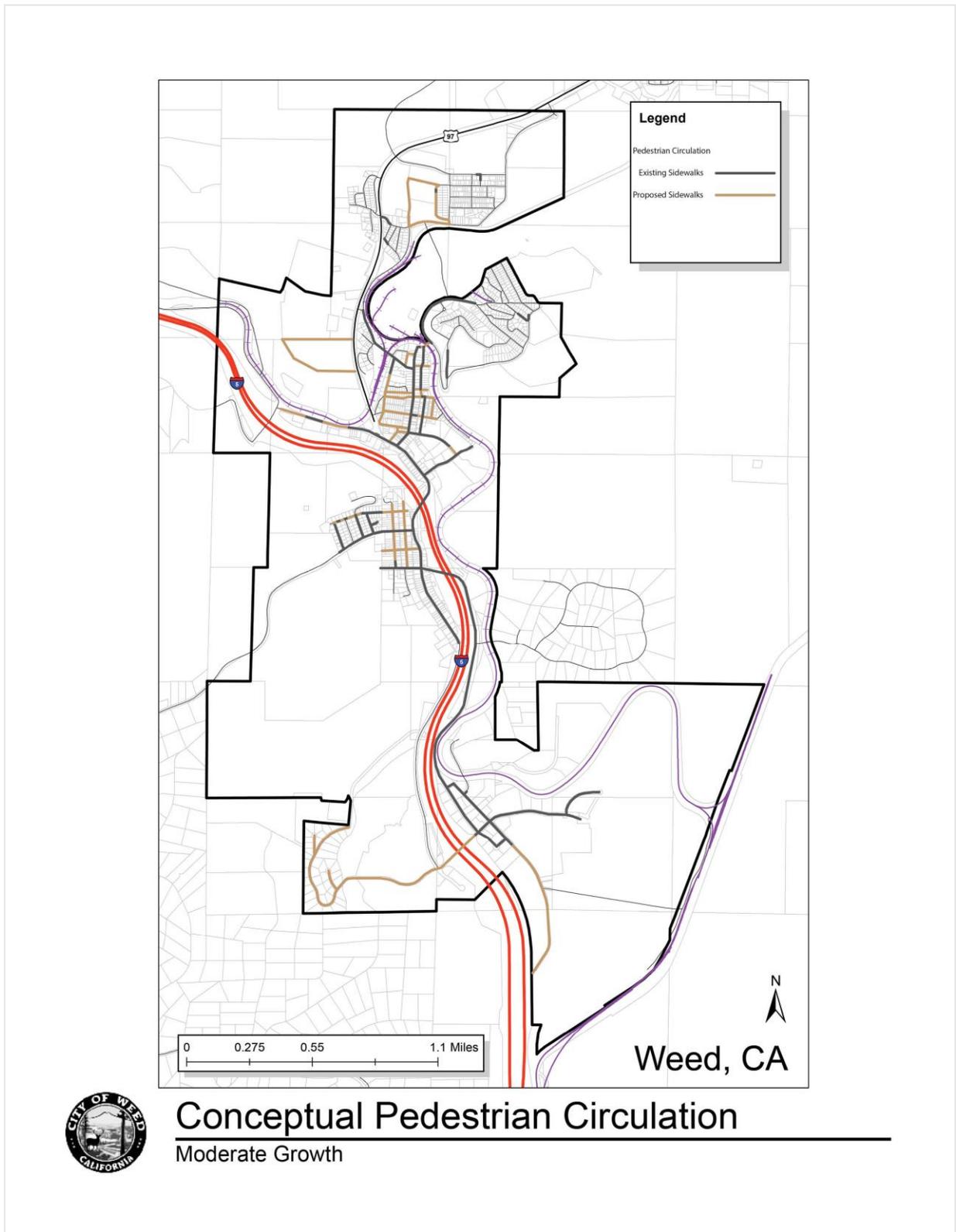
Maps 4.4 – 4.6 reflect the proposed circulation network for motorized and non-motorized modes of transportation. As shown in Map 4.4, the Moderate Growth Alternative includes an extension of Black Butte Drive to accommodate commercial growth as well as expansion of the roadway network north of the Weed Golf Course and in Angel Valley to serve new residential development. Map 4.5 shows where sidewalk repair and extension would occur under the Moderate Growth Alternative, with most of the repair prioritized in core areas of the City with higher pedestrian traffic. The proposed bicycle network is displayed in Map 4.6. Bike lanes are proposed along the City's major corridors, with an emphasis on shared roadway amenities along local roads. The Moderate Growth Alternative does not propose any addition or expansion of multi-use trails within the City.

Map 4.4 Conceptual Motorized Circulation Map, Moderate Growth



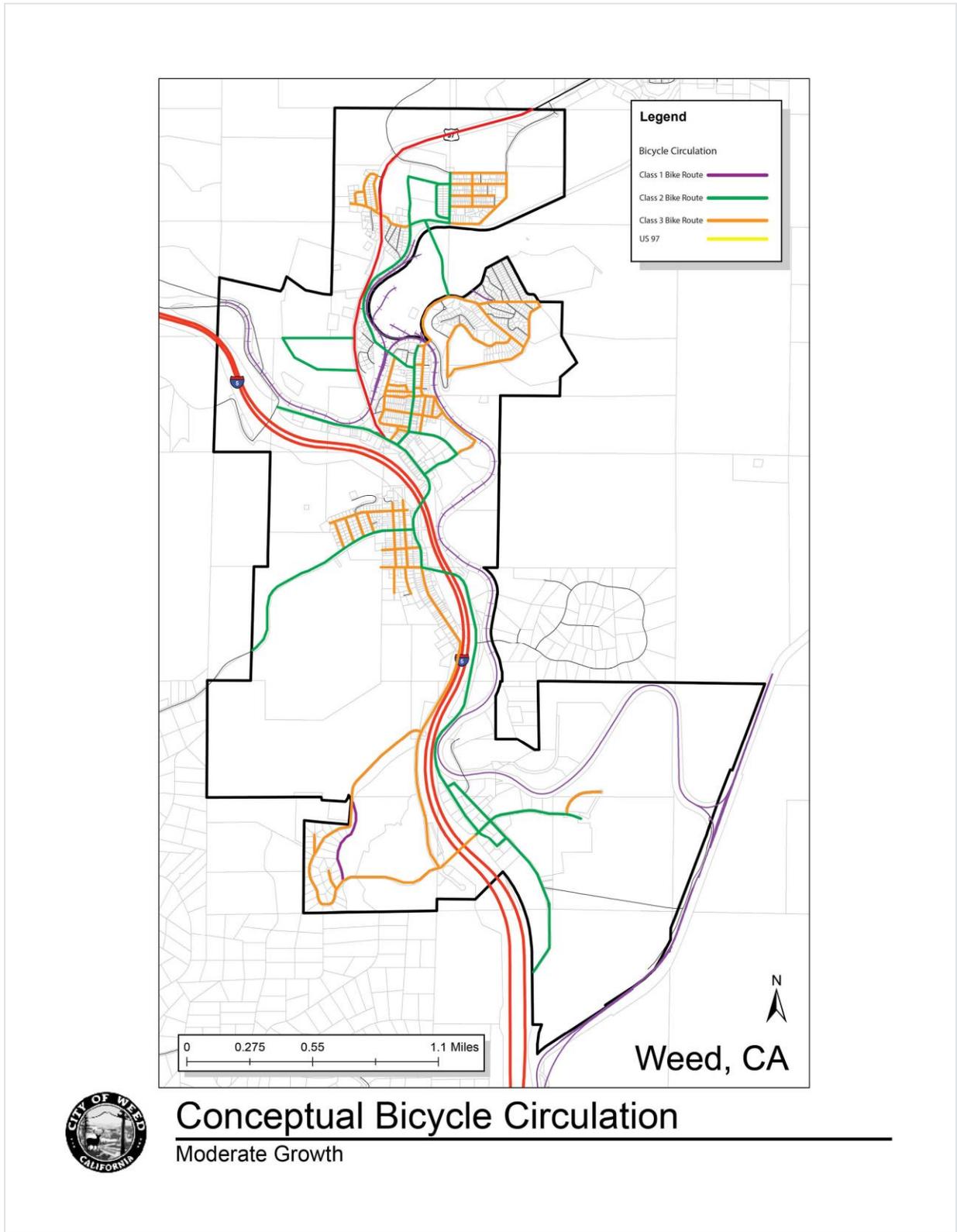
Source: Cal Poly Planning Team, 2016

Map 4.5 Conceptual Pedestrian Circulation Map, Moderate Growth



Source: Cal Poly Planning Team, 2016

Map 4.6 Conceptual Bicycle Circulation Map, Moderate Growth



Source: Cal Poly Planning Team, 2016

4.3.5 Outcomes

The Moderate Growth Scenario could result in 423 additional housing units and over 400 additional jobs by 2040. The Alternative calls for strategic growth while retaining the small-town and historic character of Weed that community members wish to maintain. Emphasis on infill and redevelopment of vacant and underutilized parcels aims to accommodate higher-density housing options in core areas of the City. A mix of townhomes, multifamily homes, apartments, and duplexes will ensure that there is ample housing to meet the diverse needs of Weed's growing population. Mixed-use residential, retail, service, and office uses along Main Street and College Avenue will encourage residents to walk more frequently and increase retail and service opportunities for residents and tourists alike. An improved and continuous network of sidewalks throughout the City will also support walkability.

4.4 Progressive Growth Scenario

The Progressive Growth Alternative targets the largest amount of growth of all three development alternatives. To accommodate population, housing, and employment growth, the Progressive Growth Scenario proposes many changes to land use and density throughout the City. The scenario envisions a reinvigorated local economy driven by job growth in anchor industries and a variety of housing types to accommodate the City's growing population and workforce. The fundamental concepts underlying the Progressive Growth Alternative include neighborhood centers throughout core areas of the City, enhanced mobility for all modes of transportation, expanded public facilities, and preservation of open space. This growth scenario allocates land for expanded development along the City's periphery and prioritizes more concentrated development in five key growth areas. These key growth areas are intended to enhance access to goods and services, increase local connectivity, and promote safe, healthy, and vibrant neighborhoods.

The five key growth areas in this alternative include:

1. Angel Valley
2. Historic Downtown
3. North/South Weed Boulevard
4. Bel Air
5. South Weed

4.4.1 Growth Assumptions

The Progressive Growth Alternative targets an annual job growth rate of 2 percent, which reflects the City's historic growth rate from 2002 to 2013. This alternative would result in nearly 800 additional jobs by 2040, which is twice the assumed job growth of the Moderate Growth Alternative. Considering this job target, the City would experience a 20 percent increase in population to a total of 3,602 residents by 2040. This growth would require the addition of 689 housing units to accommodate the growing population. Table 4.4.1 summarizes the population, housing, and employment targets that inform the Progressive Growth Alternative.

Table 4.4.1 Progressive Growth Alternative Assumptions

Assumptions	2010	2040	2010 – 2040 Change
Population Target	2,967	3,602	635
Housing Target	1,233	1,922	689
Employment Target	1,444	2,239	795

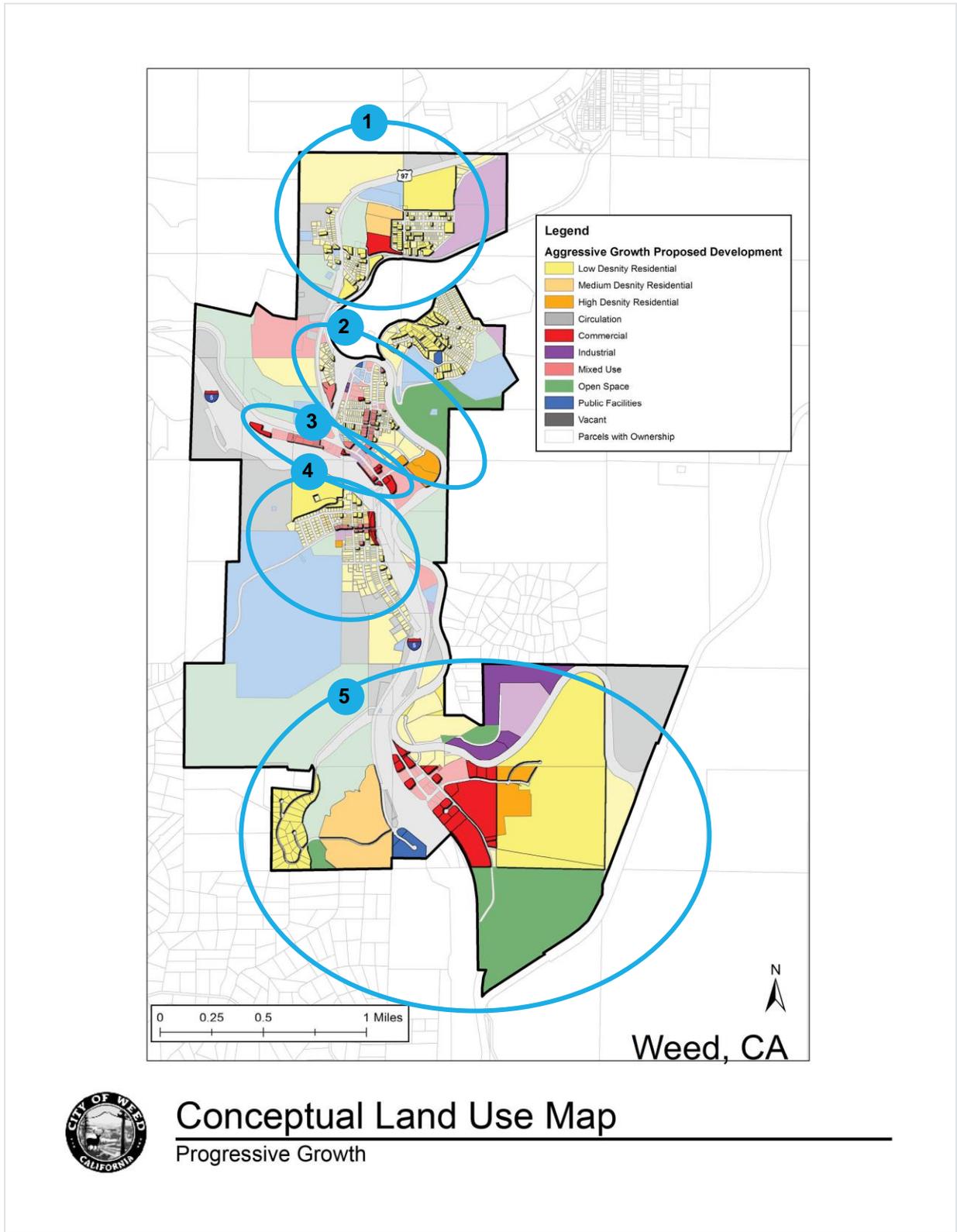
Source: Cal Poly Planning Team, 2016

4.4.2 Conceptual Land Use

The Progressive Growth Alternative allocates land for additional growth beyond the requirements necessary to accommodate population, housing, and employment targets. This alternative would result in a diversified set of land uses within the City and anticipates a build-out that would utilize about 60 percent of Weed's vacant land. Consequently, residential and open space land uses would grow to comprise about 25 percent of Weed's total land each. This scenario aims to diversify housing densities beyond the Moderate Growth Alternative by creating more options for higher-density living in core areas of the City. The Progressive Growth Alternative also proposes to increase commercial and industrial land uses in order to accommodate job growth. A slight increase in mixed-use land is proposed as well. Figure 4.4.1 shows the distribution of land uses in the Progressive Growth Alternative.

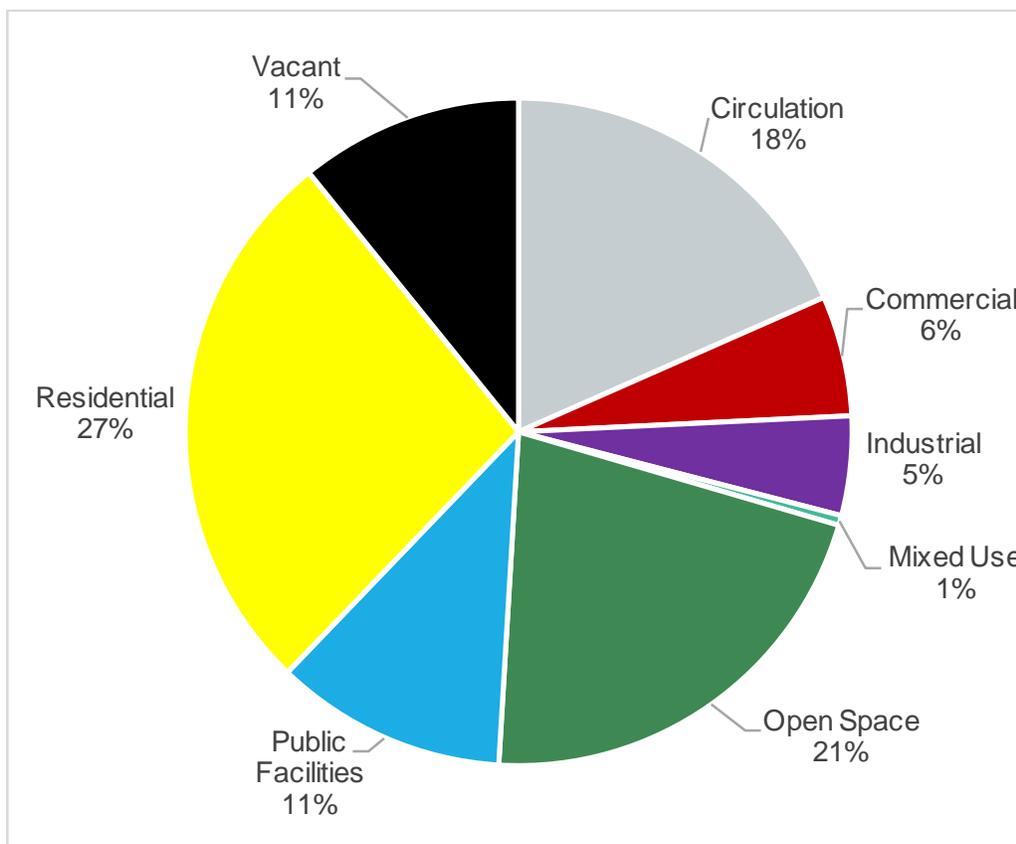
Map 4.7 shows the location of proposed land uses as well as the key growth areas in the Progressive Growth Scenario. As shown on the map, medium-density housing and neighborhood commercial development are proposed in Angel Valley, with high-density housing and mixed-use infill development in Historic Downtown. These higher-density housing options are intended to accommodate a large increase in population while preserving open space along the City's periphery. Commercial expansion is proposed along North and South Weed Boulevard to stimulate further job growth, with additional mixed-use and commercial development in Bel Air that is targeted at the college population. South Weed would experience growth across all land use categories, with a large increase in residential land, open space, and commercial and industrial land uses. Growth in South Weed is intended to locate housing within close proximity to jobs, retail services, and open space, thereby reducing the need to travel long distances.

Map 4.7 Conceptual Land Use Map, Progressive Growth



Source: Cal Poly Planning Team, 2016

Figure 4.4.1 Land Use Distribution, Progressive Growth

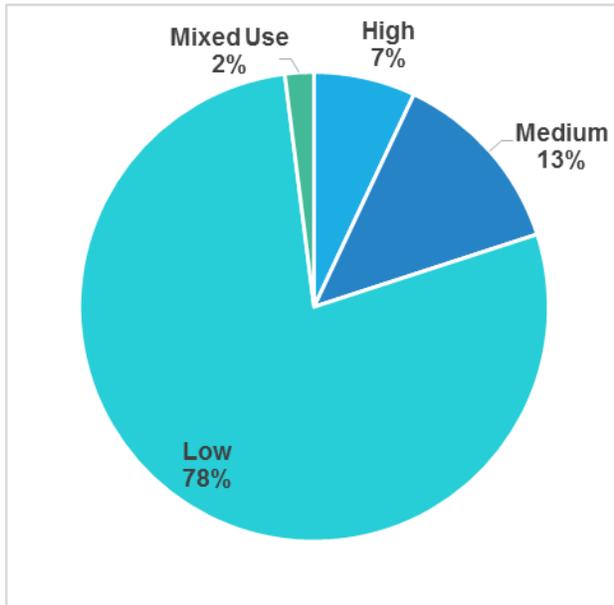


Source: Cal Poly Planning Team, 2016

Residential Land Use

In order to accommodate projected population growth under the Progressive Growth Alternative, the City would need a minimum of 689 additional housing units. The Progressive Growth Alternative plans beyond this minimum requirement by proposing residential land uses that could potentially accommodate nearly 3,439 new housing units. Table 4.4.3 details the residential potential of the Progressive Growth Alternative by key growth area. South Weed can accommodate the largest amount of housing due to its vast expanses of vacant land; however, the Progressive Growth Alternative aims to prioritize residential development in core areas of the City. The majority of proposed housing units are medium-density due to the high number of dwelling units per acre; however, more acreage within the City would be devoted to low-density single-family homes. Figure 4.4.2 shows the distribution of residential densities, which indicates that there would be an increase in medium-density, high-density, and mixed-use housing options beyond the Moderate Growth Alternative. Table 4.4.2 shows the housing density standards, building height limits, and total land acreages by density in the Progressive Growth Alternative.

Figure 4.4.2 Distribution of Residential Densities by Acreage, Progressive Growth



Source: Cal Poly Planning Team, 2016

Table 4.4.2 Housing by Density under Progressive Growth

Progressive Growth: Housing by Density						
Residential Densities	Dwelling Units Per Acre	Number of Stories	Parcels	% of Total Parcels	Acreage	% of Total Acres
High Density	16 - 35	1 - 3	20	1.8%	56.5	6.7%
Medium Density	6 - 15	1 - 2	38	3.4%	110.1	13.0%
Low Density	0.5 - 5	1 - 2	981	88.8%	663.5	78.5%
Mixed Use	6 - 20	1 - 3	66	6.0%	14.9	1.8%
Total			1,105	100.0%	845.0	100.0%

Source: Cal Poly Planning Team, 2016

Table 4.4.3 Progressive Growth: Proposed Added Densities

Progressive Growth: Proposed Added Densities				
Growth Areas	Residential Densities	Approx. Acreage	Approximate Units per acre	Estimated Units
Angel Valley	Low Density	18.7	5	94
	Medium Density	12.9	15	193
School House Hill	Low Density	17.4	5	87
Historic Downtown	Mixed Use	4.4	20	87
	Low Density	0.9	5	4
	High Density	12.1	30	362
North/South Weed Blvd	Mixed Use	3.8	20	75
Bel Air	Mixed Use	2.1	15	32
	Low Density	28.4	5	142
	Medium Density	2.2	15	33
South Weed	Mixed Use	0.3	15	5
	Low Density	240.4	2	481
	Medium Density	72.4	15	1,086
	High Density	25.3	30	759
Total		343.5		3,439

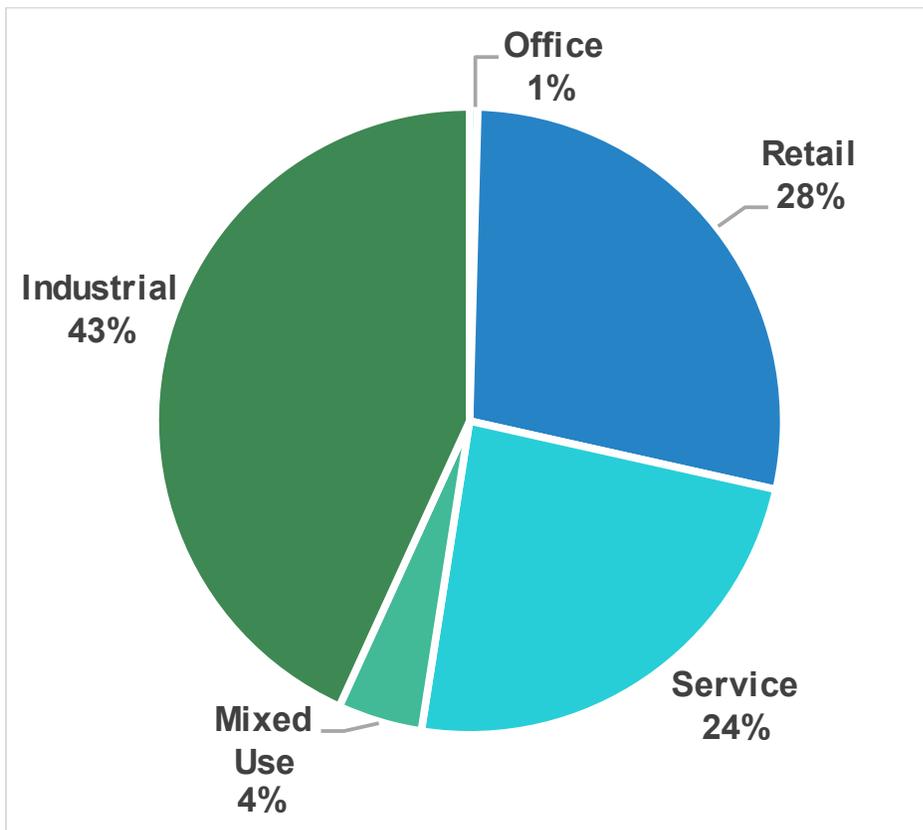
Source: Cal Poly Planning Team, 2016

Commercial Land Use

Commercial land uses in the Progressive Growth Alternative are aimed at ensuring sufficient land to accommodate growth in anchor industries while diversifying across employment sectors. The Progressive Growth Alternative targets an additional 800 jobs by 2040, which is based on the City’s annual growth rate from 2002 to 2013. The land uses designated in this alternative exceed this target by providing enough commercial land to accommodate nearly 1,400 new jobs. This would result in a total of 2,800 jobs by 2040. Table 4.4.4 details job growth potential and commercial acreages by key growth area. South Weed has the highest potential for job growth due to its abundance of vacant land and existing highway-serving commercial land uses, which can be expanded to generate additional revenue for the City. Tourist-serving commercial development is also targeted along the North and South Weed Boulevard Corridor. Commercial land uses in the remainder of the key growth areas is dedicated to mixed-use and small-scale neighborhood centers that provide residents with access to goods and services while creating local jobs.

Figure 4.4.3 shows the breakdown of commercial land use types in the Progressive Growth Alternative. The office sector is captured by the mixed-use category, which explains why the figure shows such a small amount of land dedicate to office space. Industrial land would make up nearly half of all the commercial land in Weed due to proposed expansion surrounding existing industrial land in South Weed. Under the Progressive Growth Alternative, service and retail land uses would undergo the largest amount of growth, thereby accommodating jobs in retail, tourism, and accommodation and food services.

Figure 4.4.3 Distribution of Commercial Land Use by Acreage, Progressive Growth



Source: Cal Poly Planning Team, 2016

Table 4.4.4 Progressive Growth Proposed Commercial Acreages & Employment Potential

Progressive Growth: Proposed Commercial Acreages & Employment Potential				
Key Growth Areas	Approximate Acreage	Land Use Designation	Standard for Jobs/Acre	Job Growth Potential
South Weed	60.6	Commercial (Retail & Service)	10	606
	46.9	Industrial	10	469
Bel Air	2.6	Commercial (Retail & Service)	10	26
	2.1	Mixed Use (Retail & Office)	15	32
Central Weed	2.2	Commercial (Retail & Service)	10	22
	0.3	Office	10	3
	0.4	Light Industrial	10	4
	4.4	Mixed Use	15	65
North/South Weed Blvd	2.7	Commercial (Retail & Service)	10	27
	3.8	Mixed Use	10	38
Angel Valley	6.7	Commercial (Retail)	10	67
Maximum Job Added				1,358
Existing Number of Jobs				1,444
Maximum Jobs				2,802
2040 Job Growth Target				795
Difference				563
Estimated Growth in Retail/Service Jobs				850
Estimated Growth in Office Jobs				34
Estimated Growth in Industrial Jobs				473

Source: Cal Poly Planning Team, 2016

4.4.3 Key Growth Areas

Angel Valley

The Progressive Growth Scenario envisions Angel Valley as a densified residential neighborhood with multiple housing options and a neighborhood commercial center that provides services to residents across the City. In this scenario, infill development of single-family homes would be prioritized in the existing residential neighborhood, with expanded low-density development north of California Avenue, and opportunities for multifamily housing east of Charlie Byrd Park.

The key feature of Angel Valley under the Progressive Scenario is neighborhood-serving commercial development located in the vacant parcel of land directly north of Broadway Ave. This small-scale development could bring important goods and services to the local community, thereby reducing the need to travel long distance to carry out typical errands. The development would also include public spaces and outdoor seating where residents and visitors can enjoy the scenic view of Mount Shasta. A mix of multifamily housing and apartments are proposed north of the neighborhood commercial center, which will provide an affordable and accessible housing option for people working and living in Weed. Additionally, this new housing would be located adjacent to Charlie Byrd Park, thereby providing residents with convenient access to recreation. Figure 4.4.4 and Figure 4.4.5 show the existing condition and future vision of proposed development.

Figure 4.4.4 Angel Valley Existing Condition, Progressive Growth



Figure 4.4.5 Angel Valley Future Vision, Progressive Growth



Historic Downtown

Under the Progressive Growth Scenario, Historic Downtown would become the focal point of the City, with expanded opportunities for housing, employment, and retail activity. Main Street would be transformed into a vibrant, walkable, mixed-use corridor that honors the City's historic character and attracts residents and visitors to shop and recreate in the area. Designating Main Street as a mixed-use area would maximize the amount of dwelling units and office space at the heart of the City. In order to accommodate more dense development while respecting the City's small-town character, building heights would be limited to three stories along Main Street. This is also intended to preserve viewsheds of Mount Shasta. Other key features of Main Street include an enhanced streetscape with improved lighting, additional street trees, and pedestrian amenities as well as expanded space for public facilities and community-serving commercial uses along the northern end of Main Street. Figure 4.4.6 and Figure 4.4.7 show the existing condition and future vision of Historic Downtown.

The Progressive Growth Scenario also accommodates low-density housing options through infill of small-lot single-family homes in the existing residential neighborhood. Prioritizing infill development will ensure that single-family homes are the primary housing type in Historic Downtown. To accommodate a variety of housing types, high-density residential development is proposed on the south side of Boles Street adjacent to the Boles Creek Apartments. These apartment units will be in close proximity to goods and services located along Main Street and South Weed Boulevard. The Progressive Growth Scenario does not propose any expansion to the circulation network in Historic Downtown, but establishes the neighborhood as a priority location for pavement repair, bicycle infrastructure, and a complete sidewalk network that will help encourage the use of non-motorized transportation.

Figure 4.4.6 Historic Downtown Existing Conditions, Progressive Growth



Figure 4.4.7 Historic Downtown Future Vision, Progressive Growth



North/South Weed Boulevard Corridor

The North/South Weed Boulevard corridor is an important connection between North and South Weed, and the only alternative connection to I-5. South Weed Boulevard serves traffic coming into downtown from I-5, and US 97 intersects with the junction of North and South Weed Boulevard where Ray's Grocery store is located. In its existing

condition, the corridor contains a mix of commercial uses including gas stations, motels, and restaurants that serve both residents and visitors.

The Progressive Growth Scenario emphasizes the importance of the North/South Weed Boulevard Corridor as a critical connection between the City's north and south. This scenario envisions the continuation of service and retail development along the corridor to foster job growth and expand commercial opportunities in the City's core. Infill commercial development that is compatible with existing uses along South Weed Boulevard is proposed to enhance the corridor's walkability and sense of place. Vacant parcels along North Weed Boulevard will be allocated to mixed-use development that contains both office and retail uses. A key feature of the Progressive Growth Alternative is ensuring that parking is located behind new development in order to enhance the corridor's streetscape and aesthetic quality. Figure 4.4.8 and Figure 4.4.9 show the existing condition and future vision for the North/South Weed Boulevard Corridor.

While commercial development is an important feature of this key growth area, transportation improvements such as traffic calming, sidewalk expansion, bike lanes, and transit accessibility are fundamental to actualizing the corridor's full potential. Traffic calming improvements such as speed bumps, textured crosswalks, and signage are intended to warn vehicles to slow down upon exiting the freeway. Curb bulbouts, striped crosswalks, and flashing beacons are proposed at existing intersections to enhance the pedestrian experience, increase visibility, and improve safety for all road users. The Progressive Growth Scenario prioritizes a complete sidewalk network along the North/South Weed Boulevard Corridor to ensure that pedestrians always have a safe place to walk, especially considering that the corridor serves as one of the City's official truck routes. Bicycle lanes are also proposed to ensure connectivity to Main Street, College Avenue, and Old Edgewood Road (a popular bike route). Lastly, the Progressive Growth Scenario proposes a new transit stop along North Weed Boulevard that will function as an access point to the new commercial development.

Figure 4.4.8 North/South Weed Blvd. Corridor Existing Conditions, Progressive Growth



Figure 4.4.9 North/South Weed Blvd. Corridor Future Vision, Progressive Growth



Bel Air

The Progressive Growth Alternative envisions Bel Air as a vibrant neighborhood with a variety of homes, offices, restaurants, and shops that cater locals, tourists, and the college population. Mixed-use development along College Avenue will provide retail opportunities on the ground floor, while accommodating medium-density housing options or office space above. A key feature of Bel Air under the Progressive Growth Alternative is the addition of commercial land uses along South Weed Boulevard, which

would foster additional job growth while reducing residents' exposure to noise and emissions from I-5. The purpose of commercial expansion along College Avenue and South Weed Boulevard is to create a cohesive neighborhood center that enhances the relationship between College of the Siskiyous and the rest of the City. These corridors will undergo streetscaping as well as improvements to pedestrian and bicycle infrastructure in order to promote active modes as safe and viable forms of transportation.

The Progressive Growth Alternative focuses on infill development of vacant residential land surrounding College Avenue that could accommodate multifamily homes or townhouses. Medium-density development is proposed in the neighborhood's core to enhance walkability and to ensure that there is a variety of housing types within walking distance to retail development. This key growth area also contains ample land surrounding existing residential areas that could be expanded to accommodate additional single-family homes.

Figure 4.4.10 Bel Air Existing Conditions, Progressive Growth



Figure 4.4.11 Bel Air Future Vision, Progressive Growth



South Weed

Under the Progressive Growth Alternative, South Weed would experience significant commercial and residential growth, with strategic placement of land uses to improve accessibility to retail, open space, and emergency services. Unlike the Business as Usual and Moderate Growth Scenarios, Progressive Growth targets housing development in South Weed due to the abundance of vacant land that is within close proximity to open space and services. The Progressive Growth Scenario proposes high, medium, and low-density housing options east of commercial development along Black Butte Drive, with lower density housing located farther from the highway. Medium-density housing options are proposed along Vista Drive west of I-5. The Progressive Growth Alternative also anticipates the construction of large-lot single-family homes in the Vista Heights area. With a full build-out of residential land, South Weed could accommodate approximately 2,300 new housing units by 2040.

This alternative proposes expansion and diversification of commercial land uses beyond the Moderate Growth Alternative. While still focusing on highway-serving commercial development along Black Butte Drive to increase revenue, Progressive Growth includes the development of a neighborhood commercial center west of I-5. This neighborhood center would serve as an alternative to “big box” retailers across the highway, and would provide small-scale commercial opportunities to residents and visitors. The Progressive Growth Alternative also proposes a significant increase in industrial land in South Weed adjacent to the Crystal Geyser facility to stimulate additional job growth. Commercial land uses in the South Weed key growth area have the potential to accommodate over 1,000 new jobs by 2040.

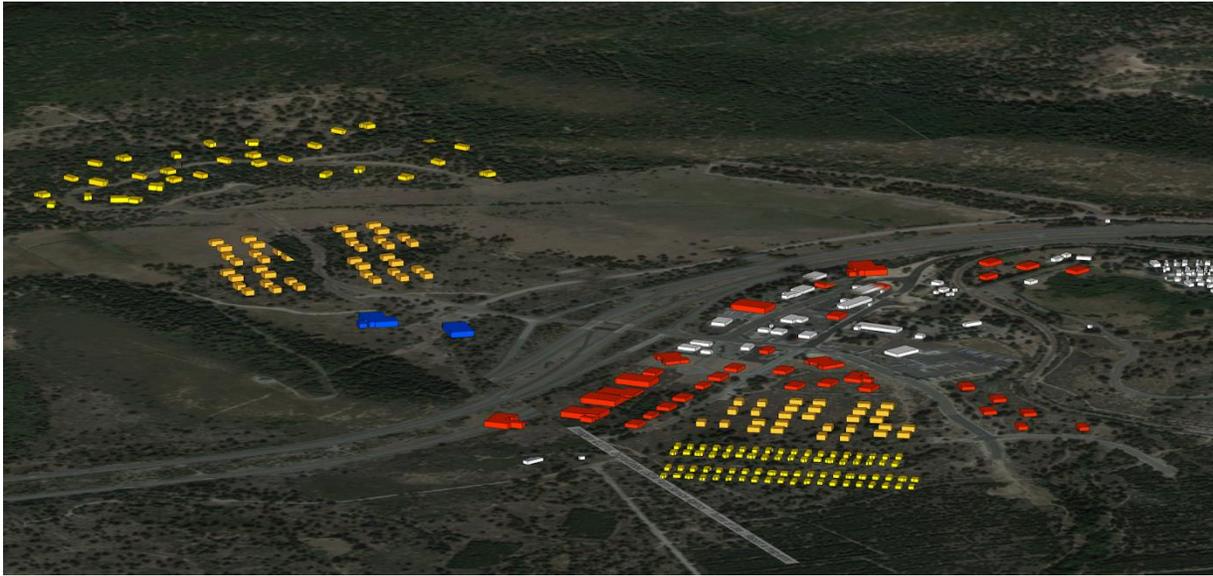
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A key feature of the Progressive Growth Alternative is preservation of open space in the Black Butte area at Weed's southern border. This area serves as a popular recreation area and important natural habitat. Open space is also proposed surrounding new residential land uses on both sides of I-5 to create a buffer from highway and industrial sources of noise and pollution, and to ensure that residents have ample access to recreational opportunities. Another key feature of South Weed is new public facilities along Vista Drive west of I-5 that would contain both fire and police services that are intended to support new development within the area. Expansion of the roadway network, services, and utilities will also be necessary to support the rapid growth anticipated in South Weed.

Figure 4.4.12 South Weed Existing Conditions, Progressive Growth



Figure 4.4.13 South Weed Future Vision, Progressive Growth



4.4.4 Circulation

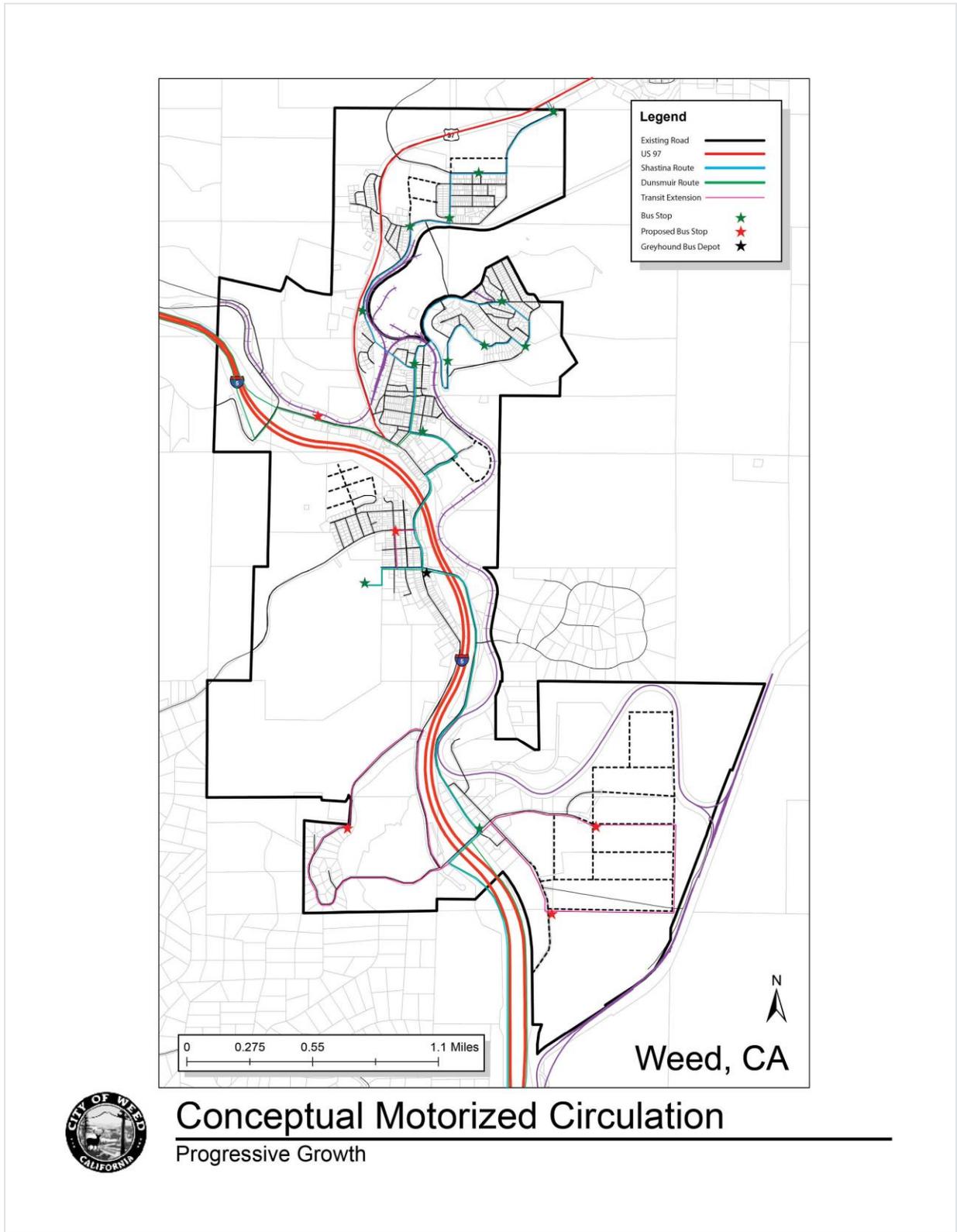
The Progressive Growth Alternative proposes a circulation system that will enhance safety, mobility, and accessibility for all modes of transportation. A complete streets emphasis with traffic calming improvements is intended to promote walking, biking, and public transportation within the between key growth areas. The Progressive Growth Alternative prioritizes sidewalk repair and construction in core areas of the City and ensures that sidewalk installation is required adjacent to new development. Map 4.9 shows the proposed pedestrian circulation network, with new and improved sidewalks highlighted in brown. A complete and connected bicycle network is also proposed under the Progressive Growth Alternative. Bicycle lanes along main corridors and shared roadway facilities on smaller residential streets will promote biking as a viable form of transportation and recreation. Additionally, the Progressive Growth Alternative proposes a multi-use trail that connects north and south Weed by following the CORP railroad line. However, physical separation between the path and railroad right of way would need to be installed to ensure the safety of trail users. The proposed bicycle circulation network is shown in Map 4.10.

Map 4.8 shows the proposed motorized circulation network, which includes automobiles and public transportation. The red stars indicate priority locations for new transit stops, three of which are located in South Weed to serve new development. Expanded access to public transportation is focused in areas of the City that are currently underserved by the existing transit network and are expected to experience significant residential and commercial growth. Extensions to the existing roadway network are proposed in Angel

Valley, Bel Air, and South Weed, with pavement repair prioritized along collector roads in key growth areas.

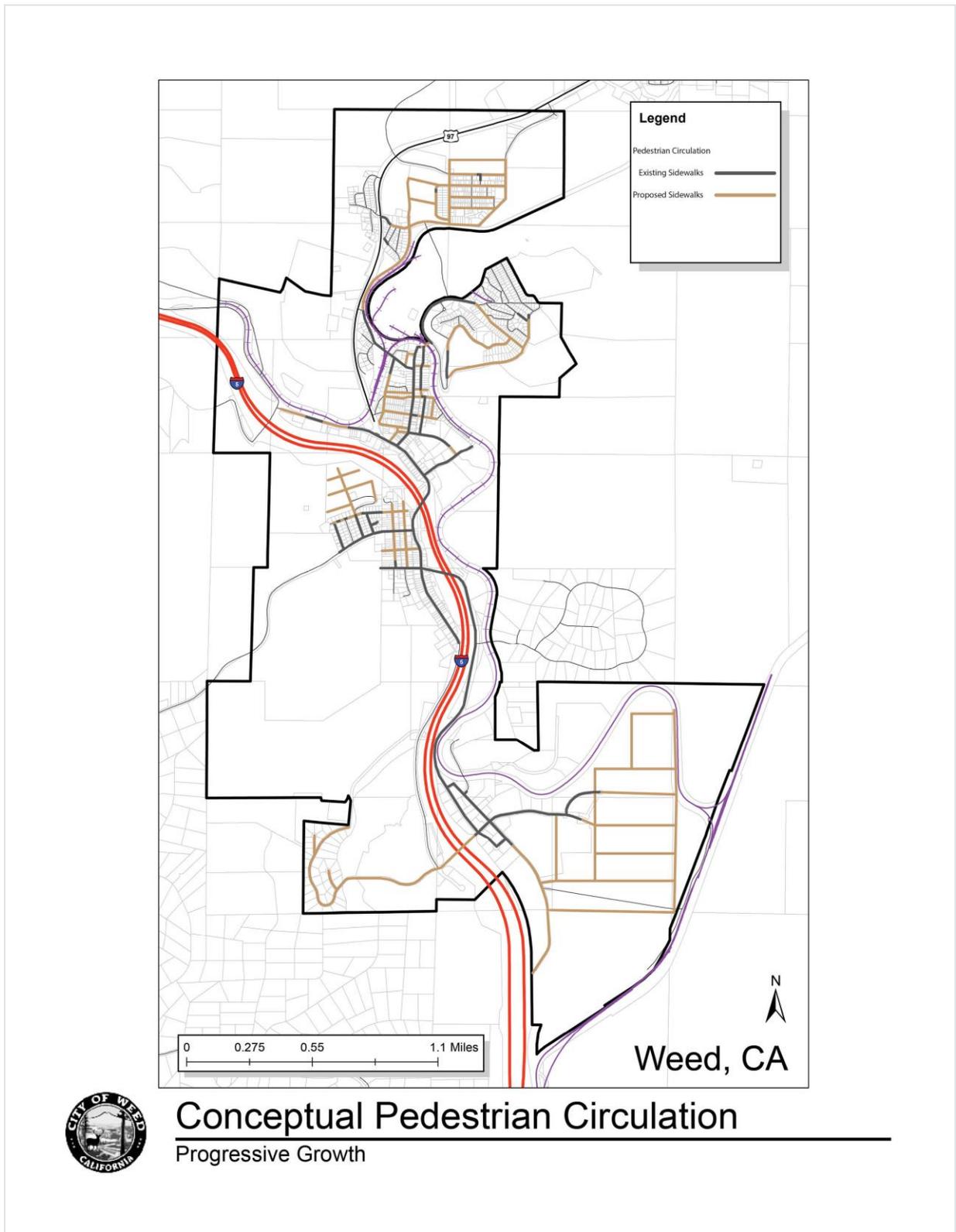
In Angel Valley, Railroad Avenue would be extended in the northbound direction to serve residential and commercial development adjacent to Charlie Byrd Park, with an expanded grid network north of California Avenue to provide access for new single-family homes. This new grid network will enhance connectivity within Angel Valley and ensure that emergency vehicles have adequate access to the area. A roadway extension is also proposed south of Boles Avenue to support high-density development. North/South Weed Boulevard will be emphasized as a key connection for all modes of transportation, with a focus on improving safety and accessibility for bicyclists and pedestrians who do not have access to alternative routes between Weed's northern and southern neighborhoods. Lastly, College Avenue will be a priority corridor for complete streets improvements that cater to college students who typically rely on non-motorized transportation. All new roads constructed under the Progressive Growth Alternative will contain provisions for bicyclists and pedestrians to continue the promotion of active transportation.

Map 4.8 Conceptual Motorized Circulation Map, Progressive Growth



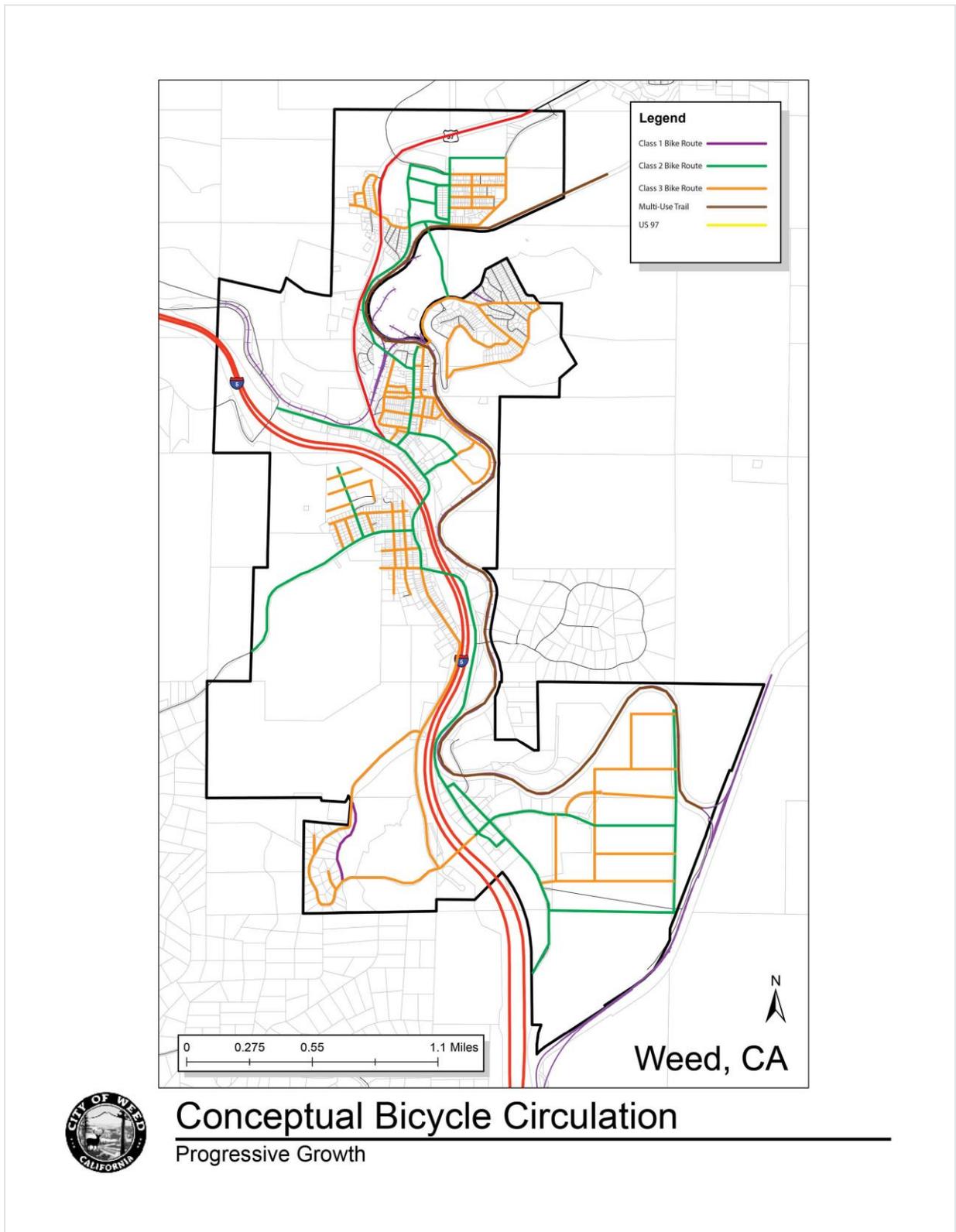
Source: Cal Poly Planning Team, 2016

Map 4.9 Conceptual Pedestrian Circulation Map, Progressive Growth



Source: Cal Poly Planning Team, 2016

Map 4.10 Conceptual Bicycle Circulation Map, Progressive Growth



Source: Cal Poly Planning Team, 2016

4.4.5 Outcomes

The Progressive Growth Alternative proposes a land use plan that could accommodate up to 1,300 new jobs and 3,450 additional housing units by 2040. Strategic location of land uses and housing densities throughout key growth areas will enhance walkability and provide a diversity of housing and employment opportunities. Infill of vacant and underutilized parcels within city limits will also promote a more walkable and compact city. Mixed-use development in conjunction with streetscape improvements along Main Street and College Avenue will stimulate economic revitalization and create vibrant neighborhood centers that attract both residents and visitors. The Progressive Growth Alternative proposes commercial land uses that will foster job growth in anchor industries of tourism, retail, and accommodation and food services. Denser housing options in core areas of the City will ensure that the housing stock meets the needs of a diverse and growing population. Additional parks and open space will ensure that residents have access to outdoor recreation and physical activity opportunities. Lastly, expansion of the circulation network and additional public facilities and utilities will ensure that the City can accommodate growth throughout key growth areas.

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5 PREFERRED GROWTH SCENARIO

5.1 Introduction

The Preferred Growth Scenario reflects a combination of the Moderate and Progressive Growth Alternatives presented in Chapter 4. This chapter describes the conceptual foundation of the Preferred Growth Scenario and growth assumptions that inform the proposed land use and circulation plans. The Preferred Growth Scenario is based on existing conditions in Weed, development opportunities and constraints, and the community's vision for the City. The Preferred Growth Scenario directly influences future land use allocation and circulation improvements, and is designed to meet future community needs and growth expectations. The Preferred Growth Scenario has implications for each element of the General Plan, including circulation, housing, conservation, open space, noise, public safety, economic development, public facilities and services, and community design, and health, each of which is discussed individually in this chapter.

5.2 Concept & Proposal

The Preferred Growth Scenario is based on input from community meetings, public outreach in Weed, physical constraints to development, and land opportunities for growth. The concept focuses infill development in the City's core areas, and residential expansion to accommodate a variety of housing types while maintaining the City's small-town character. The Preferred Growth Scenario maintains low-density single-family homes as the primary form of housing in Weed.

Conceptual circulation focuses on enhanced connectivity for all modes of transportation, with expansion of the existing roadway network to serve new development. Targeting roadway improvements along South Weed Boulevard, College Avenue, Main Street, Davis Street, and Broadway Avenue would improve access to downtown and enhance mobility for existing and future residents of Weed. The Preferred Growth Scenario prioritizes a complete streets circulation system that recognizes automobiles, pedestrians, and bicyclists equally. Additionally, development is distributed in a way that preserves open space and enhances access to trails and recreational opportunities.

The Preferred Growth Scenario focuses on economic development through anchor industries of tourism, education, retail, health services, and accommodation and food services. Commercial land in key growth areas will provide ample space for economic growth through 2040. This vision is reflected throughout the Plan, and can be achieved through the adoption of the General Plan goals, objectives, policies, and programs.

5.2.1 Growth Assumptions

The Preferred Growth Scenario assumes the same population, housing, and employment growth as the Progressive Growth Scenario. Population and housing growth is based on the employment target for 2040, which assumes that growth will follow the historic trend in Weed from 2002 to 2013. The job target under the Preferred Growth Scenario aims to accommodate nearly 800 new jobs by 2040. Taking into account population projections and employment growth, the Preferred Growth Scenario accommodates a 20 percent increase in population to a total of 3,602 residents by 2040. To accommodate the growth in population, the Preferred Growth Scenario requires the construction of approximately 689 new housing units, which would result in 1,922 housing units by 2040. Table 5.2.1 summarizes the growth assumptions that inform the Preferred Growth Alternative.

Table 5.2.1 Preferred Growth Scenario Growth Assumptions

Assumptions	2010	2040	2010 – 2040 Change
Population Target	2,967	3,602	635
Housing Target	1,233	1,922	689
Employment Target	1,444	2,239	795

Source: Cal Poly Planning Team, 2016

5.2.2 Conceptual Land Uses

Conceptual land uses for the Preferred Growth Scenario are based on a combination of existing land uses, proposed land uses, and the community’s preferred aspects of each growth alternative. The goal of the Preferred Growth Scenario is to ensure a spatially well-balanced set of land uses within the City, with appropriate densities to serve the growing population while maintaining Weed’s small-town character.

The intended outcome of proposed land uses are to create a place with adequate provision of jobs in anchor industries, suitable housing options for multiple income groups, improved conditions for active transportation, and increased access to parks and open space. This is achieved through strategic and concentrated development in core areas of the City, infill of residential and commercial land uses, and a connected

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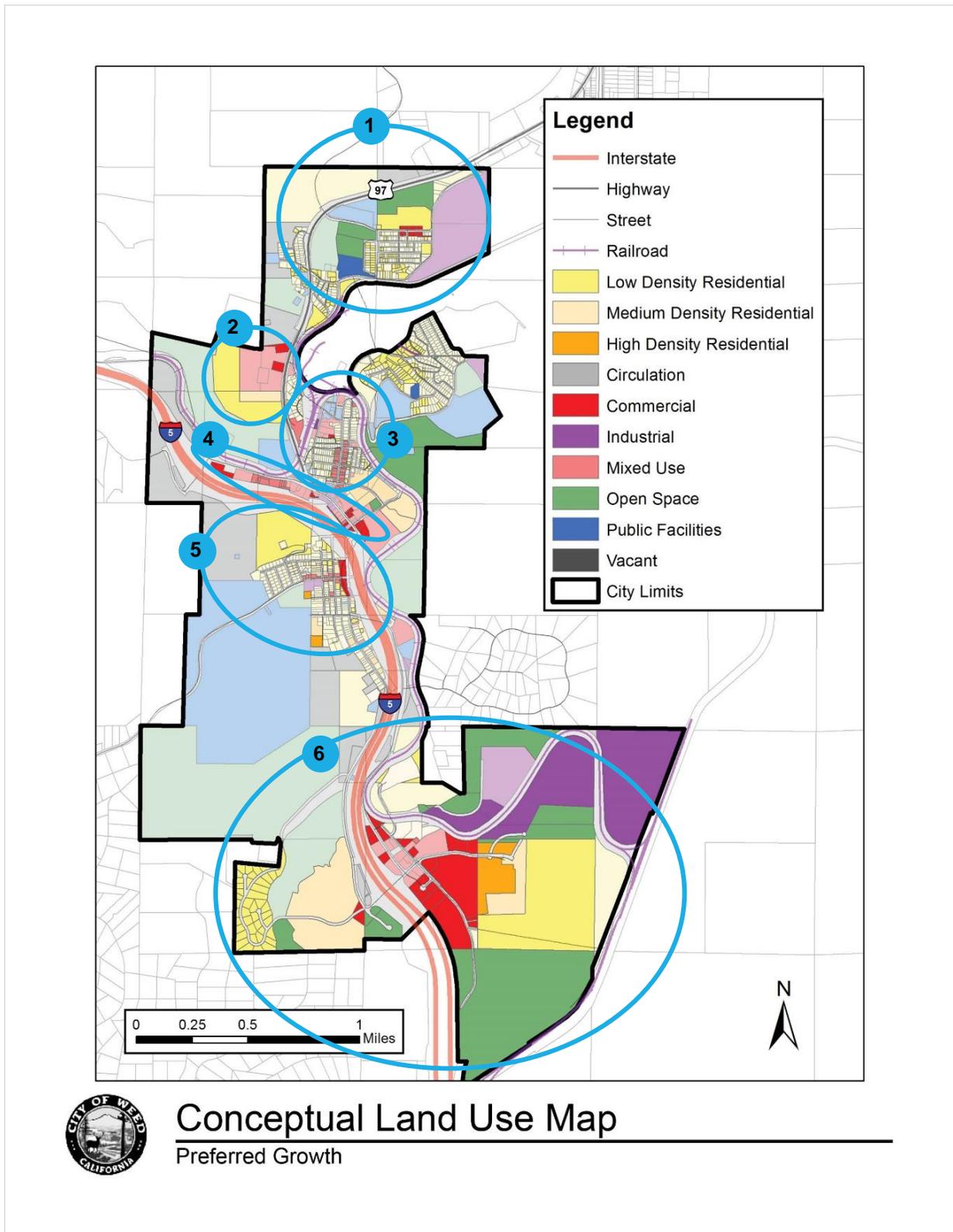
circulation network that provides residents with access to recreation, health services, and everyday necessities.

There are six key growth areas to accommodate future growth including:

1. Angel Valley
2. Creekside Village
3. Historic Downtown
4. North and South Weed Boulevard Corridor
5. Bel Air
6. South Weed

Map 5.1 shows the conceptual land uses in the Preferred Growth Scenario as well as the key growth areas.

Map 5.1 Preferred Growth Scenario Conceptual Land Use Map



Source: Cal Poly Planning Team, 2016

Under the Preferred Growth Scenario, vacant land would decrease by 81 percent, leaving 7 percent of Weed’s total land vacant by 2040. Residential and open space land would comprise nearly 25 percent each of Weed’s total land area. There would also be a three percent increase in land dedicated to public facilities due to expansion in Bel Air, School House Hill, and Historic Downtown. Increased mixed-use, commercial, and industrial land uses are proposed to accommodate the anticipated job growth by 2040. Table 5.2.1 shows a comparison of land uses in 2015 and 2040, while Figure 5.2.2 shows the breakdown of land by uses in 2040.

Table 5.2.2 Comparison of Land Uses between 2015 and 2040

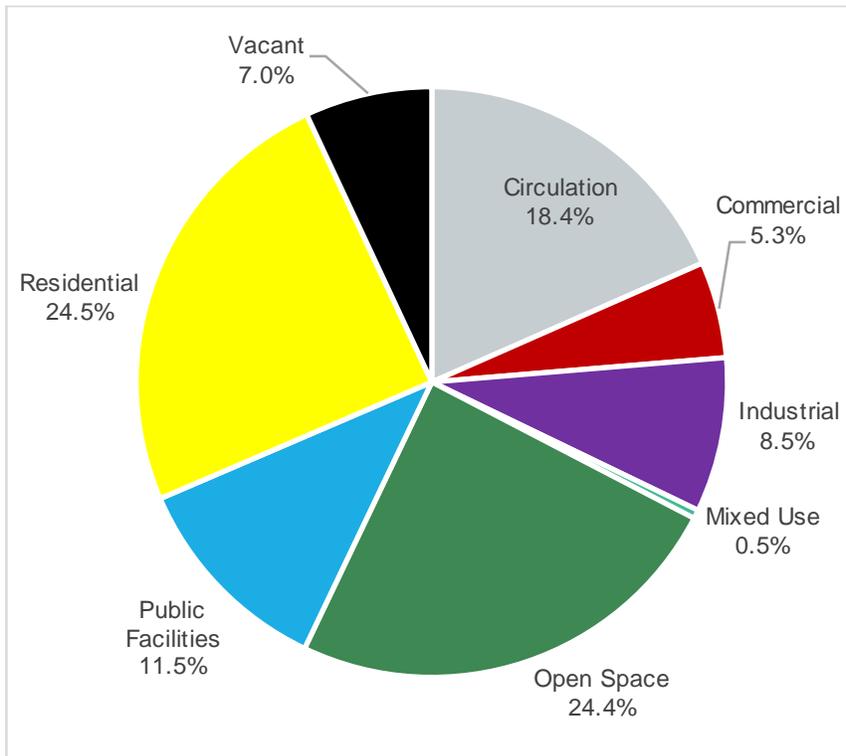
Change in Land Use Allocation					
Land Use Type	2015 Land Use Inventory		2040 Preferred Growth		Percent Change
	Acreage	% of Acreage	Acreage	% of Acreage	
Circulation	570.1	18.5%	566.3	18.5%	-1%
Light Industrial	0.0	0.0%	148.0	4.8%	148%
Industrial	100.8	3.3%	112.5	3.7%	12%
Public Facilities	332.8	10.8%	341.5	11.2%	3%
Parks	31.5	1.0%	45.6	1.5%	45%
Open Space	404.8	13.2%	718.9	23.5%	78%
Office *	1.2	0.0%	1.5	0.0%	21%
Service & Retail Commercial	103.6	3.4%	161.1	5.3%	56%
Mixed Use	4.3	0.1%	14.9	0.5%	246%
Low Density Residential	359.1	11.7%	602.3	19.6%	68%
Medium Density Residential	23.0	0.7%	106.5	3.5%	362%
High Density	19.1	0.6%	43.9	1.4%	130%
Vacant	1126.9	36.6%	214.2	7.0%	-81%
Total	3077.2	100%	3077.2	100%	0%

*Light Industrial is a proposed Land Use Category and therefore none existed in the 2015 Land Use Inventory

** Office spaces is a very small portion and accounts for 0.04% in the Land Use Inventory and 0.05% in the Preferred Growth Scenario

Source: Cal Poly Planning Team, 2016

Figure 5.2.3 Proposed Land Use by Acreage, Preferred Growth

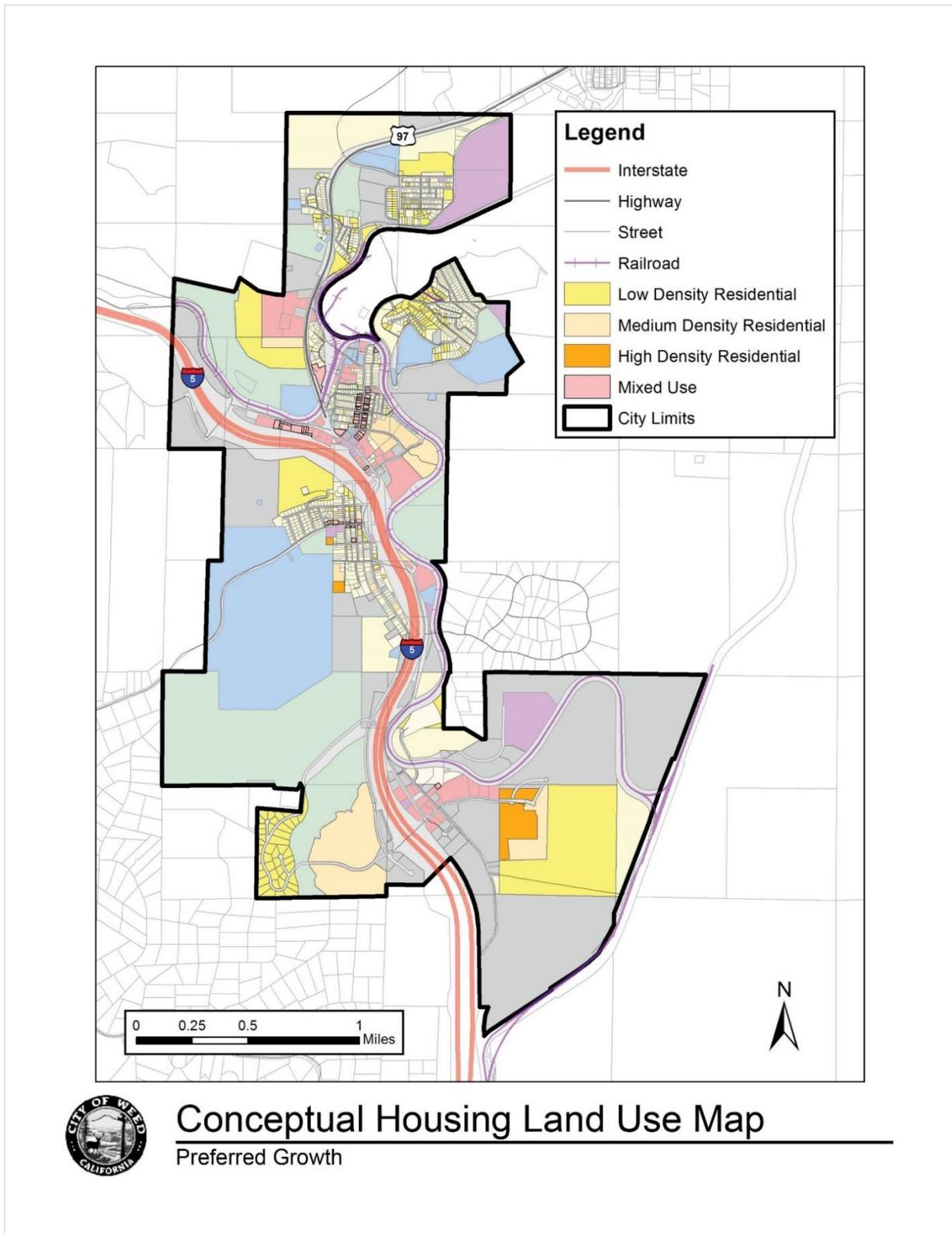


Source: Cal Poly Land Use Inventory, 2016

Conceptual Housing

The Preferred Growth Scenario distributes a variety of housing types throughout the City. Infill residential development is prioritized within each key growth area, with additional land set aside for residential expansion along the periphery of existing neighborhoods. The Preferred Growth Scenario allocates a range of housing densities throughout the City to ensure that the housing stock meets the diverse needs of current and future residents. Map 5.2 shows where new housing would be located in the Preferred Growth Scenario. The residential potential of each key growth area is discussed in Section 5.2.5 - Land Use Outcomes.

Map 5.2 Conceptual Housing Map, Preferred Growth



Source: Cal Poly Planning Team, 2016

The Preferred Growth Scenario categorizes housing densities as low, medium, or high-density, as well as mixed-use, which contains the same ratio of units per acre as medium-density. High-density typically refers to apartments or other residential buildings that contain more than 16 dwelling units per acre. Medium-density contains between 6 to 15 dwelling units per acre, and can be either mixed-use, townhomes, or multifamily dwellings. Low-density is defined as residential areas with less than 5 dwelling units per acre. These housing densities are derived from known standards as well as existing housing densities in Weed. Table 5.2.4 shows the density standards under the Preferred Growth Scenario, as well as building height limitations, total parcels by density, and total acreage by density.

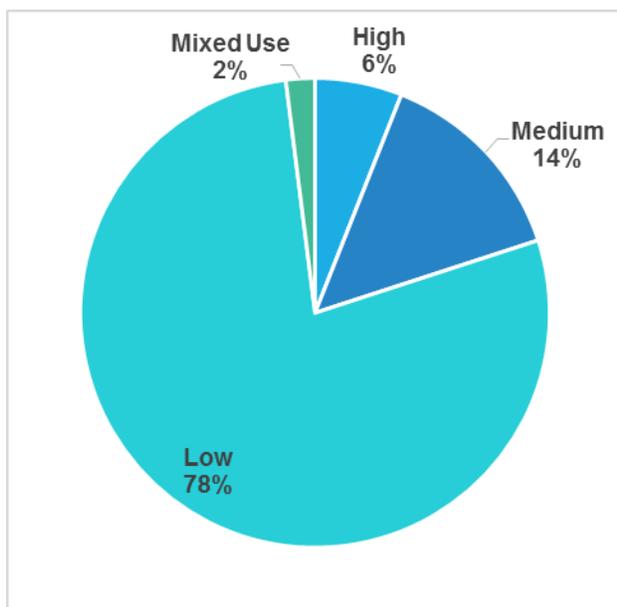
Table 5.2.4 Housing by Density under Preferred Growth

Preferred Growth: Housing By Density						
Residential Densities	Dwelling Units Per Acre	Number of Stories	Parcels	% of Total Parcels	Acreage	% of Total Acres
High Density	16 - 21	1 - 3	17	1.5%	43.89	5.7%
Medium Density	6 - 15	1 - 3	38	3.5%	106.55	13.9%
Low Density	0.5 - 5	1 - 2	980	89.0%	602.33	78.5%
Mixed Use	6 - 20	1 - 3	66	6.0%	14.87	1.9%
Total			1,101	100%	767.63	100%

Source: Cal Poly Planning Team, 2016

Figure 5.2.1 displays the distribution of housing densities in the Preferred Growth Scenario. Weed’s housing stock would remain primarily low-density in order to maintain single-family homes as the primary housing type. High-density and mixed-use residential land uses would make up a small percentage of Weed’s total land. The largest change in residential density is the increase in medium-density development to accommodate growth while ensuring a scale that is consistent with Weed’s character.

Figure 5.2.1 Distribution of Residential Densities by Acreage, Preferred Growth

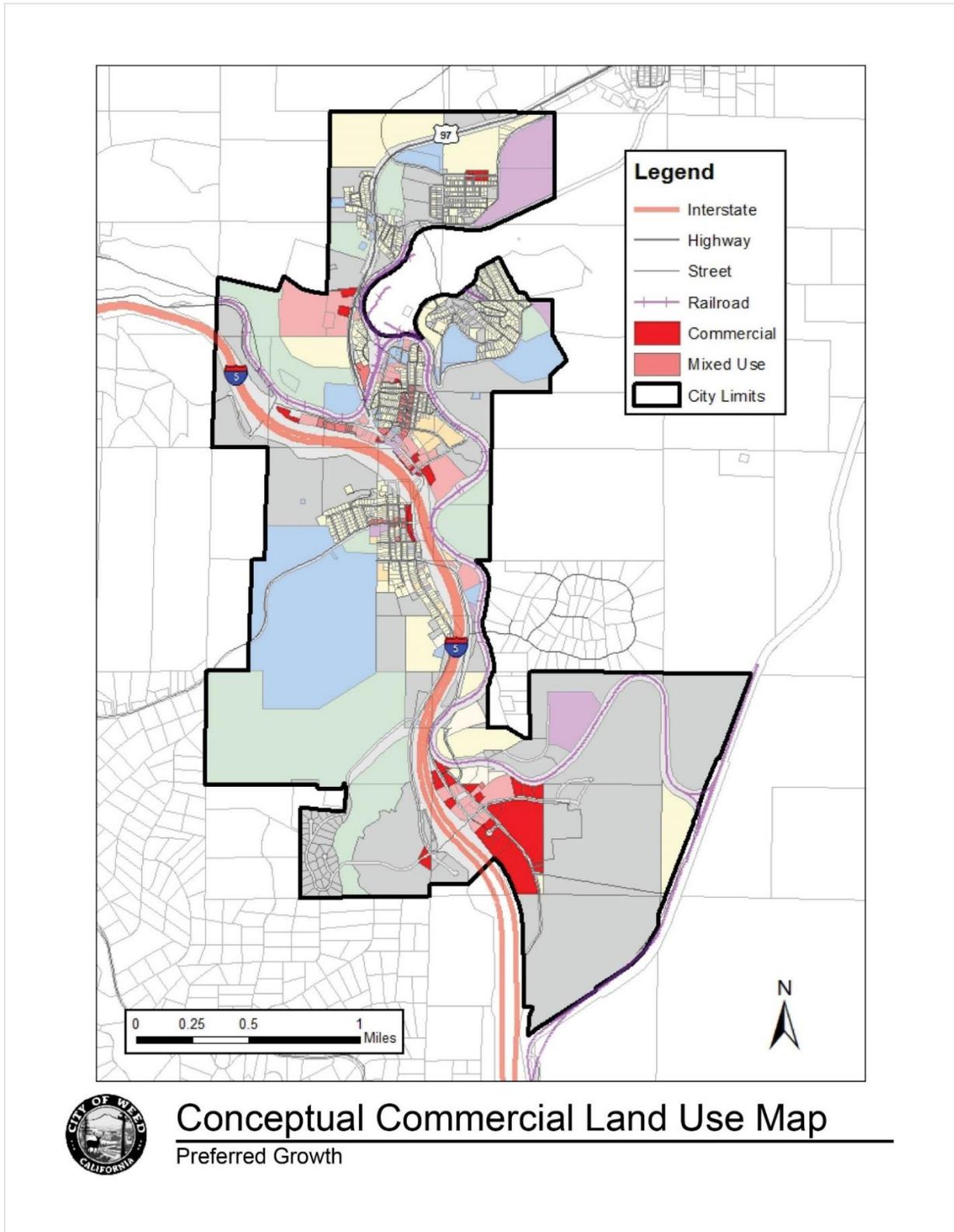


Source: Cal Poly Planning Team, 2016

Conceptual Commercial

The Preferred Growth Scenario fosters job growth by allocating a mix of commercial land uses throughout the City. Diversifying commercial land uses will accommodate job growth across economic sectors, with an emphasis on five anchor industries: education, retail, tourism, health services, and accommodation and food services. Much of the anticipated job growth can be captured by growth of the College of the Siskiyous, which contains sufficient land for expansion. Neighborhood-scale retail commercial land uses are proposed in Angel Valley, Creekside Village, Bel Air, and South Weed which can provide residents with every day goods and services within walking distance. Highway-serving commercial land uses are proposed in South Weed to capture revenue, and vibrant mixed-use corridors along Main Street and College Avenue can attract visitors and create retail jobs. Map 5.3 shows where commercial land uses are proposed within the City.

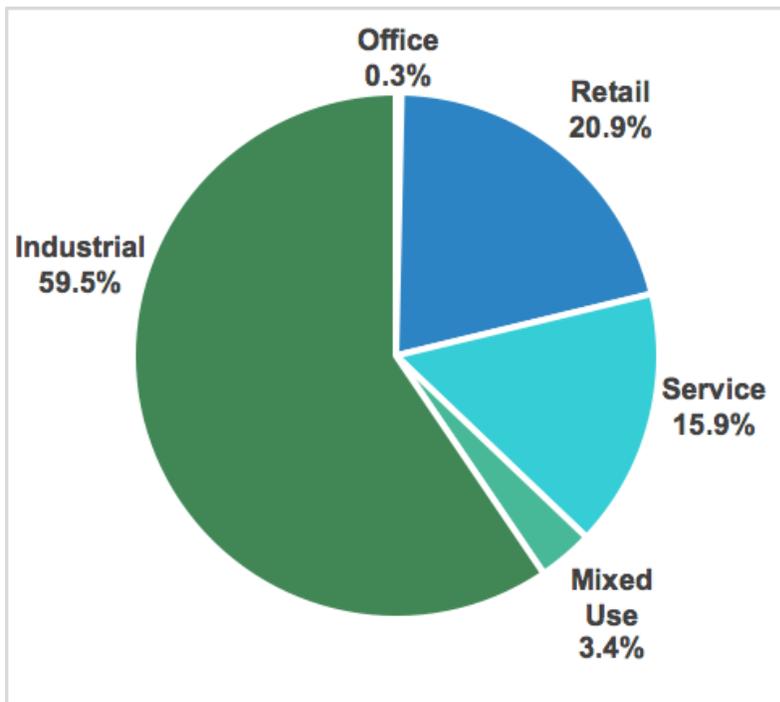
Map 5.3 Preferred Growth Scenario Commercial Land Use Map



Source: Cal Poly Planning Team, 2016

Figure 5.2.2 shows the distribution of commercial land use types in the Preferred Growth Scenario. Service commercial uses generally require larger amounts of land for the purposes of light production and consumer services such as ‘big box’ development. Service commercial development is concentrated in South Weed, making up nearly 16 percent of Weed’s total commercial land. The Preferred Growth Scenario also includes tourist-serving businesses such as hotels and gas stations under the service commercial designation. Retail commercial refers to neighborhood-scale development such as restaurants, shops, and other small community-serving businesses. Retail land comprises about 20 percent of Weed’s commercial land. Office commercial land use is designated for professional services and businesses that concentrate jobs in a given area, which makes up a small percent of commercial land in Weed. Industrial land is dedicated to light manufacturing and production purposes. Majority of the commercial acreage in Weed is designated as industrial land located in South Weed.

Figure 5.2.2 Distribution of Commercial Land Use by Acreage, Preferred Growth



Source: Cal Poly Planning Team, 2016

Mixed-Use

Mixed-use development is defined as any combination of land uses, typically including commercial and residential development, located on the same parcel or structure. Mixed-use can be beneficial when located strategically by increasing access and walkability between compatible land uses. Reducing distances between housing, workplaces, and retail establishments can also lead to safer neighborhoods that cater to pedestrian and bicycle transportation. By increasing pedestrian activity, mixed-use neighborhoods can foster social interaction and enhanced quality of life through community cohesion.

Weed's downtown consists of mixed-use buildings along Main Street, many of which are vacant. While the structural component of mixed-use is in place, designating Main Street as an official mixed-use area can ensure that this type of development is the primary land use type. Mixed-use development is also proposed along College Avenue in order to accommodate retail and entertainment activities that would cater to college students and medium-density housing options.

5.2.3 Key Growth Areas

Angel Valley

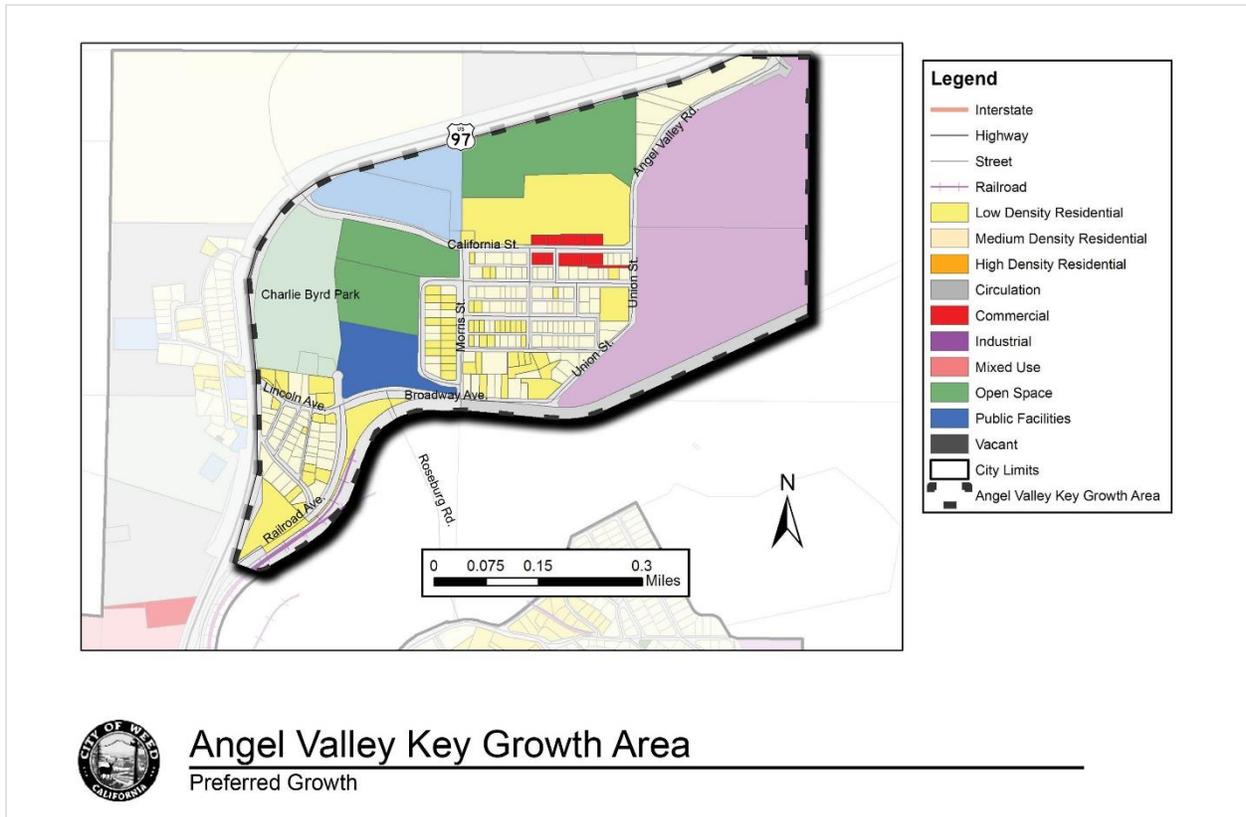
The Preferred Growth Scenario envisions Angel Valley as a community-oriented residential neighborhood with access to recreation and a small-scale retail commercial center. Neighborhood-serving commercial development along the eastern span of California Avenue can provide residents with access to everyday goods and services within walking distance. The addition of sidewalks throughout the neighborhood and bike lanes along key corridors such as California Avenue, Broadway Avenue, and Morris Street can enhance walkability and promote physical activity throughout Angel Valley. These improvements, along with prioritizing road pavement, can enrich the neighborhood's character by promoting use of outdoor space.

The Preferred Plan aims to maintain Angel Valley's quaint residential character by limiting housing density. By allocating new land uses as low-density residential and prioritizing infill of single-family lots, the Preferred Growth Scenario ensures that Angel Valley continues to consist predominantly of single-family homes. Open space land south of US 97 is reserved for the purpose of preserving Weed's natural resources and ensuring that future development is not exposed to potential flooding from Boles Creek. A major feature of the Angel Valley growth area is the expansion of park space directly east of Charlie Byrd Park. This land, acquired in 2016 by the Parks and Recreation District, is to be the site of a new community center with additional recreational space.

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Map 5.4 displays the location of these land uses. Figure 5.2.3 through Figure 5.2.6 compare existing conditions with how Angel Valley could look by 2040.

Map 5.4 Angel Valley Key Growth Area Map



Source: Cal Poly Planning Team, 2016

Figure 5.2.3 Angel Valley Existing Condition



Figure 5.2.4 Angel Valley, Preferred Growth Scenario



Figure 5.2.5 Angel Valley, Existing Conditions



Source: Google Earth, 2016

Figure 5.2.6 Angel Valley, Preferred Growth Scenario



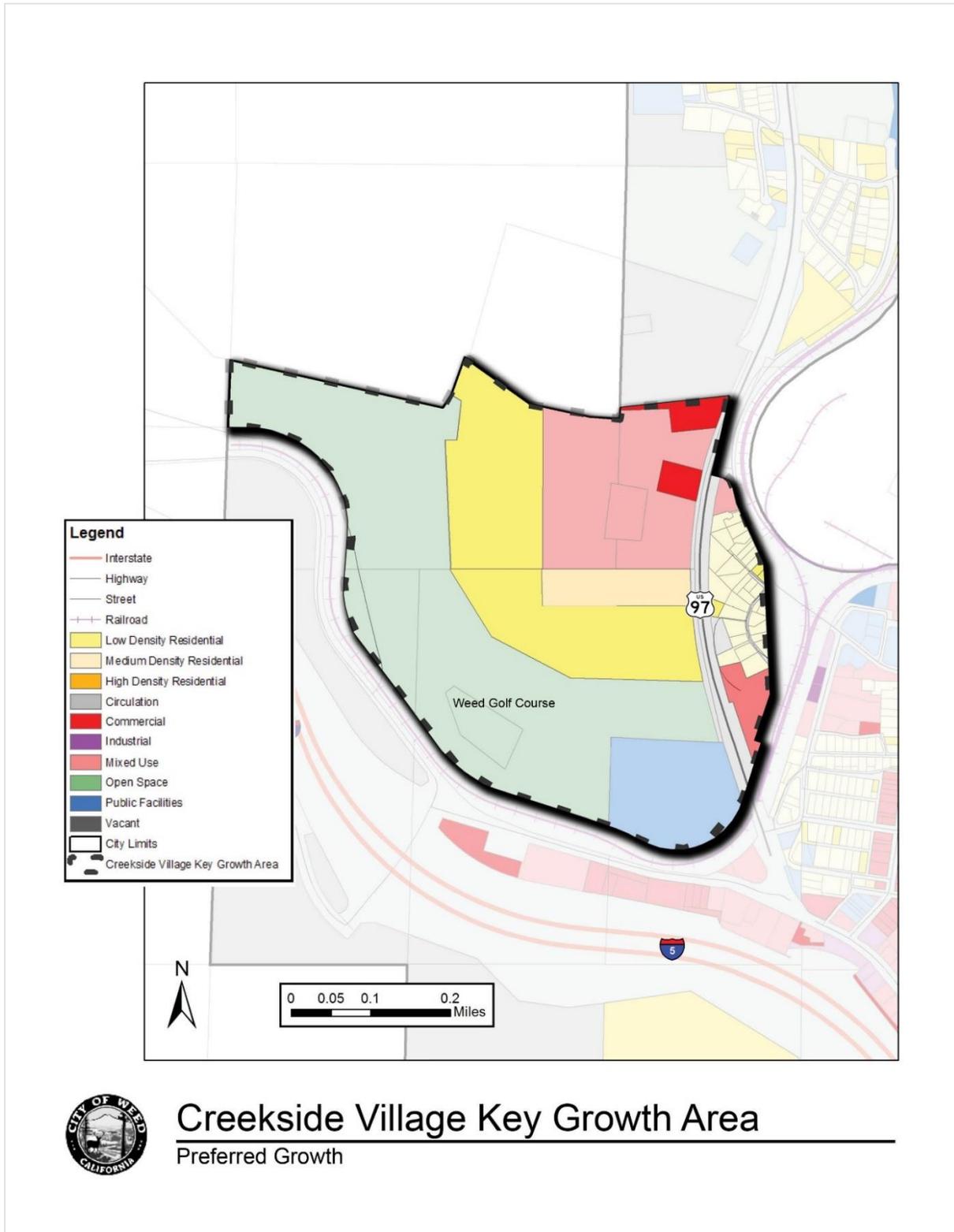
Source: Cal Poly Planning Team, 2016

Creekside Village

Creekside Village refers to the area to the east of the Weed Golf Course and west of US 97 which consists of underutilized parcels that are suitable for development. The Preferred Growth Scenario envisions Creekside Village as an expanded residential neighborhood within the City that can accommodate additional single-family homes while providing special needs housing that meets the needs of Weed's aging population. When presented during community meetings, participants liked the idea of residential expansion in this area. As shown in Map 5.5, low-density residential development could span the periphery of the Weed Golf Course, thereby creating a more traditional style neighborhood within a core area of the City.

Medium-density residential development adjacent to US 97 is a key strategy of the Creekside Village growth area, which reflects the community's preference to ensure a variety of housing types within the City. Demographic trends show that 20 percent of Weed's population will be over 65 years old by 2040. A senior care facility or retirement homes in this neighborhood can accommodate the aging population by providing a safe, accessible, and centrally located housing option. Another key feature of Creekside Village is neighborhood-serving commercial development that can provide residents with access to basic goods and services without having to cross US 97 or the railroad tracks. In order to accommodate development, public utilities and local roadways would need to be expanded to provide adequate services to future residents and businesses. Figures 5.2.7 through 5.2.9 show the existing and proposed condition of Creekside Village in the Preferred Growth Scenario.

Map 5.5 Creekside Village Key Growth Area Map



Source: Cal Poly Planning Team, 2016

Figure 5.2.7 Creekside Village, Existing Condition



Figure 5.2.8 Creekside Village, Preferred Growth Scenario



Figure 5.2.9 Creekside Village, Existing and Proposed Condition



Source: Google Earth, 2016 and Cal Poly Planning Team, 2016

Historic Downtown

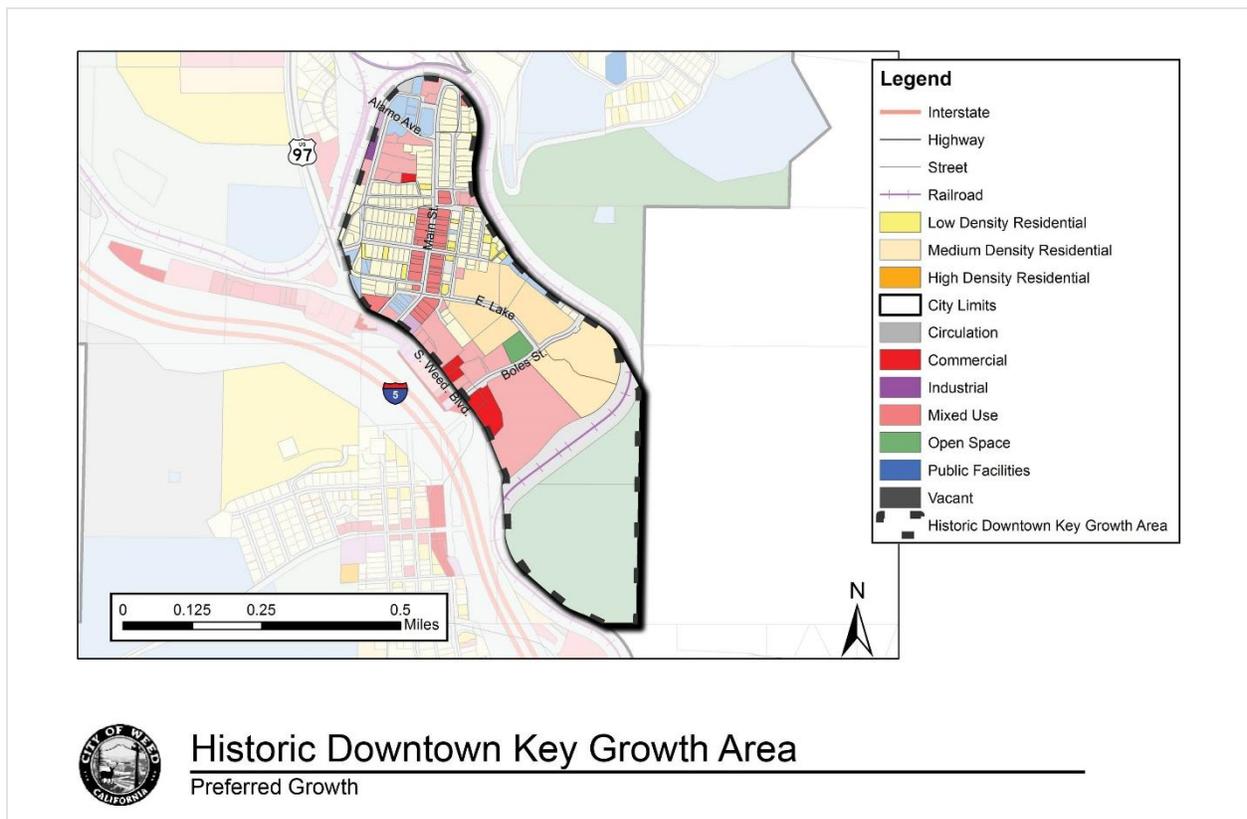
In the Preferred Growth Scenario, Historic Downtown would undergo significant economic revitalization that would transform the area into a vibrant, mixed-use, walkable neighborhood. This key growth area holds cultural and historic value for the City, and has great potential to serve as an economic center serving both residents and visitors. In its existing condition, Main Street contains mixed-use buildings and wide tiled sidewalks that are important structural foundations of a thriving downtown. The goals and policies of the Preferred Plan aim to capitalize on these structural components by attracting local businesses and investors to Weed's downtown. Designating Main Street as a mixed-use corridor is a key strategy to reinvigorate Historic Downtown and enhance the neighborhood's aesthetic quality and desirability as a place to live, work, shop, and recreate.

One of the key features of the Historic Downtown growth area is an improved streetscape along Main Street with pedestrian amenities such as outdoor seating, street trees, and articulated storefronts that foster interaction between indoor and outdoor spaces. Traffic calming improvements including curb bulb-outs can create a more inviting pedestrian atmosphere and improve safety by reducing crossing distances at intersections. Bicycle lanes along Main Street can also enhance multimodal connectivity and create additional foot traffic that could increase revenue for local businesses. The Preferred Plan also proposes limiting the height of mixed-use buildings along Main Street to three stories to preserve scenic views of Mount Shasta and maintain the City's small-town character. Feedback from community meetings indicates that improving the aesthetic quality of Main Street through mixed-use development and an enhanced streetscape are top priorities for the residents of Weed.

Another integral component of Historic Downtown in the Preferred Growth Scenario is additional medium-density housing on the south side of Boles Avenue that could contain townhomes or multifamily homes. Community outreach, particularly from meeting #4,

revealed that residents were hesitant to incorporate high-density development in this area as proposed in the Progressive Growth Scenario. The Preferred Growth Scenario limits density in this area to ensure adequate residential land to accommodate population growth while reflecting the community's desire to preserve Weed's small-town character. Additionally, infill development of single-family homes in the residential area surrounding Main Street is a priority of the Preferred Growth Scenario. Map 5.6 shows the proposed land uses in Historic Downtown. Figure 5.2.10 through Figure 5.2.12 show the existing and proposed condition of this key growth area.

Map 5.6 Historic Downtown Key Growth Area



Source: Cal Poly Planning Team, 2016

Figure 5.2.10 Historic Downtown, Existing Conditions



Figure 5.2.11 Historic Downtown, Preferred Growth Scenario



Figure 5.2.12 Historic Downtown, Existing and Proposed Future Condition



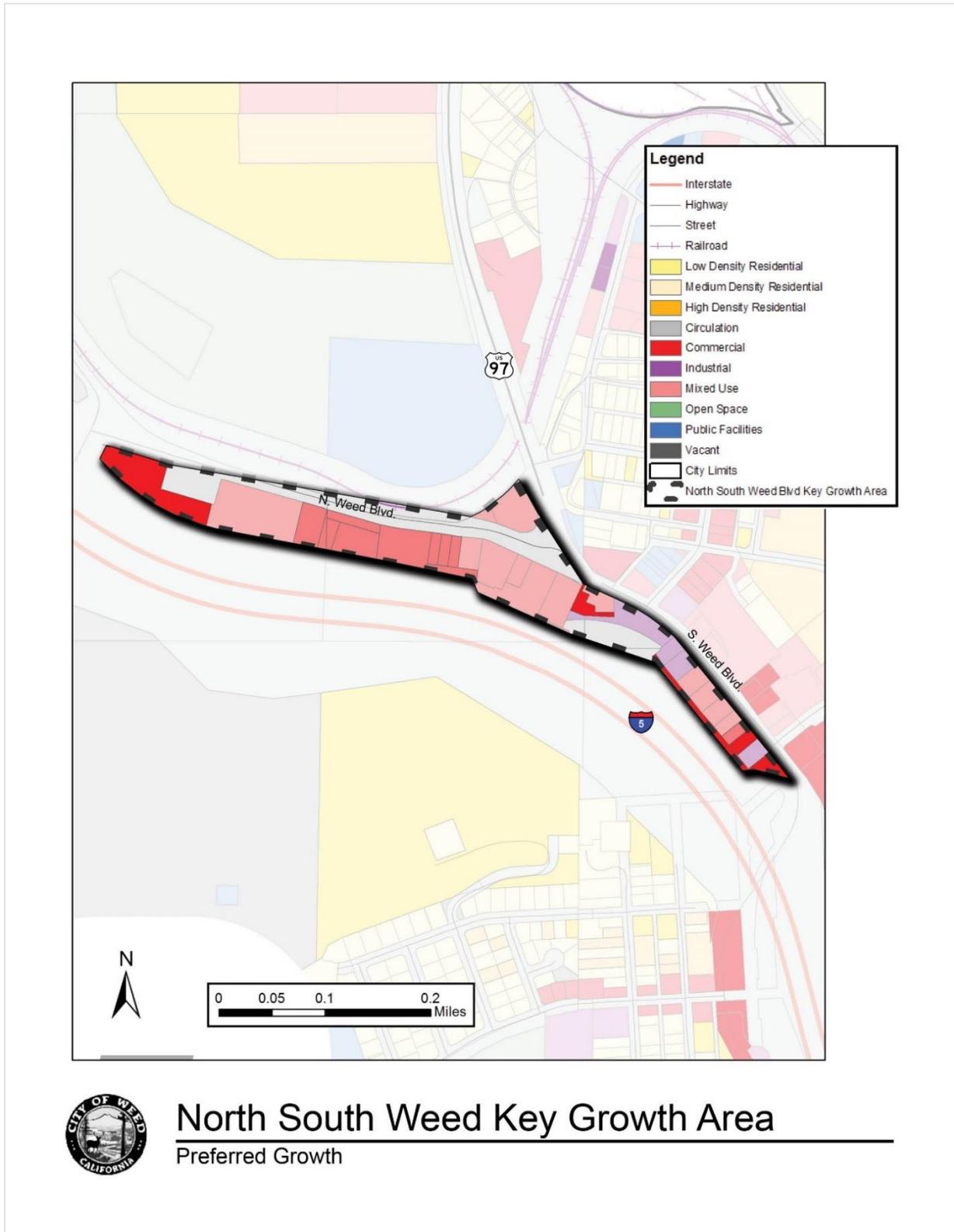
Source: Google Earth, 2016 and Cal Poly Planning Team, 2016

North and South Weed Boulevard Corridor

The Preferred Growth Scenario identifies the North and South Weed Boulevard Corridor as a key connection between Historic Downtown, Bel Air, and South Weed. As the only alternative connection between north and south Weed (besides I-5), this corridor is an important functional component of the City's transportation network. This key growth area emphasizes a mix of retail and service commercial land uses that cater to tourists travelling through the area. Due to the central location, development of this area can also enhance residents' access to goods and services. The land uses designated in the Preferred Growth Scenario are compatible with existing land uses; however, the Plan calls for more dense and compact development along the corridor. Map 5.7 shows the proposed land uses along the North and South Weed Boulevard Corridor.

This key growth area should also serve as a gateway to Historic Downtown, as visitors exiting I-5 must use this route to access Main Street. Signage and navigational landmarks that indicate entrance to the City should be prioritized in an effort to create a smooth transition between the more auto-oriented North and South Weed Boulevard Corridor and the pedestrian-oriented downtown. While this key growth area can maintain its designation as a truck route through the City, traffic calming efforts can help create a more safe and enjoyable atmosphere for bicyclists and pedestrians. Multimodal considerations are especially important along this corridor due to the lack of non-highway alternative connections between Weed's north and south. Reducing vehicle speeds, increasing safety, and enhancing awareness of pedestrians is fundamental to ensuring that a complete streets objective is achieved. Figure 5.2.13 through Figure 5.2.15 show the existing and proposed condition of this key growth area.

Map 5.7 North/ South Weed Boulevard Corridor Key Growth Area



Source: Cal Poly Planning Team, 2016

Figure 5.2.13 North/South Weed Boulevard Corridor, Existing Condition



Figure 5.2.14 North/South Weed Boulevard Corridor, Preferred Growth Scenario



Figure 5.2.15 North/ South Weed Boulevard Corridor, Existing and Proposed Condition



Source: Google Earth, 2016 and Cal Poly Planning Team, 2016

Bel Air

Bel Air is identified as the neighborhood adjacent to College of the Siskiyous (COS) and is the only neighborhood in Weed located west of I-5. This key growth area is characterized by low-density single family homes spanning along College Avenue and South Weed Boulevard, as well as apartments and higher density student housing on the COS campus. Bel Air Park and the iconic Mount Shasta Brewery are two key features of the neighborhood. The Preferred Growth Scenario envisions Bel Air as a neighborhood that primarily caters to the college community through retail, arts, and recreation. The key outcomes of this key growth area include mixed-use development along College Avenue, expansion of low-density housing north of Sullivan Road, new apartments adjacent to COS, and additional public facilities.

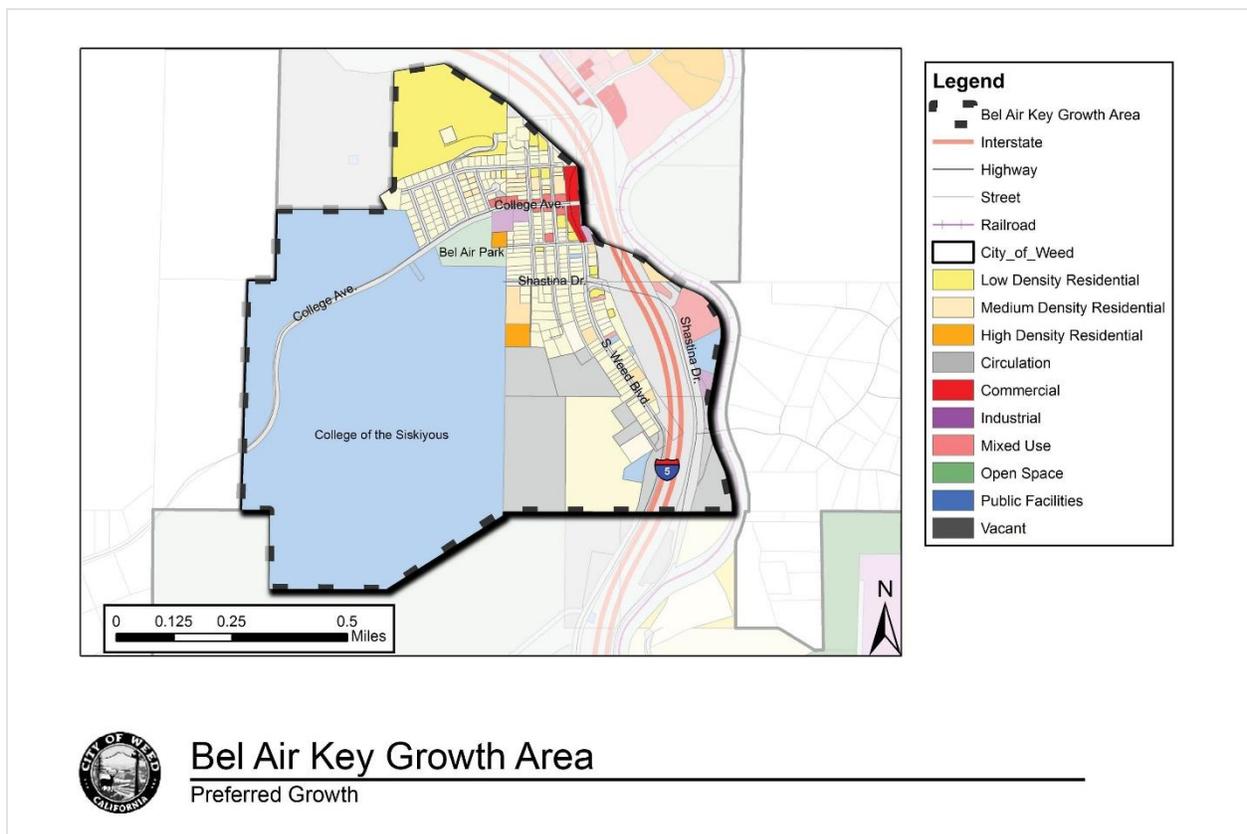
Map 5.8 shows where new land uses are proposed in Bel Air. As indicated on the map, mixed-use along College Avenue can provide accessible retail development to college students and faculty, with expanded access to healthy food and entertainment activities. The Preferred Growth Scenario conceptualizes College Avenue as one of the City's economic centers, with a strong focus on fostering arts and culture through public art and outdoor spaces. Similar to mixed-use development along Main Street, building heights along College Avenue may be limited to two stories to preserve the neighborhood's small-town charm. Another key feature of Bel Air is proposed commercial development along South Weed Boulevard, which would accommodate additional growth in the retail sector. This commercial land would also serve as a buffer between residential development in Bel Air and the potentially harmful effects of noise and air pollution from I-5.

Medium-density housing is proposed surrounding College Avenue that can accommodate the City's population growth as well as growth of the COS community. To accommodate growth in the college population, high-density residential development for student housing is proposed adjacent to existing apartments east of the COS campus.

Expansion of single-family homes north of Sullivan Avenue can also provide a low-density housing option for residents and workers in Bel Air. In addition to commercial and residential land uses, the Preferred Growth Scenario includes the provision of public facilities that would be centrally located to reduce emergency response times throughout the City.

In terms of circulation, Bel Air would be characterized by strong multimodal connectivity and accessibility. Bike lanes along College Avenue and South Weed Boulevard are proposed to enhance safety and enable students to bike as a viable form of transportation. Expansion of sidewalks throughout Bel Air can also improve the pedestrian experience and enhance access to public transit services. Figure 5.2.16 through Figure 5.2.18 show the existing condition of Bel Air and how the neighborhood could look like by 2040.

Map 5.8 Bel Air Key Growth Area



Source: Cal Poly Planning Team, 2016

Figure 5.2.16 Bel Air, Existing Condition



Figure 5.2.17 Bel Air, Preferred Growth Scenario



Figure 5.2.18 Bel Air, Existing and Proposed Condition



Source: Google Earth, 2016 and Cal Poly Planning Team, 2016

South Weed

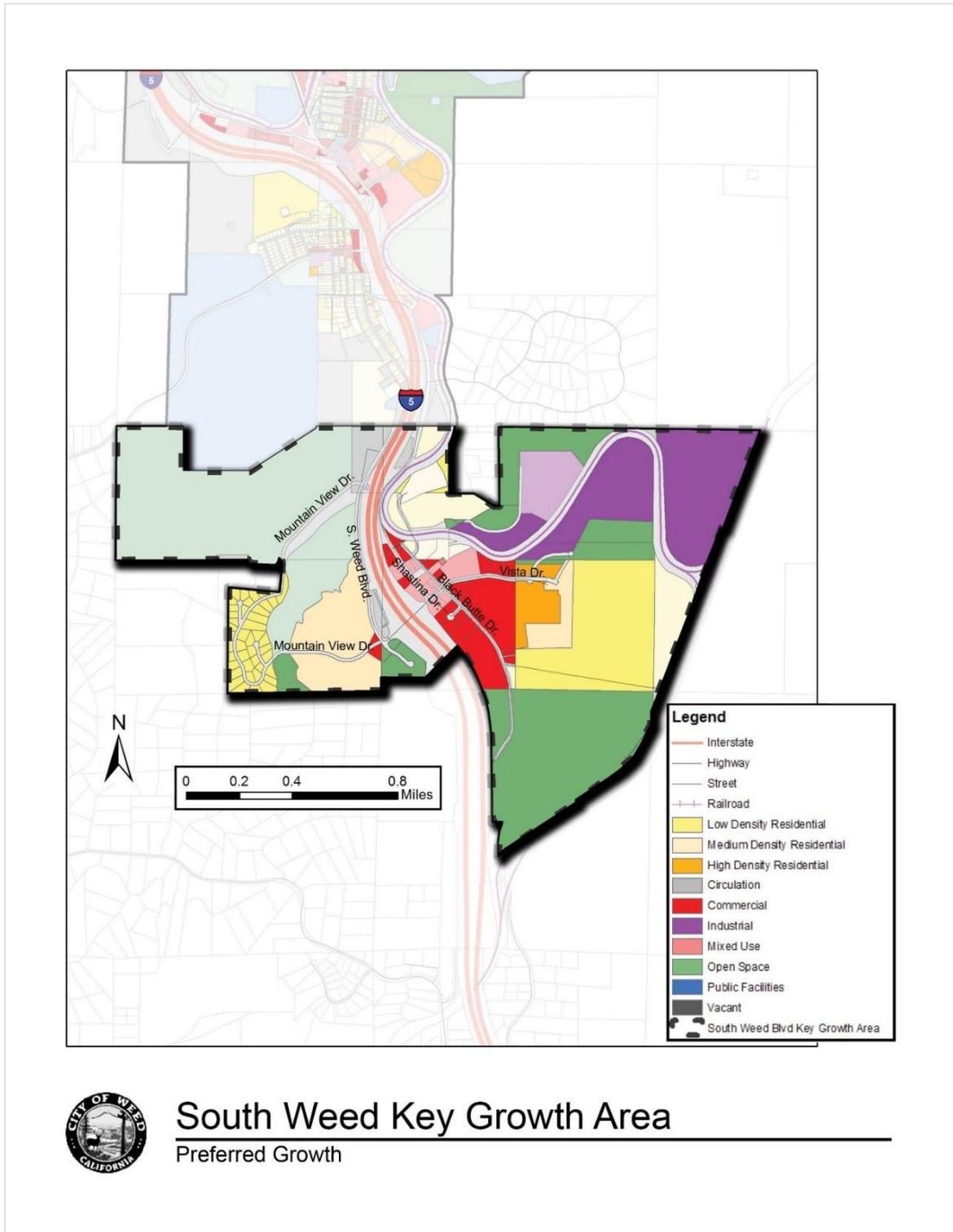
The Preferred Growth Scenario emphasizes South Weed as the City's service commercial center by allocating land to commercial and industrial uses that can create jobs and generate revenue for the City. The Preferred Plan aims to capitalize on South Weed's existing condition as a highway-serving commercial center by concentrating additional tourist-serving uses along the Vista Drive exit off I-5. While economic activity is the primary focus of the South Weed growth area, residential and open space land uses are also proposed to ensure a diversity of land uses throughout the City that can accommodate population growth. Key outcomes of this growth area include expansion of low, medium, and high-density housing options, neighborhood-serving commercial development west of I-5, an expanded circulation network and trail system, and preservation of open space. Map 5.9 shows the location of land uses in the South Weed growth area.

Aside from generating revenue, the purpose of concentrating commercial development along Black Butte Drive is to ensure the preservation of open space land in the Black Butte area, which serves as an important recreational resource. Open space land is also apportioned surrounding proposed residential areas to serve as a buffer that can minimize potential noise and air pollution impacts due to commercial and industrial land uses. While highway-serving commercial development is proposed along the east side of I-5, land for small-scale retail businesses is allocated west of I-5 to provide residents with access to goods and services within walking distance.

The Preferred Growth Scenario also generates a significant increase in residential land in the South Weed area that accommodates low, medium, and high-density housing options. East of I-5, residential development becomes less dense with distance from Black Butte Drive in order to separate single-family homes from large commercial land uses. Low-density housing is apportioned in the Vista Heights area which has already been subdivided to accommodate single-family homes. The land directly west of I-5 is suitable to medium-density residential development such as townhomes, multi-family housing, or other types of special needs housing.

In its existing state, South Weed does not have sufficient infrastructure to support the type of development proposed in the Preferred Plan. Thus, public utilities and transportation infrastructure would need to be expanded to serve new development areas. In an effort to promote multimodal transportation throughout the City, new roadways would feature provisions for bicyclists and pedestrians as well as expanded public transit services. Figure 5.2.19 through Figure 5.2.22 show the existing condition of South Weed and the proposed condition of how the neighborhood could look like in 2040.

Map 5.9 South Weed Key Growth Area



Source: Cal Poly Planning Team, 2016

Figure 5.2.19 South Weed, Existing Condition



Figure 5.2.20 South Weed, Preferred Growth Scenario

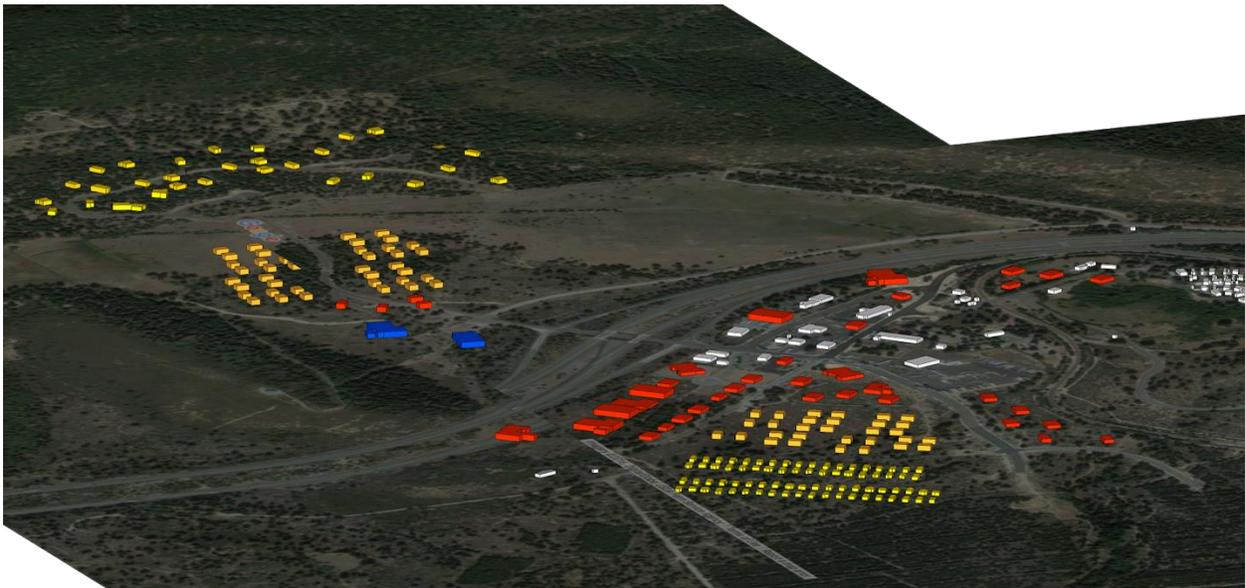


Figure __ South Weed Existing and Proposed Condition

Figure 5.2.21 South Weed, Existing Conditions



Source: Google Earth, 2016

Figure 5.2.22 South Weed, Proposed Conditions



Source: Cal Poly Planning Team, 2016

5.2.4 Circulation

The Preferred Growth Scenario proposes a circulation plan that emphasizes walking and biking as viable modes of transportation throughout the City. The objective of this plan is to address the circulation needs of the City by increasing mobility, accessibility, connectivity, and safety for all modes of transportation. This plan ensures compliance with the California Complete Streets Act of 2008 (AB 1358), and the Americans with Disabilities Act of 1990, by incorporating complete streets principles and traffic calming measures that promote multimodal transportation along new and existing roadways. The plan also emphasizes pavement maintenance as an important component to improving circulation within the City. Weed is a small city, and the infill and mixed-use development proposed in the Preferred Growth Scenario can enhance the City's compactness, making walking and biking more convenient ways of getting around.

Non-motorized Circulation

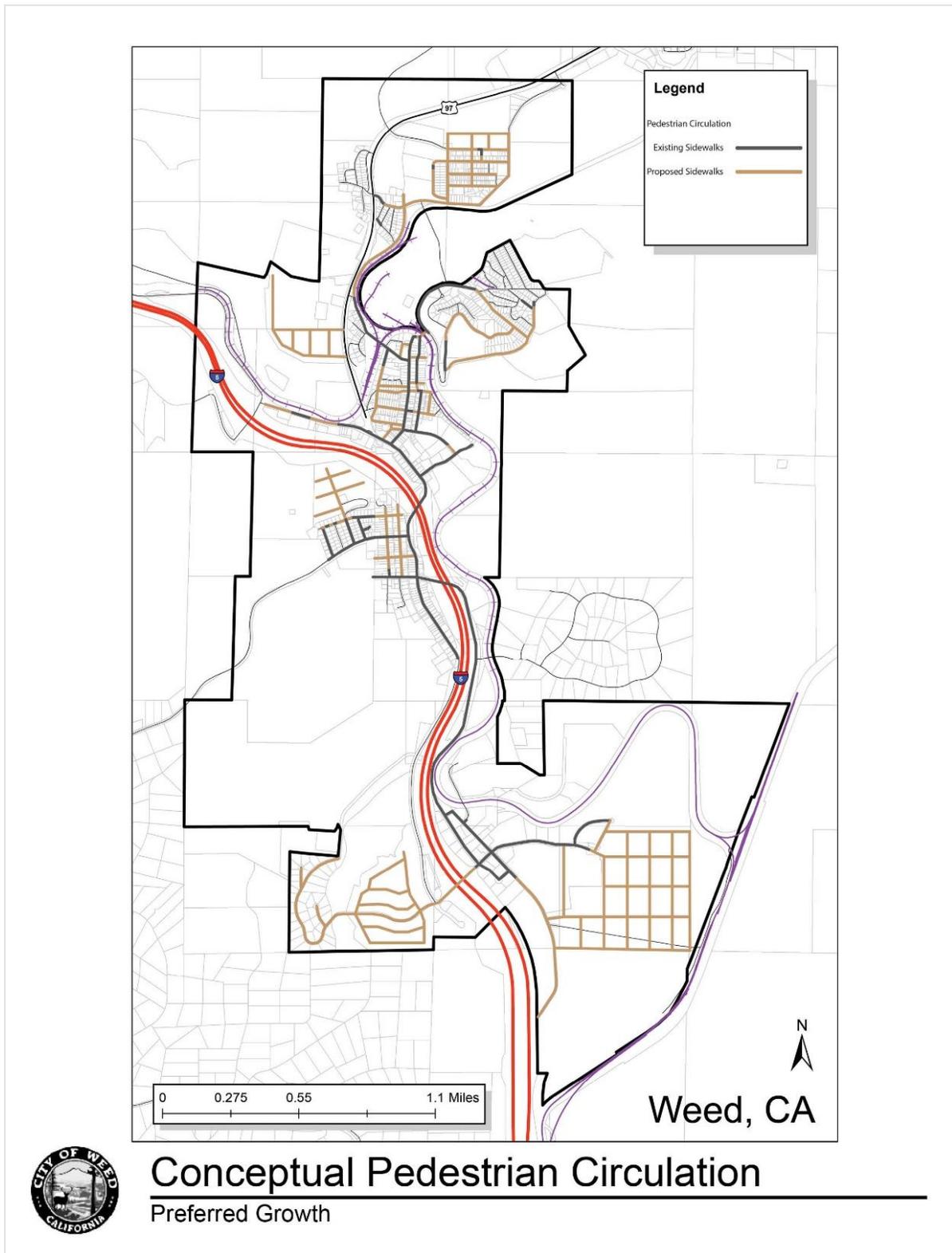
Pedestrian Network

The Preferred Growth Scenario focuses on maintenance and repair of existing sidewalks, as well as expansion of the sidewalk network to serve new development. According to the American Community Survey, 10 percent of Weed's residents walk to work, which is higher than the state and national percentage of pedestrian commuters (ACS, 2014). Because Weed is a small City, most destinations are within walking distance; however, sufficient infrastructure is not in place to support the growth of pedestrian activity to its full potential. Map 5.10 shows existing and proposed sidewalks in Weed.

Neighborhoods that should be prioritized for sidewalk improvements include Historic Downtown, Bel Air, and Angel Valley due to their compact residential character which supports walking. Existing roads in South Weed have good quality sidewalks which would be expanded in the Preferred Growth Scenario.

In addition to the sidewalk network, traffic calming improvements are proposed along key corridors to enhance the pedestrian experience. These corridors include South Weed Boulevard, Main Street, Davis Street, College Avenue, and Shastina Drive. These priority locations could feature improvements such as widened sidewalks, textured crosswalks, curb bulbouts, benches, street trees, and improved lighting to help create a more inviting and enjoyable experience for locals and visitors walking in Weed.

Map 5.10 Conceptual Pedestrian Circulation Map, Preferred Growth



Source: Cal Poly Planning Team, 2016

Figure 5.2.23 Example Traffic Calming Improvements

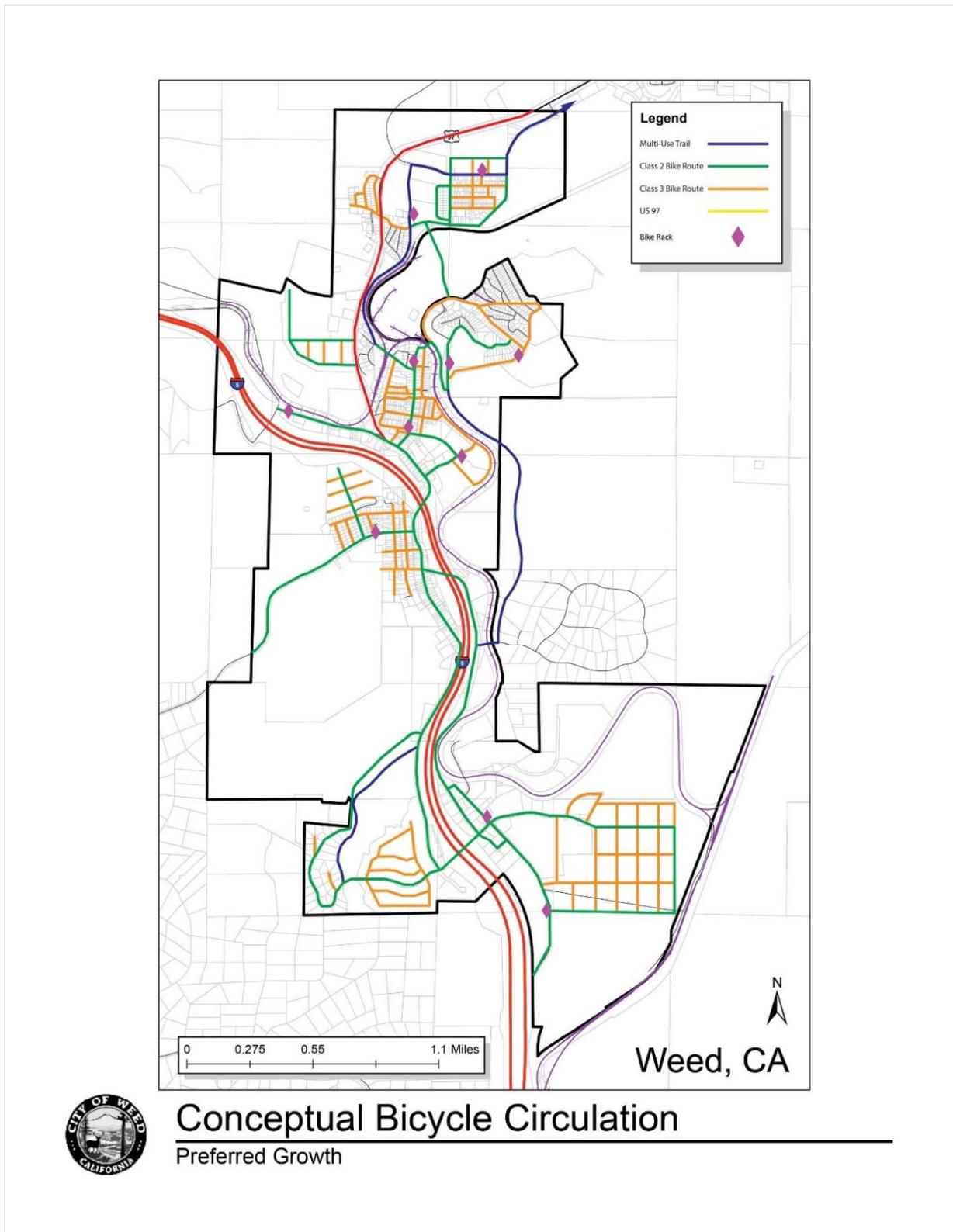


Bicycle Network

The Preferred Growth Scenario emphasizes improvements to the bicycle network that can promote bicycling as a viable form of transportation and accessible recreational activity. Dedicated bicycle lanes should be added along the main corridors of each neighborhood and can serve the purpose of connecting key growth areas. Bicycle lanes along Main Street, College Avenue, and South Weed Boulevard can enable residents to access retail establishments and provide visitors with a safe and enjoyable cycling experience in the City. Map 5.11 shows the proposed bicycle network. The orange lines indicate shared roadways, where residential roads with low traffic speeds can be improved through “sharrow” markings and signage to better accommodate bicycle travel. Figure 5.2.24 shows examples of the different types of bicycle infrastructure in the Preferred Plan.

The proposed bicycle network also includes a multi-use trail that connects north and south Weed, which can be utilized by both bicyclists and pedestrians. The multi-use trail is intended to promote and enhance recreational bicycling opportunities within the City, while also providing residents with a direct, scenic route for everyday trips. Map 5.11 also displays locations where bicycle parking should be prioritized. Community feedback revealed that residents not only support an enhanced bicycle network, but also would like to see bicycle amenities such as parking to supplement new infrastructure. The Preferred Growth Scenario strategically locates priority bicycle parking areas at key intersections to ensure that cyclists can securely park their bikes.

Map 5.11 Conceptual Bicycle Circulation Map, Preferred Growth



Source: Cal Poly Planning Team, 2016

Figure 5.2.24 Examples of Bicycle Infrastructure



Motorized Circulation

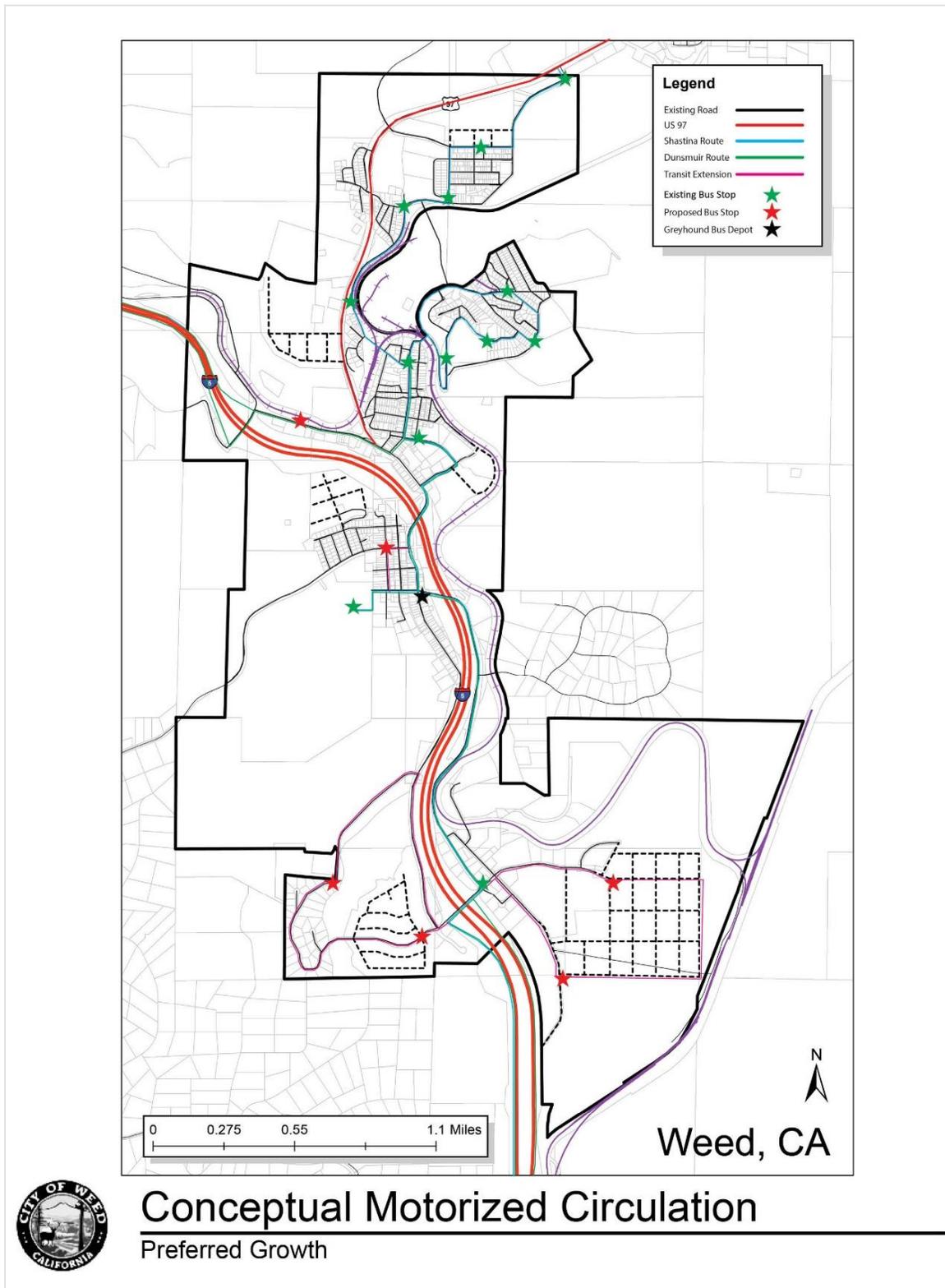
Public Transportation

The Preferred Growth Scenario aims to increase public transit ridership within the City of Weed by improving access to transit and enhancing amenities at local bus stops. The City is geographically well served by Siskiyou Transit and General Express (STAGE); however, service is infrequent which reduces convenience for transit riders. Map 5.12 shows existing transit routes in Weed as well as intersections that are identified as priority locations for new transit stops. Expansion of transit service is proposed primarily in South Weed to serve new development. The Preferred Plan outlines goals and objectives that focus on improving transit service by coordinating with STAGE, prioritizing sidewalk repair near transit stops, and installing benches, shelters, and trashcans at transit stops to make the bus a more attractive transportation alternative. Improving public transit in Weed is also an important component of increasing regional connectivity and access to neighboring cities.

Automobile Network

The Preferred Growth Scenario focuses on two key concerns regarding the automobile network in Weed: improvement of existing roadways and expansion to serve new development. During community outreach events, residents expressed that they would like to see improved pavement quality along Weed's roads. Many roads in the City are in poor condition due to limited fiscal resources. Poor road conditions can be uncomfortable to drive on and damaging to vehicles. The Preferred Growth Scenario recommends the preparation of a Pavement Condition Inventory to identify roads where pavement repair should be prioritized. The Preferred Plan also allocates new land uses in undeveloped areas of the City that may require expansion of transportation infrastructure. Map 5.12 displays a conceptual representation of where new roadways could be located by 2040.

Map 5.12 Conceptual Motorized Circulation Map, Preferred Growth



Source: Cal Poly Planning Team, 2016

5.2.5 Land Use Outcomes

The Preferred Growth Scenario has implications on the allocation of land for commercial, residential, public facilities, industrial, and open space land uses. Although the Preferred Plan focuses on six key growth areas, there are land use implications in other areas of the City including Lincoln Heights and School House Hill. Lincoln Heights is the residential neighborhood west of US 97 and School House Hill is located next to Weed High School and Elementary School. While no land use changes are proposed in these areas, it is important to account for additional homes that are included in the Preferred Growth Scenario.

As discussed at the beginning of this chapter, the Preferred Growth Scenario targets an additional 800 jobs and approximately 700 new housing units by 2040. A major goal of the Preferred Plan is to stimulate economic growth by setting a job target that can allow for increased employment opportunities for Weed residents. The following sections describe how the land use outcomes of the Preferred Plan could affect housing and employment in each key growth area and the City as a whole.

Residential Potential

Expansion of residential land in the Preferred Growth Scenario will result in additional housing units in every growth area except for the North and South Weed Boulevard Corridor. Although population and employment projections indicate a need for 700 new housing units, the Preferred Plan could potentially accommodate over 3,000 new units. Table 5.2.5 shows the proposed residential densities within each key growth area as well as the total acreage and estimate of potential for additional dwelling units. The estimated dwelling units were calculated based on proposed density and residential acreage. The most residential land is located in South Weed due to the area's abundance of vacant land; however, the Preferred Growth Scenario prioritizes residential development through infill and expansion within existing neighborhoods. As shown in Table 5.2.6 the proposed residential densities indicates that by 2040, the majority of housing units can remain low-density single-family. Mixed-use in Historic Downtown and Bel Air can serve as a medium-density housing option in core areas of the City, with a small amount of high-density residential development in Bel Air to serve the college population.

Table 5.2.5 Proposed Densities and Potential Housing Units by Key Growth Area

Preferred Growth: Proposed Added Densities				
Growth Areas	Residential Densities	Approx. Acreage	Approximate Units per acre	Potential for Housing (Units)
Angel Valley	Low Density	29.5	5	148
Lincoln Heights	Low Density	1.4	5	7
Creekside Village	Low Density	17.8	5	89
School House Hill	Low Density	17.3	5	87
Historic Downtown	Mixed Use	1.8	20	37
	Low Density	0.5	5	2
	Medium Density	11.1	15	167
North/South Weed Blvd	Mixed Use	3.8	20	75
Bel Air	Mixed Use	2.1	15	32
	Low Density	26.7	5	134
	Medium Density	2.5	15	37
	High Density	1.4	30	43
South Weed	Mixed Use	0.3	15	5
	Low Density	180.6	2	361
	Medium Density	70.5	15	1,058
	High Density	23.6	30	707
Total		248.6		2,988

Source: Cal Poly Planning Team, 2016

Table 5.2.6 Housing by Density under Preferred Growth Scenario

Preferred Growth: Housing By Density						
Residential Densities	Dwelling Units Per Acre	Number of Stories	Parcels	% of Total Parcels	Acreage	% of Total Acres
High Density	16 - 21	1 - 3	17	1.5%	43.89	5.7%
Medium Density	6 - 15	1 - 3	38	3.5%	106.55	13.9%
Low Density	0.5 - 5	1 - 2	980	89.0%	602.33	78.5%
Mixed Use	6 - 20	1 - 3	66	6.0%	14.87	1.9%
Total			1,101	100%	767.63	100%

Source: Cal Poly Planning Team, 2016

Commercial Potential

Commercial land uses are proposed in six out of seven growth areas to support service, retail, office, and industrial job growth. South Weed has the greatest potential for job creation due to ample vacant land that is suitable for commercial development. Job growth potential in Weed's remaining neighborhoods is attributed to proposed neighborhood-serving commercial development as well as mixed-use land for office and retail uses. Table 5.2.7 shows the proposed commercial acreage in each key growth area, as well as the type of commercial use, jobs per acre standard based on existing conditions, and job growth potential. The Preferred Growth Scenario allocates commercial land that can accommodate job growth that far exceeds the target of 795 new jobs by 2040. It is important to note the distinction between commercial potential and job creation. While there is ample land allocated to different commercial uses, this does not necessarily overlap with the employment sectors emphasized in the Preferred Plan. A large amount of land in South Weed is designated as light industrial due to compatibility with existing land uses. Commercial land for retail and service has potential to accommodate over 800 new jobs including positions in tourism, retail, and food and accommodation services. The Preferred Plan anticipates employment growth in the education sector, which is not displayed in Table 5.2.7 because the land where these jobs would be created is owned by College of the Siskiyous and is designated as public facilities. Educational land of COS is not being changed or added to Weed's developable land.

Table 5.2.7 Proposed Commercial Acreages and Employment Potential

Preferred Growth Proposed Commercial Acreages & Employment Potential				
Key Growth Areas	Approximate Acreage	Land Use Designation	Standard for Jobs/Acre	Job Growth Potential
South Weed	62.5	Commercial (Retail & Service)	10	625
	147.7	Light Industrial	5	738
	12.0	Industrial	5	60
	0.3	Mixed Use	10	3
Bel Air	2.6	Commercial (Retail & Service)	10	26
	2.1	Mixed Use (Retail & Office)	15	32
North/South Weed Blvd	2.7	Commercial (Retail & Service)	10	27
	3.8	Mixed Use	10	38
Historic Downtown	2.2	Commercial (Retail & Service)	10	22
	0.3	Office	10	3
	0.4	Light Industrial	10	4
	1.8	Mixed Use	15	28
Creekside Village	2.5	Mixed Use	10	25
Lincoln Heights	1.8	Commercial (Retail & Service)	10	18
Angel Valley	2.2	Commercial (Retail & Service)	10	22
Number of Additional Jobs that can be Accommodated				1,670
Existing Number of Jobs				1,444
Total Potential for Jobs				3,114
2040 Jobs Target				795
Difference				875
Potential for Growth in Retail/Service Jobs				833
Potential for Growth in Office Jobs				34
Potential for Growth in Industrial Jobs				802

Source: Cal Poly Planning Team, 2016

5.3 Effects on Community Needs

5.3.1 Land Use

The Preferred Growth can result in a diversified set of land uses within the City. The mix of land uses in key growth areas can benefit the community by offering residents enhanced opportunities to live, shop, work, and recreate locally. A majority of the proposed land use changes is to occur on vacant land or underutilized parcels, which comprise over 37 percent of Weed's total land according to the 2015 Land Use Inventory. The proposed changes are intended to foster economic vitality through employment growth and tourism, while ensuring a stable and diverse housing stock that meets the needs of the growing population. Land uses within key growth areas are strategically located to ensure adequate access to services and to reduce the proximity of potentially conflicting uses.

Table 5.3.1 shows a comparison of the existing and proposed acreage of each land use category under the Preferred Growth Scenario. Residential land will comprise nearly 25 percent of Weed's total land, with a majority of total acreage dedicated to low-density development suitable to single-family homes. Due to the small amount of existing medium-density residential development, this land use type will undergo the largest increase to 106.5 acres while only comprising 3.5 percent of Weed's total land. High-density residential development will double in acreage under the Preferred Growth Scenario. These residential land uses will ensure the provision of a variety of housing types throughout each neighborhood in Weed. Figure 5.3.1 shows the distribution of land uses in 2040.

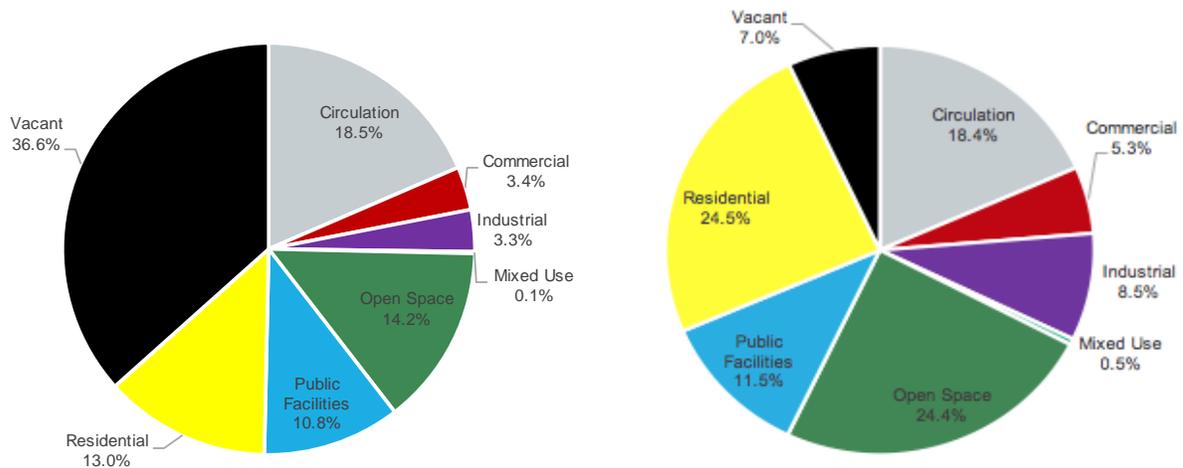
Mixed-use development will also increase residential and commercial potential by providing compact housing and employment opportunities in core areas of the City. The Preferred Growth Scenario proposes nearly 15 acres of mixed-use land, which would comprise 0.5 percent of total land in Weed. Commercial land uses in service, retail, and office categories will increase as well, primarily by locating neighborhood centers within key growth areas and expanding highway-serving commercial development in South Weed. Light industrial development will also experience a significant increase from the existing condition, yet still making up less than 5 percent of Weed's total land by 2040. Land designated as open space will increase drastically in the Preferred Plan. Open space is allocated strategically in order to preserve Weed's natural habitats and resources, provide a buffer between potentially conflicting land uses, and ensure adequate recreational park space to meet the needs of the population.

Table 5.3.1 Proposed Land Use Changes

Change in Land Use Allocation					
Land Use Type	2015 Land Use Inventory		2040 Preferred Growth		Percent Change
	Acreage	% of Acreage	Acreage	% of Acreage	
Circulation	570.1	18.5%	566.3	18.5%	-1%
Light Industrial	0.0	0.0%	148.0	4.8%	148%
Industrial	100.8	3.3%	112.5	3.7%	12%
Public Facilities	332.8	10.8%	341.5	11.2%	3%
Parks	31.5	1.0%	45.6	1.5%	45%
Open Space	404.8	13.2%	718.9	23.5%	78%
Office *	1.2	0.0%	1.5	0.0%	21%
Service & Retail Commercial	103.6	3.4%	161.1	5.3%	56%
Mixed Use	4.3	0.1%	14.9	0.5%	246%
Low Density Residential	359.1	11.7%	602.3	19.1%	68%
Medium Density Residential	23.0	0.7%	106.5	3.5%	362%
High Density	19.1	0.6%	43.9	1.4%	130%
Vacant	1126.9	36.6%	214.2	7.0%	-81%
Total	3077.2	100%	3077.2	100%	

Source: Cal Poly Planning Team, 2016

Figure 5.3.1 Distribution of Land by Uses, 2015 Land Use Inventory and Preferred Growth Scenario



Source: 2015 Land Use Inventory and Cal Poly Planning Team, 2016

5.3.2 Circulation

The multimodal circulation plan developed under the Preferred Growth Scenario aims to increase pedestrian, bicycle, and public transit shares while also improving conditions for vehicular traffic. The projected population and employment growth can lead to an increase in vehicular traffic throughout the City, which the Circulation Plan aims to mitigate by prioritizing public transit and active transportation modes. The increased vehicular traffic can also lead to increased parking demand, which is addressed through development guidelines and standards. The Preferred Growth Scenario also aims to capitalize on Weed's recreational tourism sector, which could generate additional traffic beyond population growth projections. Tourist traffic is likely to have the greatest impact on South Weed, South Weed Boulevard, and Main Street.

The proposed pedestrian network improvements in the Preferred Growth Scenario aim to enhance connectivity, safety, and accessibility for pedestrians. Sidewalks are prioritized in Weed's residential neighborhoods to promote walking as a viable option for local home-based trips, and especially to ensure safe walking routes to school. Sidewalks exist along many of Weed's commercial corridors; however, traffic-calming improvements such as crosswalks, curb bulb-outs, and speed bumps are proposed in order to increase safety and enhance the pedestrian experience.

A comprehensive bicycle network is proposed to connect key growth areas to promote bicycling as a viable form of transportation and enhance recreational cycling within the City and surrounding areas. A multi-use trail connecting Weed's parks and open space can contribute to increased recreational tourism and healthy physical activity, while bicycle lanes and shared roadway amenities can improve cycling conditions along city streets. The Preferred Growth Scenario also identifies priority locations for improved and expanded public transit services that would make transit a more feasible transportation option. The provision of benches, shelters, and improved sidewalk conditions aim to increase the attractiveness, comfort, and security of the existing transit system.

Another key feature of the Preferred Growth Circulation Plan is expansion of the roadway network to serve new developments in Angel Valley, Creekside Village, Bel Air, and South Weed. The Preferred Plan ensures that new roadways incorporate principles of complete streets and provide adequate safety and accessibility for all modes of transportation. Additionally, the adoption and implementation of a Pavement Condition Indexing system can help prioritize existing roadways where pavement maintenance is needed to enhance the City's visual quality and improve conditions for vehicular travel.

5.3.3 Housing

The Preferred Growth Scenario has many implications for the future of housing development in Weed. The City could need up to approximately 700 additional housing units by 2040 to accommodate the population growth anticipated in the Preferred Growth Scenario. There is an adequate supply of vacant land to meet the City's future single-family and multi-family residential needs. Based on the 2010-2015 Housing Element, several multi-family residential sites identified in the City can accommodate additional housing required by the Regional Housing Needs Allocation (RHNA). The Preferred Growth Scenario allocates sufficient residential land to accommodate the housing need set forth in the 2010 2015 RHNA and its future updates through 2040.

Under the Preferred Growth Scenario, new housing would be concentrated through strategic infill of targeted growth areas and expansion along the periphery of existing neighborhoods. Infill residential development in Angel Valley, Lincoln Heights, School House Hill, Bel Air, and Historic Downtown is intended to densify these areas while maintaining the small-town atmosphere characterized by Weed's predominantly single-family housing stock. Residential expansion in Angel Valley, Bel Air, Creekside Village, and South Weed is to provide additional accommodation of low-density single-family homes. More concentrated residential development in core areas of the City is intended to bring residents within close proximity to amenities such as retail shopping, recreation, entertainment, and public services. This is part of a broader growth strategy to accommodate projected population growth while supporting the community's desire to have a diversified housing stock and vibrant, walkable neighborhoods.

The housing market is driven by demand. By 2040, Weed will experience a change in demographic composition. The elderly population is expected to increase as well as young adults, while the population of middle age and young children will decrease slightly. This shift has significant implications on future housing needs, as mobility, access, and proximity will be key criteria in housing selection. Elderly residents may have limited mobility and require closer proximity to essential services such as transit, health care, and shopping. Young adults working locally may prefer the convenience of smaller units and closer retail amenities, while multi-family homes can provide an affordable and compact housing option for families.

The Preferred Growth Scenario accounts for the various housing needs by allocating approximately 22 percent of residential land to medium-density and high-density housing in core areas of the City. This includes two acres of mixed-use allocated along the Main Street corridor that can accommodate approximately 40 apartment units above commercial businesses. Utilizing infill strategies, the Bel Air neighborhood can accommodate about 70 additional mixed-use and medium-density housing units. New medium-density and high-density land allocations in Creekside Village and South Weed

have the potential for approximately 2,000 dwelling units. Mixed-use and medium density infill, such as apartments and townhomes allow for more housing types than is currently available. Additionally, this variety of housing offers a wider selection of homes at multiple price points, ranging from low-income, affordable units to market rate units. These housing options can reduce the rate of cost-burdened households in Weed and provide desirable market rate options for other income groups.

The remaining housing need is met through low-density residential development in Angel Valley, Creekside Village, Bel Air, School House Hill, and South Weed, which can accommodate an estimated 741 homes, making up the majority of residential acreage in the City. While some of this housing is to be realized through infill development, a majority is the result of residential expansion in these neighborhoods. The Preferred Growth Scenario identifies nearly 600 acres of land suitable for low-density housing, ensuring that single-family homes remain the primary housing type in Weed.

5.3.4 Open Space

The Preferred Growth Scenario includes an expansion of parks for recreation and preservation of open space for natural resource management. Park space is strategically located in each key growth areas to ensure that residents have adequate access to outdoor recreation opportunities. The National Recreation and Parks Association (NRPA) sets the standard for land dedicated to parks based on population. The land dedicated to parks and open space in the Preferred Growth Scenario is sufficient to achieve the NRPA standard based on projected population growth.

Parks are important community resources by providing a range of activities for different age groups and users, promoting physical activity, sustaining environmental health, and enhancing the overall quality of life. Having adequate access to parks is also an important indicator of a healthy community. The local Parks and Recreation District recently purchased three large vacant parcels east of Charlie Byrd Park to expand park space; it will include a community center, picnic areas, and a trail system. This space can serve as an important recreational resource to residents throughout the City. Neighborhood parks or “pocket” parks are proposed near Historic Downtown, School House Hill, and in South Weed west of I-5 to ensure sufficient access to parks in every neighborhood. Table 5.3.2 shows a comparison of the existing park space in Weed and the total acreage proposed in the Preferred Growth Scenario.

A considerable amount of passive open space is proposed in South Weed to buffer residential development from noise generating industrial land uses as well as I-5. Passive open space is also proposed south of Schoolhouse Hill where there are

excessive slopes preventing other types of development. Additional passive open space is proposed north of residential developments in Angel Valley to maintain the Boles Creek floodplain as a resource for flood management. These passive open spaces are important for the preservation of natural habitats and biological resources located within the City.

Table 5.3.2 City Park and Open Space Acreage

City Park and Open Space Acreage						
Park	Classification	Location	Existing Acreage	New Acreage	Total Acreage	
1 Charlie Byrd Park	Community Park	Angel Valley	16.3	12.9	29.2	
2 Son's Park & Lobis Field	Community Park	School House Hill	8.3	0.0	8.3	
3 Proposed Park #1	Pocket Park	School House Hill	0.0	0.1	0.1	
4 Proposed Park #2	Neighborhood Park	Historic Downtown	0.0	1.2	1.2	
5 Bel Air Park	Community Park	Bel Air	6.9	0.0	6.9	
6 Carrick Park*	Neighborhood Park	Carrick	3.0	0.0	3.0	
Total City Park Acreage			34.5	14.1	48.6	
Public/Quasi-Public Open Space that Offers Active and Passive Recreational Opportunities						
Open Space	Classification	Location	Existing Acreage	New Acreage	Total Acreage	
Winema Cemetery	Cemetery	Angel Valley	11.6	0.0	11.6	
Weed Golf Course	Golf Course	Creekside Village	70.2	0	70.2	
Weed Botanical Gardens	Open Space	South Weed	271.7	8.2	279.9	
Black Butte Recreational Area	Open Space	South Weed	0	162.9	162.9	
Other Open Space	Open Space		54.7	140.1	194.8	
Other Quasi Open Space	Public Facilities		1.8	0	1.8	
Total Public/Quasi-Public Open Space			410.0	311.2	721.2	
Total Acreage Dedicated to Recreational Opportunities					769.8	

* Carrick Park is outside Weed, and is not factored into the totals in previous Tables
 Source: Cal Poly Planning Team, 2016

5.3.5 Conservation

The Preferred Growth Scenario has the potential to affect environmental factors in and surrounding the City of Weed. The Preferred Growth Scenario may impact water resources, biological resources, energy use and greenhouse gas emissions, culturally significant resources, and soil and mineral resources within the City. It is well understood that growth and development directly impacts the environment. The

Preferred Plan takes into account important ecological features and resources to ensure that development has minimal negative impacts on environmental resources.

Water Resources

The City of Weed has two creeks that run through the City: Beaughan Creek and Boles Creek. This Preferred Growth Scenario proposes development of land in proximity to these creeks. New residential, commercial, and industrial development will increase the amount of property that is impervious to water infiltration. However, low-impact development strategies can address the increases in stormwater runoff that could negatively affect water quality. The City of Weed is known for having great surface water and groundwater quality, which is a priority that the Preferred Growth Scenario aims to maintain through goals, objectives, policies, and programs.

Water supply may be a limiting factor for growth in the City of Weed. The City has adequate water supplies, but must continue to explore opportunities for future water supply. The City will benefit from citywide water conservation techniques in both indoor and outdoor environments that are incorporated into the Preferred Plan. Water savings from additional conservation efforts are needed to meet the per capita water consumption goals established in Senate Bill X7-7, which can also help offset the demand associated with projected growth. The Conservation Element aims to conserve water by promoting efficient appliances, prioritizing infrastructure replacement, and offering incentives to residents and businesses that reduce water usage. Water capacity in Weed is discussed further in the Public Facilities Element.

Biological Resources

The Preferred Growth Scenario does not propose development in existing wildlife or natural habitat areas, and leaves many open space areas unchanged. Expanded development will minimally impact natural habitats and wildlife within city limits. Additionally, the proposed areas for infill and expanded development do not affect any listed critical habitats at this time. The Preferred Growth Scenario requires that all new development comply with federal, state, and local policies by undergoing environmental review to determine impacts on plant and wildlife habitats, and for the mediation of biological resource type losses.

Soil and Mineral Resources

The City of Weed does not have any prime farmlands and agricultural activities are not a major factor within the City. The Preferred Growth Scenario concentrates on infill development which will mitigate any potentially significant impacts on the soil.

Energy Resources

Future energy use and greenhouse gas (GHG) emissions are an important factor to consider in the Preferred Growth Scenario. New developments have the potential to increase the energy demand, which can further increase GHG emissions. However, the Preferred Plan has potential to increase energy efficiency in new and existing buildings through updated building code requirements and retrofit programs. These strategies can also lead to the co-benefit of significant cost savings due to reduced energy consumption.

The Preferred Growth Scenario focuses on increasing green energy production in the City to reduce dependence on fossil fuels and take advantage of associated cost savings from local power generation. The Plan also aims to implement policies that streamline the permitting system and incentivize residents and visitors to incorporate renewable energy technology into buildings. Increased infrastructure for alternative energy vehicles, such as electric or hydrogen-powered vehicles can promote low-emission vehicle usage in the City.

5.3.6 Air Quality

The City of Weed is located in Siskiyou County, and is therefore under the jurisdiction of the Siskiyou County Air Pollution Control District. Siskiyou County enjoys some of the best air quality in the State and is classified as in attainment for most criteria air pollutants. New development in the Preferred Growth Scenario has potential to increase air pollution associated with new construction and traffic-related activities. Proposed development may also require the removal of trees, which can reduce essential ecosystem functions like carbon sequestration. However, the Preferred Growth Scenario includes many implementation measures that can offset, or even improve air quality in the City. Additionally, improvements to alternative transportation infrastructure can encourage community members to use public and active transportation that can lessen transportation-related air pollution.

5.3.7 Noise

The projected increase in population and employment in the Preferred Growth Scenario suggests elevated noise levels due to increased vehicular traffic and industrial activity. However, the Plan addresses potentially conflicting land uses by ensuring adequate physical separation and requiring noise mitigation for new development. By maintaining low-density housing as the predominant housing type in Weed, residential

neighborhoods might not experience a significant increase in noise. However, central areas of the City where higher development density is proposed could experience a slight increase in ambient noise and temporary noise levels during peak hours. Special needs housing such as senior housing proposed in Creekside Village is located away from noise generating sources to ensure a peaceful and relaxing environment. While sensitive land uses such as homes, schools, and places of worship are separated from noise sources, increased vehicular activity has the potential to increase ambient noise levels along Weed's main corridors. Due to the City's compact nature, certain land uses may be exposed to an increase in traffic-related ambient noise.

5.3.8 Safety

New commercial and housing growth in the City is proposed for areas with comparatively low risk of fires. Increasing development in the central city, where fire hazard is low, would reduce exposure of residents and businesses to wildfires. They also can benefit from reduced emergency response times. Natural hazards do not change based on development, but the placement of development in lower risk zones makes for a more resilient community. The Preferred Growth Scenario development does not change the dynamic of hazards associated with seismic, geologic, and transportation of hazardous materials within the City. These hazards should continue to be mitigated; however, no additional challenges are likely to arise from the Preferred Growth Scenario. Fire, flooding, and emergency response time will more than likely be reduced by future development and are discussed in further detail in the following subsections.

Fire

The majority of Weed's geographic boundaries fall within high and moderate fire severity zones. Infill development and residential expansion is prioritized in core areas of the City where fire hazard is the lowest. However, the Preferred Growth Scenario proposes new development in South Weed, which is considered to be in a high fire severity zone. Defensible space surrounding new development can mitigate the potential fire related hazards in South Weed. New public facilities, including a fire station, are proposed in Bel Air near College of the Siskiyous, which can reduce response times throughout the City. The most effective method of mitigating the wildland fire impact on Weed is to limit growth outside the City boundaries, which the Preferred Growth Scenario promotes.

Flooding

The Preferred Growth Scenario locates new development away from the 100-year flood zones along Beaugan Creek and Boles Creek. Beaugan Creek has potential flood areas directly north of the North and South Weed Boulevard Corridor. Although flood risk is low, the Preferred Plan contains mitigation measures that aim to reduce potential flood damage in this area. Residential development in Angel Valley is proposed south of the Boles Creek flood zone to minimize risk.

Emergency Response

The increase in population will have no effect on the City's evacuation routes; however, response times could increase due to higher traffic volumes on local roads. Locally, US 97 offers access to the northern neighborhoods, while the I-5 offers the fastest access to downtown and South Weed. The expanded grid network in new development areas can ensure adequate access to emergency response vehicles as well as multiple evacuation routes. In addition to the increase in overall population, Weed is expected to have a larger share of senior citizens who may need additional attention and assistance in an evacuation scenario.

Crime

Population growth and increased housing density might lead to more pedestrian traffic on Weed's streets, which can deter crime and result in a safer environment. The Preferred Plan also advocates for enhancement of neighborhood watch groups and additional eyes on the streets programs to increase neighborhood safety and reduce crime.

5.3.9 Economic Development

Under the Preferred Growth Scenario, job targets include a multitude of job opportunities that can improve the jobs-to-resident ratio, and increase the City's median income. The Preferred Growth Scenario targets the creation of nearly 800 new jobs. The job target is based on historical growth in Weed over the previous ten years; however, the Preferred Plan allocates commercial land to accommodate up to 1,600 jobs should the City experience growth beyond the projected target. Under the Preferred Growth Scenario, Weed would have the potential to accommodate up to 3,114 jobs by 2040.

A key strategy to attract new businesses and foster employment growth is to reinvigorate Weed's downtown, thereby creating a vibrant, walkable, and aesthetically pleasing area that compliments Weed's small, mountain-town character. Mixed-use structures along Main Street provide a good foundation to achieving a thriving downtown, and revitalization can attract key businesses that could lead to proliferated growth along the corridor. Mixed-use development along College Avenue has potential to create retail jobs, and the mixed-use development proposed along North Weed Boulevard could contain office space that can accommodate higher-paying jobs.

Small neighborhood centers in Angel Valley and Bel Air can also create retail opportunities for employment while bringing residents within close proximity to goods and services. These neighborhood centers can stimulate economic growth citywide by making each key growth area a convenient and attractive place to live. While mixed-use and neighborhood commercial in the northern half of Weed are aimed at fostering resident and tourist-serving local businesses, development in South Weed would focus on expanding highway-serving commercial activity that is a major revenue source for the City. An expanded South Weed and revitalized downtown can capture increased revenue from tourists and residents alike with highway users potentially spending more time in Weed. The amount of development in the Preferred Plan can also create many interim construction jobs during implementation of the Preferred Growth Scenario.

Partnership with the College of the Siskiyous for the provision of vocational training can create a more skilled workforce and possibly attract new, high-quality industries to Weed. The Preferred Growth Scenario aims to cultivate an economy that would attract College of the Siskiyous students to seek local employment through expanded access to jobs in health services, sustainability, and entrepreneurial opportunities. These actions also aim to improve the jobs-to-resident ratio by having a greater share of the workforce living and working in Weed rather than commuting into or out of Weed for work.

5.3.10 Public Facilities

The Preferred Growth Scenario aims to provide adequate facilities and services to the residents of Weed. Population growth has the potential to impact water use, waste management, and sewer capacity as well as public education, library resources, and police and fire services. The following subsections describe how the Preferred Growth Scenario can affect the provision of public facilities in Weed.

Water

Proposed growth in key areas of the Preferred Growth Scenario may affect the future demand on Weed's water supplies from Beaugan Springs, Mazzei Well, and Gazelle Well. Weed is already using close to the full capacity of its water supply with approximately 2.46 million gallons of water available per day. In February 2016, the City and Roseburg Lumber Mill entered a ten-year agreement for the continued use of Beaugan springs, which provides 1.5 million gallons per day. The estimated water usage per capita in 2013 was 542 gallons per person per day, assuming the same ratio by 2040 Weed would need at minimum 1.95 million gallons per day. The population growth projected in the Preferred Growth Scenario would require additional water capacity as well as expansion of water infrastructure to serve new development. The City of Weed does not have an Urban Water Management Plan, which would help address current and future water supply. The Preferred Plan contains an implementation measure that prioritizes the adoption of an Urban Water Management Plan to ensure that water resources are conserved, distributed, and managed in a manner consistent with existing needs and future growth.

Wastewater

The increase in population and development under the Preferred Growth Scenario would require an expansion of Weed's two wastewater treatment facilities. The Preferred Growth Scenario anticipates growth and development in both north and South Weed, which would require an expansion of the Weed Wastewater System that serves the northern half of the City and the Shastina Wastewater System that serves the southern half.

Stormwater

There is not a history of significant flood events in Weed, although increased development proposed in the Preferred Growth Scenario needs to address infrastructure requirements to adequately capture and divert stormwater to reduce the risk of urban flooding. Proposed roadway expansion and particularly service commercial expansion in South Weed will likely necessitate an increase in parking and impervious surfaces that may impact the current flow of stormwater. The City's stormwater infrastructure may need to be evaluated as more severe weather events continue to impact the region. Additionally, the City's current drainage and conveyance systems will need to be expanded to serve the increased population and proposed new development.

Solid Waste Management

The City of Weed sends its waste to Black Butte Transfer Recycle Station in Mount Shasta. C & D Waste Removal, which is located in the City, collects solid waste. Increased population and development proposed under the Preferred Growth Scenario would require that solid waste management services be expanded to serve new development in the City's core as well as expanded areas along the City's periphery. However, the capacity of Black Butte Transfer Recycle Station is not expected to be exceeded under the Preferred Growth Scenario.

Police

The City of Weed meets the standard of one officer per 1,000 residents. The Weed Police Department has six sworn officers, which is sufficient to maintain the standard officer-to-resident ratio under the Preferred Growth Scenario. Additionally, new public facilities including expanded police facilities in Bel Air can reduce response times throughout the City.

Fire

Fire is the greatest potential hazard in Weed; therefore, the Preferred Growth Scenario recommends that adequate fire services and response times are provided to serve the anticipated population growth and development. Fire protection in Weed is provided by the Weed Volunteer Fire Department (WVFD) located at the southern end of Roseburg Parkway. The WVFD is staffed with less than ten personnel, many of who are volunteer fire fighters. The average response time is 4.8 minutes, which is better than the 9-minute standard set forth by the National Fire Protection Agency (NFPA). The WVFD has a response area of approximately 20 miles. Under the Preferred Growth Scenario, development is to be concentrated within this 20-mile radius, and is thus able to be served by the WVFD.

The Preferred Plan features expanded public facilities in Bel Air, which includes the addition of new fire response services. This facility can allow for expanded personnel and equipment to better serve the City. The Preferred Growth Scenario proposes expansion to Weed's existing roadway network, which would increase the coverage area of where people live. However, these roads are proposed in a grid network that fosters ease of access and multiple entry points for emergency vehicles.

Public Education

There are two public schools located in Weed: Weed Union Elementary School and Weed High School. These facilities have adequately served the existing population and have additional capacity to accommodate growth. However, the Preferred Growth Scenario does not anticipate significant growth of the school age population by 2040. Therefore, the existing school facilities are sufficient to meet the public education needs under the Preferred Plan.

Library

The expected growth in the Preferred Plan will most likely not require changes to the function or size of the Weed Library; however, population growth may result in additional public library use. The Weed Library may require a larger inventory of books and computers to meet demand, which may necessitate expansion of library facilities.

5.3.11 Health

The Preferred Growth Scenario could have many effects and implications on the health of the community. The proposed changes in land uses, housing densities, circulation, and open space can provide residents with improved access to amenities, services, and recreation, which can have a positive impact on quality of life and well-being.

Land Use and Design

Land use patterns can strongly influence resident's lifestyles and overall quality of life. The Preferred Growth Scenario proposes increases in the amounts of mixed-use and medium to high-density development in the City, thereby increasing proximity to services and creating a more walkable and bikeable environment. A byproduct of increased physical activity is improved mental and physical health of residents. The envisioned neighborhood centers and historic downtown can feature streetscaping, pedestrian amenities, and public spaces intended to enhance the City's visual quality and sense of place, leading to improved quality of life.

Additionally, small-scale mixed-use development along College Avenue can ensure that students are within close proximity to retail, services, and entertainment opportunities that fit their unique needs. The compact development in these areas can reduce the need to drive, thereby reducing automobile emissions that can impact public health. The

proposed housing developments under the Preferred Growth Scenario also create open space opportunities for pocket parks and community gardens, which could increase access to fresh food and outdoor recreation spaces. This scenario also encourages more commercial and light industrial uses that can provide jobs, which could help match the available labor force and ensure a better jobs-housing balance. Moreover, bringing jobs closer to residents can reduce emissions from work travel, and provide a steady income for residents to be able to afford better housing, health care, and fresh food.

Parks and Open Space

The Preferred Growth Scenario proposes a significant expansion of park space within city limits to almost 25 percent of total land in Weed. The majority of parkland expansion is proposed in Angel Valley adjacent to Charlie Byrd Park and in South Weed to preserve natural resources and ensure that potential future residents and visitors have adequate access to recreation. This additional park space features trails and amenities that cater to outdoor recreation as well as mental and physical health. Neighborhood parks and pocket parks are proposed in School House Hill and Historic Downtown to ensure that all residents in the City have immediate access to open space. Open space in Weed is not only intended to encourage physical activity amongst all age groups, but to ensure the health and resilience of the natural environment.

Circulation

The Preferred Growth Scenario proposes a multitude of improvements and additions to the pedestrian and bicycle network in Weed. These improvements are intended to promote and enhance active transportation while increasing opportunities for physical recreation. Due to land use and circulation changes, residents are likely to be within close proximity to services which can also increase the feasibility of active transportation. Traffic calming projects located along key corridors can also address public health and safety by reducing exposure of bicyclists and pedestrians to vehicular traffic. The Preferred Growth Scenario aims to implement a Circulation Plan that can have significant positive health impacts and cater to a more active lifestyle for all residents in the City.

Public Spaces

The Preferred Growth Scenario proposes infill commercial and mixed-use development, which is intended to enhance the City's sense of place and create spaces that welcome community gatherings such as farmers' markets, festivals, or art walks. Increased

community building and social capital can result from these improvements and contribute positively to the overall health of the community.

5.3.12 Community Design

Community design addresses the preservation and enhancement of buildings, structures, places, and landscapes within the City that contribute to its historic and cultural character. These efforts recognize historical and cultural resources as an essential part of the City's heritage, promoting community vitality and pride. The Preferred Growth Scenario takes a bold approach toward community design that aims to preserve and enhance Weed's historic small-town character. Emphasis is placed on creating vibrant, walkable, and aesthetically pleasing streetscapes, ensuring a quaint atmosphere through building design, strengthening the sense of community through outdoor spaces, and attracting visitors to explore this historic location.

Sense of Community

The Preferred Scenario proposes conservation of the small-town character of the City. Community design reflects and utilizes Weed's location to attract visitors as well as provide other important social benefits for the community, including improved quality of life and pride in the City. Maintaining and respecting Weed's cultural and architectural heritage is a priority of the Preferred Plan. Additionally, the community center in Angel Valley and increased public outdoors spaces proposed in the Plan can help strengthen and promote community building.

Building Design and Quality

Building design and quality should strategically reflect the types of land use and density that adhere to the small-town character valued in the community. The Preferred Growth Scenario retains single-family homes as the primary housing type in Weed and fosters the continuation of small-scale neighborhoods. The Plan also promotes rehabilitation of existing homes in poor condition, which is intended to improve neighborhood's visual appeal and resident's sense of pride. Updated design guidelines are a key feature encouraged in Community Design Element, which will ensure that new buildings are compatible with Weed's character. Code enforcement could also improve the aesthetics of Weed's neighborhoods while promoting the safety and well-being of residents. Lastly, strategically placed medium to high-density and mixed-use development along Main Street, Boles Street, College Avenue, and Vista Drive are limited to a building height of

three stories in order to preserve the City's small-town character and preserve viewsheds of Mount Shasta.

Streetscapes and Public Spaces

The preferred scenario proposes increasing capacity for different modes of transportation, addition of open space and parks for improved quality of life and tourist attraction. Human scale streetscape design should be focused along North and South Weed Boulevard, Main Street, College Avenue, and Black Butte to better accommodate pedestrians and bicyclists. Amenities such as traffic calming techniques, wayfinding signage, sidewalks, benches, trees, lights, bicycle facilities and gateways are functional design techniques that could make the atmosphere more attractive and safe for both residents and tourists. Streetscape design could transform Main Street into a vibrant downtown and establish a gateway at the North and South Weed Boulevard Corridor to promote the development of a visual identity and brand for the City of Weed.

5.4 References

U.S. Census Bureau (2013). Table S0801: Commuting Characteristics by Sex, 2009 – 2013 American Community Survey, 3 – Year Estimates. Weed, CA. Retrieved from <http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>

6 LAND USE

6.1 Introduction

The Land Use Element serves as a guide for planners, the general public, developers, and decision makers for future development and growth. The main objective of the Land Use Element is to address land use issues through development policies. The purpose of the element is to designate the location, distribution, and intensity of land uses. Land use intersects with all other elements of the General Plan and is the foundation for housing, circulation, open space, and public facilities land uses. The goals, objectives, policies, and programs in this Element will influence future development decisions.

The 2015 Land Use Inventory surveyed land uses in Weed and found that 37 percent of the City's land is vacant, which implies that there is potential for development. Open space and residential uses are the second largest group of land uses in Weed with 14 percent each of Weed's total land. Public facilities make up 11 percent of Weed's land, with commercial and industrial land uses comprise 3 percent each.

Based on the population, housing, and employment targets, there is sufficient land in Weed to accommodate growth by 2040. Community input indicated that maintaining the small-town character, ensuring diverse economic opportunities, and achieving neighborhood connectivity were essential to the City's future. The Land Use Element incorporates this feedback in the development of the following goals and objectives.

6.2 Goals, Objectives, Policies, & Programs

Goal LU 1

A balanced and diversified set of land uses within the City

Objective LU 1.1

Distribute the amount of commercial land uses within key growth areas.

Policy LU 1.1.1

Promote a diverse mix of commercial development in Angel Valley, Creekside Village, Historic Downtown, North/South Weed Corridor, Bel Air and South Weed.

Program LU 1.1.1.1

Identify areas where infrastructure, services, and utilities are needed to support new commercial development.

Program LU 1.1.1.2

Offer new business owners reduced development fees to attract new businesses.

Program LU 1.1.1.3

Develop marketing materials to encourage private development and investment in businesses.

Program LU 1.1.1.4

Establish a Business Association to promote entrepreneurship and local businesses in Weed.

Objective LU 1.2

Diversify the supply of housing types throughout City that meets the needs of all residents.

Policy LU 1.2.1

Promote mixed-use development within city limits.

Program LU 1.2.1.1

Establish a Historic Mixed-Use Overlay Zone along Main Street to conserve the historic and compact character of downtown and preserve mixed-use buildings.

Program LU 1.2.1.2

Provide density bonuses from new mixed-use housing developments in key growth areas.

Policy LU 1.2.2

Allowable uses within the mixed-use category shall not include uses that adversely affect surrounding commercial or residential uses, or contribute to the deterioration of existing environmental conditions in the area.

Objective LU 1.3

Distribute parks, open space, and public facilities to serve growth in existing neighborhoods and accommodate future development.

Policy LU 1.3.1

Maintain adequate park acreage and access to parks for neighborhoods by establishing a local standard of park space per thousand residents in accordance with the Open Space Element.

Policy LU 1.3.2

Preserve open space to retain the natural scenic beauty and ecology within Weed.

Policy LU 1.3.3

Allocate adequate land to expand public facilities that support community growth.

Goal LU 2

A community characterized by a compact form.

Objective LU 2.1

Increase infill development where feasible.

Policy LU 2.1.1

Prioritize infill development within key growth areas

Program LU 2.1.1.1

Amend the zoning code to allow density increases on infill sites that can accommodate the increases without having an adverse effect on the adjacent properties.

Objective LU 2.2

Enhance accessibility between residential, commercial, and open space areas.

Policy LU 2.2.1

Promote location and distribution of land uses that facilitates access and mobility.

Program LU 2.2.1.1

Establish design standards for streets to accommodate all users and modes of transportation.

Program LU 2.2.1.2

Provide adequate transportation infrastructure that supports connectivity between land uses.

Objective LU 2.3

Limit land use types that result in sprawl.

Policy LU 2.3.1

Adopt regulations to limit sprawl.

Program LU 2.3.1.1

Develop an urban growth boundary that limits sprawl without restricting development or causing an increase in property value.

Program LU 2.3.1.2

Establish an appeal procedure for uses that may require development outside the urban growth boundary.

Policy LU 2.3.2

Incentivize the subdivision of large vacant parcels.

Program LU 2.2.2.1

Incentivize subdivision of vacant parcels through the reduction of tax on property sale.

Program LU 2.2.2.2

Rezone vacant areas to allow for a higher density.

Goal LU 3

A community with compatible land uses.

Objective LU 3.1

Regulate the intensity and density of new development in relation to existing land uses in the surrounding area.

Policy LU 3.1.1

Ensure adequate buffering between conflicting land uses.

Program LU 3.1.1.1

Implement transitional land uses between conflicting land uses

Program LU 3.1.1.2

Establish standards in the zoning ordinance to reduce impacts of higher intensity uses, including but not limited to: landscaping, air quality, noise, odor, light, or traffic.

Objective LU 3.2

Management of boundaries between neighboring communities and abutting areas.

Policy LU 3.2.1

Pursue the annexation of lands that will benefit the City

Program LU 3.2.1.1

Develop a strategic plan to annex parcel(s) of land encompassing neighboring communities.

7 CIRCULATION

7.1 Introduction

Circulation is a mandatory element of the general plan under the California State Government Code §65302(b). Circulation refers to transportation systems that facilitate the safe and efficient movement of people and goods throughout a city and its surrounding areas. The California Office of Planning and Research (OPR) requires that the circulation element maintain consistency with the land use element, as well as state and regional transportation plans. . According to State law, the element must address major roads, transportation routes, terminals and other public facilities, services, and utilities. In addition, the State requires that the element plan for a balanced multimodal transportation network that accommodates all users and modes on the City's streets and highways. The California Complete Streets Act of 2008 (AB 1358) defines all users as "motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation." A multimodal network has a critical impact on efficient traffic flow, social interaction, public health, safety, economic activity, and development patterns within the City. Circulation can also greatly impact air quality and greenhouse gas emissions. The Sustainable Communities and Climate Protection Act of 2008 (SB 375) requires municipalities to address greenhouse gas emissions in the coordination between the land use and circulation element. The following chapter presents the goals, objectives, policies, and programs developed to ensure an adequate multimodal circulation network through 2040 that meets the needs of residents and enhances safety, access, and mobility for all road users.

7.2 Goals, Objectives, Policies, & Programs

Goal CI 1

A safe and complete transportation network that is accessible to all users.

Objective CI 1.1

Establish a well-designed complete street network to accommodate multiple modes of transportation.

Policy CI 1.1.1

Implement Complete Streets policy that is consistent with the California Complete Streets Act (AB 1358).

Program CI 1.1.1.1

Prioritize complete streets improvements along Weed's collector roads.

Program CI 1.1.1.2

Adopt a Bicycle and Pedestrian Master Plan that further identifies specific needs and priorities for alternative transportation in Weed.

Program CI 1.1.1.3

Establish educational programs and events that encourage the use of active transportation.

Policy CI 1.1.2

New development must locate parking behind the building when feasible to promote a walkable streetscape.

Policy CI 1.1.3

New development and major roadway projects must incorporate provisions for non-drivers.

Program CI 1.1.3.1

Conduct a traffic study to understand the needs of non-drivers.

Program CI 1.1.3.2

Prioritize investment along corridors that are most frequently used by non-drivers.

Objective CI 1.2

Achieve a 30 percent share of pedestrian travel by 2040.

Policy CI 1.2.1

Establish a safe and complete pedestrian network.

Program CI 1.2.1.1

Adopt standards for safe pedestrian crossings and road segments that are consistent with traffic control devices in the Manual for Uniform Traffic Control Devices (MUTCD).

Program CI 1.2.1.2

Implement traffic calming techniques to reduce vehicle speeds along corridors with high traffic speeds and volumes.

Program CI 1.2.1.3

Adopt a Safe Routes to School program that incorporates pedestrian safety measures near Weed Elementary School, Weed High School, and College of the Siskiyous.

Program CI 1.2.1.4

Require new developments to provide adequate pedestrian access within and surrounding the property.

Program CI 1.2.1.5

Prioritize sidewalk repair and installation in areas with high residential and commercial activity.

Policy CI 1.2.2

All sidewalks must be compliant with the Americans with Disabilities Act of 1990.

Program CI 1.2.2.1

Implement principles of universal design such as ADA accessible ramps, high-intensity activated crosswalk (HAWK) beacons, and tactile pavements at intersections.

Program CI 1.2.2.2

Regulate the obstruction of sidewalks by trees, fire hydrants, poles, or other objects that may prevent mobility of people with disabilities.

Objective CI 1.3

Achieve a 10 percent share of bicycle travel by 2040.

Policy CI 1.3.1

Establish a safe and complete bicycle transportation network.

Program CI 1.3.1.1

Adopt and implement a Bicycle Master Plan.

Program CI 1.3.1.2

Prioritize investment in separated (Class I and II) bicycle facilities along commercial corridors and in areas with unsafe conditions such as high truck traffic and vehicle speeds.

Program CI 1.3.1.3

Implement shared roadway facilities such as “sharrows” along local and residential roads with slow traffic speeds.

Program CI 1.3.1.4

Adopt a Safe Routes to School program that incorporates bicycle safety measures near Weed Elementary School, Weed High School, and College of the Siskiyous.

Program CI 1.3.1.5

Implement signage that designates bicycle routes and indicates cyclists’ presence to drivers.

Policy CI 1.3.2

All bikeways must meet or exceed the design standards set forth in the California Highway Design Manual.

Policy CI 1.3.3

Provide accessible bicycle parking facilities.

Program CI 1.3.1.1

Provide bicycle parking within each key growth area.

Program CI 1.3.1.2

Require new developments to include bicycle parking that is at least 10 percent of the parking allocated for automobiles.

Objective CI 1.4

Increase convenience and access to public transportation in Weed.

Policy CI 1.4.1

Coordinate with Siskiyou Transit and General Express (STAGE) to ensure that residents of Weed have adequate access to public transportation.

Program CI 1.4.1.1

Conduct a study to identify inadequate transit facilities and underserved areas within the City.

Program CI 1.4.1.2

Prioritize improvements and access to transit in underserved areas.

Program CI 1.4.1.3

Promote the incorporation of bus shelters and benches to make public transit a more attractive and comfortable mode of transportation.

Policy CI 1.4.2

Enhance intermodal connectivity between transit and other modes of transportation.

Program CI 1.4.2.1

Prioritize investment in sidewalks near transit stops.

Program CI 1.4.2.2

Locate bike parking near transit.

Objective CI 1.5

Expand and enhance access to para-transit.

Policy CI 1.5.1

Pursue strategies with transportation providers to create a system of para-transit service for seniors and people of all abilities to serve Weed and other regional destinations.

Program CI 1.5.1.1

Coordinate with STAGE to provide and establish on-call para-transit service and serve senior transport needs.

Objective CI 1.6

Ensure adequate access for emergency vehicles and evacuation routes for residents.

Policy CI 1.6.1

Coordinate with CalFire, the Weed Volunteer Fire Department, and Weed Police department to ensure that emergency vehicles can access all developments within city limits.

Policy CI 1.6.2

Comply with Siskiyou County's Disaster Preparedness Plan.

Program CI 1.6.2.1

Develop a local emergency response plan that includes procedures for safe, prompt, and orderly evacuation strategies, locations of safe meeting areas, emergency supplies including food, water, and medical, and general emergency protocol.

Program CI 1.6.2.2

Educate community members on the procedures for safe evacuation strategies and the location of safe meeting areas in the occurrence of an emergency.

Objective CI 1.7

Maintain an efficient transportation network for vehicles.

Policy CI 1.7.1

Maintain a level of service "C" for all major arterials.

Program CI 1.7.1.1

Conduct a traffic study to determine the current level of service.

Program CI 1.7.1.2

Calibrate a multimodal level of service model for the City.

Program CI 1.7.1.3

Establish a multimodal level of service.

Program CI 1.7.1.4

Conduct a signal warrant analysis to determine if additional signalized intersections are necessary.

Objective CI 1.8

Facilitate the efficient flow of commercial vehicle movement throughout the City.

Policy CI 1.8.1

Maintain the status of South Weed Boulevard as the primary truck route through the City.

Program CI 1.8.1.1

Continue to restrict truck access for vehicles over 10 tons to Main Street to ensure a serene environment for local residents and visitors in downtown.

Goal CI 2

A well-maintained transportation network.

Objective CI 2.1

Maintain roadway infrastructure that meets the needs of the community.

Policy CI 2.1.1

Roadway conditions and traffic control devices must be in good operating condition.

Program CI 2.1.1.1

Conduct a pavement condition inventory to identify and prioritize roadways that require pavement repair.

Program CI 2.1.1.2

Conduct an inventory of traffic control devices to identify and prioritize areas that require repair and improvement.

Program CI 2.1.1.3

Develop a Capital Improvement Plan.

Objective CI 2.2

Increase funding for transportation improvement projects.

Policy CI 2.2.1

Identify additional financial opportunities and strategies for obtaining state and federal grants.

Goal CI 3

Strong local and regional connectivity.

Objective CI 3.1

Strengthen multimodal connectivity between North and South Weed.

Policy CI 3.1.1

Identify alternative pathways to enhance access between North and South Weed.

Program CI 3.1.1.1

Conduct feasibility studies to determine locations for alternative pathways.

Program CI 3.1.1.2

Identify funding sources to aid in implementing additional infrastructure connections.

Objective CI 3.2

Improve interregional mobility and access between Weed and neighboring communities.

Policy CI 3.2.1

Coordinate with the Siskiyou Local Transportation Commission to address regional transportation needs.

Policy CI 3.2.2

Coordinate with neighboring cities to improve interregional connectivity.

Program CI 3.2.2.1

Collaborate with Mount Shasta City to ensure the development of a multi-use trail between Weed and Mount Shasta.

Objective CI 3.3

Enhance connectivity to trail networks to promote healthy physical activity through recreation.

Policy CI 3.3.1

Promote connectivity of recreational bicycle and pedestrian infrastructure and facilities.

Program CI 3.3.1.1

Identify locations for multi-use pathways that take advantage of Weed's scenic natural environment.

Program CI 3.3.1.2

Establish local connections to regional bike paths and routes outside the city limits.

Program CI 3.3.1.3

Provide adequate facilities (bike parking, restrooms, and showers) for recreational users of multi-use pathways.

Objective CI 3.4

Integrate transportation and land use planning efforts.

Policy CI 3.4.1

Provide adequate transportation infrastructure and facilities to support new land uses and development.

Policy CI 3.4.2

Maintain consistency with local, regional, and state planning documents.

Policy CI 3.4.3

Maintain consistency with College of the Siskiyous Campus Master Plan.

Goal CI 4

A community with low auto-dependency.

Objective CI 4.1

Reduce the number of single-occupant vehicle trips in the City by 25 percent by 2040.

Policy CI 4.1.1

Adopt a Transportation Demand Management Plan.

Program CI 4.1.1.1

Implement carpooling and ridesharing programs.

Objective CI 4.2

Reduce vehicle miles travelled in Weed to meet GHG reduction targets mandated by AB 32.

Policy CI 4.2.1

New developers must include provisions for non-motorized modes of transportation.

Program CI 4.2.1.1

Implement traffic impact fees to improve transit, bicycle, and pedestrian facilities, and to undertake traffic calming policies.

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Policy CI 4.3.1

Incentivize development that reduces vehicle trips and encourages walking and biking.

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8 HOUSING

8.1 Introduction

The Housing Element is one of the seven required elements of the General Plan, and is mandated through Article 10.6 of the State of California Government Code Section 65580 (California Department of Housing and Community Development [HCD], 1969a). This element addresses the long-term, comprehensive housing needs for residents of all income levels within the City by providing a variety of housing types. The Housing Element update occurs every five years and includes the identification and analysis of current and projected housing needs. This chapter includes goals, objectives, policies, and programs that aim to preserve, improve, and increase the supply of housing in the City of Weed. The Housing Element must remain consistent and compatible with other General Plan elements and State Law.

According to the 2015 Land Use Inventory and 2010 U.S. Census data, the City of Weed has approximately 1,200 housing units, nearly 60 percent of which are single-family detached homes. The Housing Element aims to maintain single-family homes as the primary housing type in Weed while accommodating population growth through a range of housing densities in core areas of the City. Housing growth is based on employment targets for Weed by 2040, which surpasses the mandated number of additional housing units required by the Regional Housing Needs Assessment. This chapter aims to address long-term housing needs by providing a balanced and adequate supply of housing that fulfills the need for market rate and affordable units.

8.2 Goals, Objectives, Policies, & Programs

Goal HO 1

An adequate supply of housing.

Objective HO 1.1

Accommodate population growth by providing at least 650 new housing units by 2040.

Policy HO 1.1.1

Maintain compliance with the Regional Housing Needs Allocation (RHNA) targets for additional housing units needed through 2040.

Program HO 1.1.1.1

Identify and pursue funding sources for housing assistance and infrastructure expansion to serve new areas of housing development.

Program HO 1.1.1.2

Provide adequate facilities such as infrastructure, water supply, and public services to support new housing developments.

Program HO 1.1.1.3

Accommodate a minimum of 38 additional housing units by the year 2019 to satisfy the Regional Housing Needs Allocation.

Policy HO 1.1.2

Prioritize new housing developments within key growth areas.

Program HO 1.1.2.1

Amend the zoning code as necessary to accommodate future housing needs.

Goal HO 2

A diversified supply of housing.

Objective HO 2.1

Maintain single-family dwellings as the primary form of housing in low-density residential areas.

Policy HO 2.1.1

Provide sufficient land for single-family dwellings and prioritize infill development of single-family homes in key growth areas.

Program HO 2.1.1.1

Install utilities and other infrastructure to support housing development.

Objective HO 2.2

Expand multifamily and apartment housing options in key growth areas.

Policy HO 2.2.1

Increase the number of housing units within key growth areas.

Program HO 2.2.1.1

Update the zoning code to include higher density and mixed-use land uses in key growth areas.

Program HO 2.2.1.2

Amend the zoning code to allow a maximum allowable lot coverage of 90 percent.

Goal HO 3

An aesthetically pleasing housing environment.

Objective HO 3.1

Promote housing options that are consistent with Weed's small town character.

Policy HO 3.1.1

New development and renovation must be consistent with the architectural guidelines.

Program HO 3.1.1.1

Adopt a Specific Plan for downtown that protects and enhances the historical and mixed-use character of downtown Weed.

Policy HO 3.1.2

New housing shall complement the existing character of the local housing stock.

Program HO 3.1.2.1

Update the zoning code to address the physical requirements for new housing throughout Weed's neighborhoods.

Objective HO 3.2

Protect neighborhood scale and density.

Policy HO 3.2.1

Infill development must be consistent with existing housing structures.

Goal HO 4

Affordable housing for all income levels and demographic groups.

Objective HO 4.1

Accommodate 200 new affordable housing units (for low and very-low income categories) by 2040.

Policy HO 4.1.1

The City shall alleviate constraints on new affordable housing development proposals.

Program HO 4.1.1.1

Incentivize the development of affordable housing by reducing minimum parking requirements and offering density bonuses.

Program HO 4.1.1.2

Streamline the permitting process for secondary dwelling units.

Policy HO 4.1.2

The City shall protect the existing affordable housing stock.

Program HO 4.1.2.1

Continue to support rental assistance and rent subsidy programs for low-income residents.

Objective HO 4.2

Accommodate 500 new market-rate housing units by 2040.

Policy HO 4.2.1

Allow sufficient land and housing density to accommodate market-rate housing growth targets.

Policy HO 4.2.2

Support housing options that attract workers of all income groups to live in the City.

Objective HO 4.3

Obtain equitable housing options for all income levels and special needs groups.

Policy HO 4.3.1

The City shall accommodate housing for the workforce, seniors, and people with disabilities.

Program HO 4.3.1.1

Identify the amount of housing needed to accommodate the growth of specialized housing.

Program HO 4.3.1.2

Integrate special needs housing into key growth areas to promote access to amenities and services.

Policy HO 4.3.2

The City shall comply with state and federal laws and regulations regarding equal opportunity housing.

Program HO 4.3.2.1

Provide housing regardless of race, religion, sex, marital status, family type, ancestry, national origin, color, or other protected status.

Goal HO 5

A well-maintained and livable housing stock.

Objective HO 5.1

Maintain and improve the existing housing inventory.

Policy HO 5.1.1

Promote the renovation of housing in poor, bad, and/or dilapidated condition.

Program HO 5.1.1.1

Identify and pursue state and federal funding sources to aid with home refurbishment.

Program HO 5.1.1.2

Offer residential rehabilitation assistance programs to aid property owners to maintain good housing conditions.

Program HO 5.1.1.3

Expand code enforcement to ensure the upkeep of residential properties.

Policy HO 5.1.2

Expand resources for home improvement.

Program HO 5.1.2.1

Maintain and disseminate a list of rebate and assistance programs to help residents and homeowners upkeep houses.

Program HO 5.1.2.2

Motivate property owners to take advantage of incentive programs for energy efficient appliances and renewable energy.

Policy HO 5.1.3

The City shall promote the re-occupation of vacant housing units.

Program HO 5.1.3.1

Streamline the permitting process to promote the acquisition, rehabilitation, and maintenance of vacant housing units.

Program HO 5.1.3.2

Invest in public infrastructure that promotes the livability of the housing stock.

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9 OPEN SPACE

9.1 Introduction

The Open Space Element covers active open space for recreation and passive open space for recreation and natural resources management. The purpose of the Open Space element is to guide the comprehensive and long-range preservation and conservation of open space. As defined by the Office of Planning and Research, open space refers to “any parcel or area of land or water that is essentially unimproved and devoted to open space use”.

Active open space for recreation and parks in Weed is operated and managed by the Weed Parks and Recreation District (WPRD). The WPRD owns and operates three parks within city limits and one in the City’s Sphere of Influence, which amount to a total of 34.5 acres. Weed’s four parks are Bel Air Park near College of the Siskiyou, Sons Park and Lobis Field in School House Hill, Charlie Byrd Park in Angel Valley, and Carrick Park to the City’s north. These parks include various amenities such as, playgrounds, bocce ball courts, horseshoe pits, gazebos, picnic areas, baseball courts, basketball courts, and multipurpose fields, which promote physical activity.

Passive open space for the management of natural resources include forests, scenic places, and wilderness areas. Scenic places in the City are identified as city parks, the City’s historic downtown, and viewsheds of Mount Shasta. The City of Weed is surrounded by forests, some of which are owned by commercial logging industries. Passive open space also includes, but is not limited to, open space for drainage, flooding, water retention, wetlands, and wildlife habitat.

The Open Space element contains goals, objectives, policies, and programs that ensure that Weed has sufficient park space to meet the standards set forth by the National Recreation and Parks Association. This Element also aims to represent the desires of the community by focusing on access to parks and increased recreational opportunities for residents of all ages.

9.2 Goals, Objectives, Policies, & Programs

Goal OS 1

A community with adequate park space and recreational programs.

Objective OS 1.1

Preserve and expand parks and open space.

Policy OS 1.1.1

Increase parks and open space to meet National Recreation and Park Association standards.

Program OS 1.1.1.1

Develop a capital improvement program for funding and phasing new public parks and recreation facilities.

Program OS 1.1.1.2

Actively acquire conservation easements to expand open space.

Program OS 1.1.1.3

Actively seek public-private partnerships to provide assistance in park development.

Program OS 1.1.1.4

Provide a diverse range of park types, functions, and recreational opportunities within parks.

Objective OS 1.2

Increase outdoor recreation and amenities for all ages and capabilities.

Policy OS 1.2.1

The City shall expand the programming of all city parks and recreational facilities.

Program OS 1.2.1.1

Collaborate with local agencies and schools to enhance recreational programs for youth and elderly.

Program OS 1.2.1.2

Collaborate with local non-profit groups to install trashcans, lighting fixtures, bike fixing stations and water fountains in parks.

Program OS 1.2.1.3

Seek grant funding to enhance recreational programs within Weed's park.

Policy OS 1.2.2

City parks and recreational facilities shall be universally accessible.

Objective OS 1.3

Promote public safety in parks and open space.

Policy OS 1.3.1

The City shall conduct an audit to ensure the safe operation of existing park space and identify feasible safety improvements.

Policy OS 1.3.2

New parks should be designed to enhance visibility.

Program OS 1.3.2.1

Provide efficient and active lighting fixtures in parks and open spaces.

Objective OS 1.4

Increased use of city parks.

Policy OS 1.4.1

The City shall encourage the use of city parks for events such as festivals, farmers markets, parades, and sporting events.

Program OS 1.4.1.1

Collaborate with local organizations to promote park events.

Goal OS 2

A comprehensive and connected park system.

Objective OS 2.1

Create a formal trail system that connects city parks and outdoor recreation areas.

Policy OS 2.1.1

The City shall improve connectivity to city parks and recreational facilities.

Program OS 2.1.1.1

Create a citywide trails master plan to connect existing parks for a comprehensive park system.

Program OS 2.1.1.1

Collaborate with Siskiyou Transit and General Express to increase access to city parks and recreational facilities.

Objective OS 2.2

Increase connectivity between Weed's parks and neighboring communities.

Policy OS 2.2.1

The City shall coordinate development of new parks, trails, and recreational facilities with neighboring municipalities to provide a connected regional park system.

Goal OS 3

Aesthetically pleasing parks and open space.

Objective OS 3.1

Maintain the visual quality of Weed's parks.

Policy OS 3.1.1

The City shall ensure that parks are clean, landscaped, and clear of trash.

Program OS 3.1.1.1

Collaborate with local companies, non-profit groups, local schools, and volunteers to help take care of and maintain the City's parks and recreational facilities.

Objective OS 3.2

Identify and protect scenic resources and viewsheds.

Policy OS 3.2.1

The City shall maximize scenic resources and viewsheds through easements and zoning ordinances.

Program OS 3.2.1.1

Identify and assess scenic resources and viewsheds.

Program OS 3.2.1.2

Establish design guidelines that ensure the protection of scenic resources and viewsheds.

Program OS 3.2.1.3

Utilize design review for development on hillsides and within scenic viewsheds to protect hillsides.

10 CONSERVATION

10.1 Introduction

The Conservation Element is a mandatory element of the General Plan, required by California Government Code Section 65302(d). It describes water, forests, soils, wildlife, biological resources, minerals and energy, and other natural resources. This element provides direction regarding the protection, management, and careful utilization of natural resources within the City of Weed and surrounding area.

The following section outlines the goals, objectives, policies, and programs the City of Weed can implement to protect natural resources and improve environmental quality.

10.2 Goals, Objectives, Policies & Programs

Water Conservation

Goal CO 1

A water conserving community.

Objective CO 1.1

Track water use and efficiency.

Policy CO 1.1.1

The City shall comply with the Urban Water Conservation Act.

Program CO 1.1.1.1

Assess future water needs and report findings to City Council.

Program CO 1.1.1.2

Develop water conservation goals that are consistent with water reduction targets of the State.

Program CO 1.1.1.3

Update the Water Master Plan.

Policy CO 1.1.2

The City shall comply with Assembly Bill 2572.

Program CO 1.1.2.1

Install water meters on all municipal and industrial water service connections by January 1, 2025 and on all service connections constructed before 1992.

Program CO 1.1.2.2

Enforce ordinance for water reduction through water meter evaluation.

Objective CO 1.2

Reduce citywide per capita water usage by 20 percent by December 31, 2020.

Policy CO 1.2.1

Adopt a landscape water ordinance to limit both public and residential landscape water use.

Program CO 1.2.1.1

Conduct a water use assessment in order to identify feasible areas to reduce water consumption.

Program CO 1.2.1.2

Reduce turf grass and replace with drought tolerant plants.

Policy CO 1.2.2

Comply with California Green Building Code Standards for residential water fixtures.

Program CO 1.2.2.1

Require that low-flow water fixtures be installed during alterations or improvements to single-family residential buildings by January 2018.

Program CO 1.2.2.2

Require updates to plumbing fixtures during alterations or improvements to multifamily residential buildings by January 2019.

Program CO 1.2.2.3

Demonstrate leadership in water conservation through the installation of low-flow water conserving fixtures in public facilities.

Program CO 1.2.2.4

Seek grant-funding opportunities to support residential water conservation.

Goal CO 2

A clean and healthy water supply.

Objective CO 2.1

Maintain a clean and healthy water supply free of contaminants and dangerous chemicals.

Policy CO 2.1.1

The City shall provide residents with access to clean and healthy water.

Program CO 2.1.1.1

Implement regular groundwater testing to assure quality and cleanliness.

Program CO 2.1.1.2

Quickly and effectively clean hazardous material spills and ensure that water sources are unaffected.

Program CO 2.1.1.3

Develop and implement creek clean-up and community clean-up programs to maintain healthy and clean aquatic environments.

Program CO 2.1.1.4

Develop water-cleaning technology to clean water from the Gazelle Well to improve taste and augment municipal water resources.

Biological Resource Conservation

Goal CO 3

A community with a thriving natural habitat.

Objective CO 3.1

Protect state and federally listed candidate, threatened, and endangered species that reside within city limits.

Policy CO 3.1.1

Comply with federal and state legislation regarding the protection of special-status species and habitats as defined by the US Fish and Wildlife Service.

Program CO 3.1.1.1

Require environmental review for new development to identify potential impacts on threatened and endangered plant and animal species.

Objective CO 3.2

Preserve open space for the purpose of habitat conservation.

Policy CO 3.2.1

New development shall not disturb any critical habitats identified through biological resources assessments.

Program CO 3.2.1.1

Conduct biological resources assessments by a qualified biologist to inventory wildlife habitats, corridors and restoration needs.

Program CO 3.2.1.2

Establish thresholds of significance to determine environmental impacts during project review.

Program CO 3.2.1.3

Delineate high, moderate, and low priority areas for habitat preservation through the use of biological resource overlay zones.

Program CO 3.2.1.4

Establish discretionary review for development applications on high priority biological resources, or those of moderate and low priority that exceed two acres. Discretionary review may include environmental assessments, site plans with development review, or application of ordinance requirements.

Objective CO 3.2

Maintain biodiversity in plant communities and wildlife habitats.

Policy CO 3.2.1

Promote infill development that lessens the impacts of community growth on natural habitats.

Program CO 3.2.1.1

Work with public agencies to identify and pursue funding sources for habitat restoration on public and private lands.

Policy CO 3.2.2

Development in areas with critical biological resources must be subjected to discretionary review.

Program CO 3.2.2.1

Develop a set of guidelines for development planned on or adjacent to high or moderate priority habitat preservation areas to minimize impacts on sensitive resources.

Goal CO 4

Preservation of forestland and timber resources.

Objective CO 4.1

Balance the use of oak woodlands and timber as valuable resources without impacting the existing ecosystem.

Policy CO 4.1.1

New projects shall have carefully planned roads, cuts and fills, building foundations, and septic systems to avoid damage to tree roots.

Policy CO 4.1.2

For new projects, the City shall require that roads and utility services be consolidated to minimize the environmental impact of development. The City should also require reseeding any disturbed ground.

Policy CO 4.1.3

Trees that were removed during construction shall be replaced.

Program CO 4.1.3.1

Develop a 5-year Monitoring Plan for replaced trees, including maintenance and replacement of trees that do not thrive.

Policy CO 4.1.4

Avoid irrigation within ten feet of the trunk of an existing oak tree to prevent root rot.

Objective CO 4.2

Increase fire safety in wooded areas and parcels.

Policy CO 4.2.1

Use fire-inhibiting and drought-tolerant landscaping wherever possible.

Policy CO 4.2.2

Develop "Defensible Space" to conform to Public Resources Code Section 4291. (This refers to dedicated space between development and other space in which defensive vegetation will be used to reduce wildfire threats and provide opportunities to safely defend structures.) Public Resources Code Section 4291 requires 100 feet of defensive space for buildings.

Program CO 4.2.2.1

Develop a Fire Management Plan specific to biological resources in the area that recognizes the potential occurrence of fire and plans accordingly.

Goal CO 5

A balanced relationship between nature and the built environment.

Objective CO 5.1

Protect Weed's natural setting from urban development encroachment.

Policy CO 5.1.1

Preserve habitat linkages to provide wildlife corridors and protect natural wildlife ranges by prohibiting development in designated biological resource zones.

Program CO 5.1.1.1

Require evaluation, avoidance, and minimization of potential significant impacts as well as mitigation of unavoidable impacts to biological resources.

Objective CO 5.2

Maximize utility of natural resources through reuse and resource recovery.

Policy CO 5.2.1

Invest in landscaping public facilities with native or drought tolerant plants where possible to reduce or eliminate the need for irrigation while enhancing the environment with biodiverse vegetation.

Policy CO 5.2.2

The City shall plant large canopy shade trees where appropriate and with consideration to natural habitats and water conservation goals, to maximize environmental benefits.

Program CO 5.2.2.1

Integrate urban forestry into the City by planting trees and managing storm runoff.

Program CO 5.2.2.2

Develop and adopt a Community Street Tree Plan.

Program CO 5.2.2.3

Develop and implement a landscape plan to preserve oak woodlands and critical vegetation.

Objective CO 5.3

Preserve natural viewsheds whenever possible.

Policy CO 5.3.1

The City shall avoid impacts on the views of Mount Shasta and other vistas valued by the community.

Program CO 5.3.1.1

Adopt urban development guidelines for preservation of viewsheds.

Energy, Historic, and Natural Resource Conservation

Goal CO 6

A resource conscious community.

Objective CO 6.1

Minimize impact of new development on natural resources.

Policy CO 6.1.1

The City shall require evaluation of environmental impacts on proposed developments.

Program CO 6.1.1.1

Identify and protect environmentally sensitive areas.

Program CO 6.1.1.2

Maintain strong oversight of CEQA impact mitigations.

Program CO 6.1.1.3

Promote low-impact development strategies.

Policy CO 6.1.2

The City shall prioritize redevelopment and infill projects to prevent urban sprawl.

Program CO 6.1.2.1

Streamline development approval for project sites on underutilized or vacant parcels.

Policy CO 6.1.3

The City shall discourage the conversion of open space into residential, commercial, or industrial land use.

Goal CO 7

An energy efficient and energy independent community.

Objective CO 7.1

Increase energy efficiency within Weed's buildings.

Policy CO 7.1.1

The City shall retrofit all municipal facilities to LEED Silver green building certification for existing buildings (LEED-EB).

Policy CO 7.1.2

Promote residential and commercial energy efficiency rebate programs and subsidies for energy efficient appliances in homes and businesses.

Program CO 7.1.2.1

Disseminate information about energy efficiency rebate programs and subsidies for energy efficient appliances.

Policy CO 7.1.3

The City shall coordinate with educational institutions and local non-profit groups to provide public education on energy conservation.

Objective CO 7.2

Expand opportunities to harness renewable energy.

Policy CO 7.2.1

The City shall identify areas with high potential for renewable energy generation.

Program CO 7.2.1.1

Seek funding and rebate programs to encourage the use of renewable energy.

Program CO 7.2.1.2

Streamline the permitting process and minimize permitting fees for solar panels, wind farm, and other sources of renewable energy.

11 AIR QUALITY

11.1 Introduction

The Air Quality Element identifies the City's goals through 2040 to improve local air quality and ensure public health and welfare throughout the City. The City of Weed is located in the Northeast Plateau Air Basin, which is regulated by the Siskiyou County Air Pollution Control District (the District). The District is responsible for monitoring the City's compliance with state and federal air quality standards for criteria air pollutants. As of 2015, Siskiyou County is in attainment for most criteria air pollutants. The purpose of the Air Quality Element is to improve air quality in Weed through land use planning, trip reduction strategies, promotion of active transportation, and monitoring of both mobile and stationary sources of emissions. The goals, objectives, policies, and programs outlined in the Air Quality Element are in accordance with federal, state, and local standards and reflect the community input gathered from multiple community meetings.

11.2 Goals, Objectives, Policies, & Programs

Goal AQ 1

Clean air for residents and visitors.

Objective AQ 1.1

Protect and improve local air quality.

Policy AQ 1.1.1

The City shall maintain attainment status for all state and federally mandated criteria air pollutants.

Program AQ 1.1.1.1

Identify point and non-point sources of criteria air pollutants.

Program AQ 1.1.1.2

Monitor and report on the status of criteria air pollutants.

Program AQ 1.1.1.3

Collaborate with polluting industries to mitigate the emission of criteria air pollutants to a feasible extent.

Objective AQ 1.2

Reduce emissions from transportation related activities.

Policy AQ 1.2.1

The City shall meet California State greenhouse gas emission reduction goals as established by AB 32 and SB 375.

Policy AQ 1.2.2

The City shall establish transportation demand management programs in collaboration with Siskiyou Regional Transportation Authority to reduce vehicle miles travelled.

Program AQ 1.2.2.1

Collaborate with STAGE to promote the use of public transportation.

Program AQ 1.2.2.2

Promote carpooling and ridesharing programs to reduce dependence on single-occupant vehicles.

Policy AQ 1.2.3

The City shall promote and enhance active modes of transportation.

Program AQ 1.2.3.1

Collaborate with the local bike coalition to educate the community on how to bike safely within the City.

Policy AQ 1.2.4

The City shall streamline permit process for electric vehicle chargers.

Program AQ 1.2.4.1

Promote the use of zero-emission vehicles, such as electric-powered, hydrogen-powered or hybrid.

Policy AQ 1.2.5

The City shall promote the use of low-emission vehicles, such as electric-powered, hydrogen-powered, or hybrid vehicles.

Program AQ 1.2.5.1

Streamline permitting process for electric and hydrogen vehicle chargers.

12 NOISE

12.1 Introduction

Noise is defined as unwanted sound. The Noise Element is a required element of the General Plan. The State requires local governments to identify and quantify community noise levels expressed in a weighted scale such as Community Noise Equivalent Levels (CNEL) or day-night average level (Ldn). The measured noise levels must be used in the General Plan as a guide to future land use decisions, implementation measures for noise control, and policies to aid maintaining the community's exposure to noise. The Noise Element must be consistent with the other elements of the General Plan and should serve as a guide to inform and prevent public exposure to excessive noise.

In 2015, the main sources of noise in Weed were from traffic on I-5 and US Route 97, as well as industrial land uses. During the community meeting held on November 7, 2015, nearly half of the participants targeted these two types of noise as the most bothersome in Weed. The participants also acknowledged that Weed is an overall quiet city and wish to maintain the City's peaceful character. The following goals, objectives, policies, and programs reflect the community's preferences and aim to support the separation of conflicting land uses to ensure a city free of excessive noise.

12.2 Goals, Objectives, Policies, & Programs

Goal NS 1

A quiet and peaceful city.

Objective NS 1.1

Limit noise in residential areas and near sensitive receptors.

Policy NS 1.1.1

The City shall protect residential areas and noise sensitive receptors such as schools, senior housing, worship places, and health centers from noise generating sources.

Program NS 1.1.1.1

Protect noise sensitive areas with discretionary review procedures such as conditional permits.

Policy NS 1.1.2

New construction must be compliant with Housing and Urban Development (HUD) standards.

Program NS 1.1.2.1

Adopt an ordinance that limits exterior noise of new residential developments to 65 decibels and interior noise level to 45 decibels.

Objective NS 1.2

Maintain and promote compatible mixed-use land uses.

Policy NS 1.2.1

The City shall not authorize excessive noise producing sources in the vicinity of residential areas.

Program NS 1.2.1.1

Adopt a noise ordinance that addresses compatibility amongst mixed land uses.

Program NS 1.2.1.2

Enforce a day and night noise limit regulation.

Objective NS 1.3

Limit exposure of traffic noise along Weed's main roads.

Policy NS 1.3.1

The City shall adopt regulations that minimize the impact of traffic noise.

Program NS 1.3.1.1

Collaborate with Caltrans to evaluate and mitigate traffic-related noise impacts.

Policy NS 1.3.2.1

Limit truck parking to South Weed to reduce excessive noise at nighttime in residential and mixed-use neighborhoods.

Policy NS 1.3.3.1

Avoid trash collection at night or early morning.

Objective NS 1.4

Limit noise impacts from industry.

Policy NS 1.4.1

The City shall adopt regulations to protect noise sensitive receptors from industrial noise sources.

Program NS 1.4.1.1

Preclude construction of homes, schools and other sensitive uses from the vicinity of noise producing industries.

Program NS 1.4.1.2

Require new noise producing industries to create natural buffers.

Objective NS 1.5

Limit noise impacts from construction-related activities.

Policy NS 1.5.1

The City shall adopt regulations to limit construction-related noise.

Program NS 1.5.1.1

Require restrictions on construction activity during nighttime when issuing construction permits.

Objective NS 1.6

Assess noise from the future train station.

Policy NS 1.6.1

The City shall evaluate rail-related noise.

Program NS 1.6.1.1

Evaluate and adopt regulation regarding rail-related noise at the potential future train station.

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13 SAFETY

13.1 Introduction

The Safety Element is one of the seven mandatory elements of the General Plan. The purpose of the Safety Element is to identify hazards that pose potential risk of injury, death, and property damage resulting from flood hazards, fire proliferation, seismic impacts, geologic conditions, hazardous materials, and citywide emergencies and crime. Addressing these risks can help ensure the safety of citizens through the implementation of effective policies and decision-making guidelines in the occurrence of an emergency.

Fire poses the most significant threat to Weed, as the City is surrounded by high to moderate fire severity zones. This chapter includes goals, objectives, policies, and programs that aim to protect existing and future growth from risk of natural hazards. The Safety Element prioritizes preventative measures to minimize risk of natural and human-made hazards, and focuses on emergency response systems by ensuring adequate circulation systems, resources, procedures, and safety operations in the case of an emergency. The Safety Element also focuses on reducing instances of crime and domestic violence within Weed. The following goals, objectives, policies, and programs address the risk of flood, fire, crime, natural and human caused hazards, and protection of clean air, soil and water features in the City.

13.2 Goals, Objectives, Policies, & Programs

Goal SF 1

A safe community.

Objective SF 1.1

Reduce the occurrence of alcohol and substance abuse in Weed.

Policy SF 1.1.1

Increase education and enforcement that prevents the use of illegal drugs and alcohol by adults.

Program SF 1.1.1.1

Develop educational and support groups for drug and alcohol abuse such as narcotic anonymous and alcoholics anonymous.

Program SF 1.1.1.2

Provide resources to support community members struggling with substance abuse.

Program SF 1.1.1.3

Coordinate with existing support groups in the County to ensure that Weed's residents have access to regional support resources.

Program SF 1.1.1.4

Enforce the law as it relates to the use of illegal drugs and alcohol.

Policy SF 1.1.2

Increase education and enforcement that prevents and reduces the use of illegal drugs by youth.

Program SF 1.1.2.1

The Weed Union Elementary School District and the Siskiyou Union High School District shall have a full-time school resource officer as designated by the City of Weed Police Department.

Program SF 1.1.2.2

Organize drug and alcohol awareness workshops for students in Weed focusing on staying drug and alcohol free.

Program SF 1.1.2.3

Implement after-school care and family recreation programs to promote healthy lifestyle choices.

Objective SF 1.2

Reduce incidents of domestic violence.

Policy SF 1.2.1

Establish educational programs that provide support for survivors of domestic violence.

Program SF 1.2.1.1

Provide resources to support survivors of domestic violence.

Program SF 1.2.1.2

Coordinate with existing support groups in the County to ensure that Weed's residents have access to regional support resources.

Program SF 1.2.1.3

Increase awareness about domestic violence by producing and distributing pamphlets and setting up booths at local events.

Policy SF 1.2.2

The City shall subject perpetrators of domestic violence to the full extent of the law.

Program SF 1.2.2.1

Increase preventative programs targeted at perpetrators of domestic violence.

Objective SF 1.3

Reduce neighborhood crime.

Policy SF 1.3.1

Promote 'eyes on the streets' programs to enhance awareness and build community trust.

Program SF 1.3.1.1

Improve and expand neighborhood watch groups.

Program SF 1.3.1.2

Increase police patrol of neighborhood streets.

Objective SF 1.4

Increase awareness of fire risk.

Policy SF 1.4.1

Collaborate with Cal Fire and the Weed Volunteer Fire Department to increase fire safety education.

Program SF 1.4.1.1

Implement a fire safety program at Weed Elementary School and Weed High School.

Program SF 1.4.1.2

Encourage the Weed Volunteer Fire Department to educate students about how to be fire safe including handling fire, calling emergency personnel in case of an emergency, and evacuation skills.

Objective SF 1.5

Increase safety surrounding Weed's schools.

Policy SF 1.5.1

Prioritize resources and funding towards education students on transportation safety.

Program SF 1.5.1.1

Provide maps and resources that contain bicycle and pedestrian routes to school.

Program SF 1.5.1.2

Educate students on the impacts of drunk driving.

Program SF 1.5.1.3

Provide educational programs in alignment with safe routes to school programs.

Goal SF 2

A risk aware community prepared for natural disaster and emergencies.

Objective SF 2.1

Improve community-wide awareness and preparedness of potential natural and human caused emergencies.

Policy SF 2.1.1

Collaborate with Siskiyou County in the development of a Disaster and Emergency Preparedness Plan to prepare for natural and human caused emergencies, disasters, and accidents including the threats of fire, flood, storms, earthquakes, landslides, and volcanic activity.

Program SF 2.1.1.1

Coordinate the procedures of the Weed Volunteer Fire Department and The Weed Police Department. When an update is required, coordinate with Siskiyou County and the Disaster and Emergency Preparedness Plan.

Program SF 2.1.1.2

Establish procedures for safe, prompt, and orderly evacuation, locations of safe meeting areas, emergency supplies including food, water, and medical supplies, and general emergency protocol.

Program SF 2.1.1.3

Map all emergency response facilities and main infrastructure arterials. Work with service providers and emergency professionals to allocate appropriate primary and secondary facilities for use following a disaster

Program SF 2.1.1.4

Increase community awareness of the Emergency Response Plan and its procedures through accessible information on the City's website and pamphlets.

Program SF 2.1.1.5

Increase community awareness by delineating areas at high risk of contamination, landslides, hazardous waste sites, and high fire risk zones.

Goal SF 3

A community protected from natural and manmade hazards.

Objective SF 3.1

Protect residents and property located within the city limits from naturally or human caused hazards.

Policy SF 3.1.1

Continue to enforce the California Building Code (CBC) for all new construction and renovation and when occupancy or use changes occur.

Program SF 3.1.1.1

Review and update the City Fire Code when new standards are adopted in the California Fire Code.

Program SF 3.1.1.2

Regularly update the City Building Code to include new flood resistant construction techniques.

Objective SF 3.2

Minimize the risk of personal injury and property damage due to flooding.

Policy SF 3.2.1

Prohibit development in the 100-year flood zone unless mitigation measures meeting Federal Flood Insurance Administration criteria are provided.

Program SF 3.2.1.1

Distinguish if future development is in the 100-year flood zone during project design review and decline approval for development in 100-year flood zones without mitigation.

Policy SF 3.2.2

Continue to participate in the National Flood Insurance program.

Program SF 3.2.2.1

Annually review changes to the National Flood Insurance program and inform residents within the 100-year flood zone of significant changes.

Policy SF 3.2.3

Enforce measures to minimize soil erosion and volume and velocity of surface runoff both during and after construction through application of the erosion control guidelines.

Program SF 3.2.3.1

Require future projects to calculate the change in storm runoff due to new development, and mitigate significant impacts.

Program SF 3.2.3.2

Require that best practices for erosion during construction be followed for all construction projects.

Objective SF 3.3

Reduce the risk of damage and destruction from wildland fires.

Policy SF 3.3.1

The City of Weed Volunteer Fire Department and Cal Fire should review all development proposals and recommend measures to reduce fire risk.

Program SF 3.3.1.1

Decline approval for proposed development not located within a five-minute response time of a fire station, unless acceptable mitigation measures are provided.

Program SF 3.3.1.2

Require that all new development be provided with sufficient fire flow facilities at the time of permit issuance.

Policy SF 3.3.2

Promote the use of defensible space in order to reduce the risk of structure fires.

Program SF 3.3.2.1

Collaborate with the City of Weed Volunteer Fire Department to develop and implement an effective and environmentally sound weed abatement program and

Program SF 3.3.2.1

Utilize Cal Fire's "defensible space" standards and recommendations.

Objective SF 3.4

Reduce the risk of loss of life, personal injury and damage to property resulting from seismic hazards.

Policy SF 3.4.1

Require structural integrity of existing buildings to reasonably protect occupants from earthquakes.

Program SF 3.4.1.1

Monitor and review existing critical, high priority buildings and retrofit if necessary to ensure structural compliance with seismic safety standards.

Policy SF 3.4.2

Designate properties in areas with severe sliding and soil conditions for low intensity uses such as open space, low-density residential, or agriculture.

Program SF 3.4.2.1

Require a geotechnical report for development where landslides, steep slopes, and soil conditions are a potential hazard.

Goal SF 4

Safe and clean air, soil, and water.

Objective SF 4.1

Protect sensitive receptors in both the built and the natural environment.

Policy SF 4.1.1

All Certified Unified Program Agencies (CUPA) designated hazardous waste and spill sites should be cleaned to meet state standards.

Program SF 4.1.1.1

Evaluate existing response plans to ensure that emergency service resources are adequate to cope with toxic or hazardous material incidents.

Program SF 4.1.1.2

Emergency response plans should incorporate potential emergency situations in regards to hazardous waste and materials.

Program SF 4.1.1.3

Implement appropriate training programs to handle hazardous waste and materials.

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14 ECONOMIC DEVELOPMENT

14.1 Introduction

The Economic Development Element is not a required element of the General Plan. However, the Economic Development Element is essential for the City of Weed since its purpose is to stimulate economic growth through increased employment, revenue, and commercial development opportunities. The Economic Development Element seeks to create a strong, vibrant, and diversified economy within Weed that capitalizes on the City's strengths. The job target of the General Plan forecasts the creation of 800 new jobs in the City by 2040. The Economic Development Element aims to foster job growth through goals, objectives, policies, and programs that attract and retain businesses in anchor industries. The Element also promotes the development of neighborhood centers throughout the City to provide residents with access to goods and services and create local jobs. The goals, objectives, policies, and programs of the Economic Development Element are intended to create economic growth suitable for Weed while creating a vibrant, robust, and diversified local economy.

14.2 Goals, Objectives, Policies, & Programs

Goal ED 1

A strong local economy.

Objective ED 1.1

Establish neighborhood centers throughout key growth areas.

Policy ED 1.1.1

Incentivize the development of small-scale neighborhood-serving commercial centers to improve resident's access to goods and services.

Program ED 1.1.1.1

Provide adequate infrastructure and utilities along California Avenue to support and incentivize neighborhood-serving commercial development in Angel Valley.

Program ED 1.1.1.2

Conduct a feasibility study to determine potential commercial land uses to locate in the neighborhood centers serving residents in Creekside Village and South Weed.

Program ED 1.1.1.3

Remove regulatory barriers for businesses that provide locally needed goods and services.

Objective ED 1.2

Increase highway-serving commercial development in South Weed along Black Butte Drive and Vista Drive.

Policy ED 1.2.1

Incentivize development in South Weed that provides services to tourists, highway users, and local residents.

Program ED 1.2.1.1

Streamline the permitting process for developers seeking to locate businesses in South Weed.

Program ED 1.2.1.2

Provide adequate infrastructure and facilities to support commercial growth in South Weed.

Program ED 1.2.1.3

Market Weed as a tourist destination to attract accommodation and hospitality businesses to locate in South Weed.

Objective ED 1.3

Reinvigorate downtown Weed.

Policy ED 1.3.1

The City shall maintain consistency with the Downtown Revitalization Plan.

Program ED 1.3.1.1

Implement the actions, strategies, and recommendations of the Downtown Revitalization Plan.

Policy ED 1.3.2

The City shall incentivize boutique stores, eateries, entertainment, and other local businesses in downtown Weed.

Program ED 1.3.2.1

Attract and retain businesses through streamlined permitting and infrastructure upgrades.

Program ED 1.3.2.2

Establish a list of infill opportunities and vacant lots that would contain lot conditions, ownership, and other information to aid potential investors in the decision-making process.

Program ED 1.3.2.3

Survey downtown businesses regarding their difficulties, assets, and hopes in order to better understand the needs of current and future businesses.

Policy ED 1.3.3

The City shall discourage new businesses such as auto repair shops, or gas station, fast food and other larger retailers not suitable for the downtown area.

Program ED 1.2.3.1

Update the zoning code to prohibit projects and development not consistent with the historic, small-town character of Weed's downtown.

Policy ED 1.3.4

The City shall promote businesses that promote an active street life during the day and at night.

Program ED 1.3.4.1

Establish community and cultural events that occur on weekends and during the evening.

Policy ED 1.3.5

The City shall require good upkeep and maintenance of downtown businesses.

Program ED 1.3.5.1

Engage with landowners of vacant or/and dilapidated buildings in the downtown area to facilitate improvement.

Program ED 1.3.5.2

Maintain downtown streets, sidewalks, fixtures, and storefronts to maintain a visually appealing streetscape.

Objective ED 1.5

Stimulate economic growth surrounding the College of the Siskiyous.

Policy ED 1.5.1

The City shall prioritize small-scale businesses that target the college population as well as local residents.

Program ED 1.5.1.1

Attract businesses to the College Avenue neighborhood center including coffee shops, eateries, and art galleries.

Policy ED 1.5.2

The City shall optimize the usage of land to accommodate housing and employment growth throughout the Bel Air key growth area.

Program ED 1.5.2.1

Update the zoning code in order to allow horizontal or vertical mixed-use development along College Avenue.

Program ED 1.5.2.2

Give priority to infill development with higher densities in the College Avenue neighborhood center.

Policy ED 1.5.2

The City shall prioritize infill commercial development along South Weed Boulevard west of I-5.

Goal ED 2

A balanced budget and fiscal stability.

Objective ED 2.1

Maintain fiscal stability by responsible spending and utilizing resourceful spending channels.

Policy ED 2.1.1

Measure performance from city departments and services annual to track expenditures and minimize costs.

Program ED 2.1.1.1

Apply for applicable state and federal grants that provide additional funding for appropriate projects.

Goal ED 3

A diverse local economy.

Objective ED 3.1

Develop a diverse economic base including a range of retail, service, health, education, and tourist-center activities.

Policy ED 3.1.1

Approve development proposals suitable for key growth areas with specific functional uses including commercial, retail, service, and applicable industry.

Program ED 3.1.1.1

Modify the zoning code to permit a mixture of compatible uses along Weed's main commercial corridors.

Objective ED 3.2

Attract new industries and sectors to Weed.

Policy ED 3.2.1

Target technology and renewable energy companies to locate in Weed.

Program ED 3.2.1.1

Collaborate with College of the Siskiyous to provide vocational training in technology and renewable energy fields to provide a skilled labor force to support prospective businesses.

Program ED 3.2.1.2

Collaborate with College of the Siskiyous to establish financial incentives such as fee waivers for students interested in vocational training courses on the subjects of technology and renewable energy.

Policy ED 3.2.2

Promote the expansion of health services in Weed.

Program ED 3.2.2.1

Conduct a feasibility study to determine the best location and type of health services and facilities needed in Weed.

Goal ED 3

An attractive tourist destination.

Objective ED 3.1

Provide enhanced services and amenities for tourists and other visitors.

Policy ED 3.1.1

Prioritize and assist development that attracts and retains visitors for long periods.

Program ED 3.1.1.1

Develop public spaces for visitors to use and enjoy Weed's scenic landscape and vistas.

Program ED 3.1.1.2

Build charging stations for electric and other alternative energy vehicles in South Weed and near the downtown area to attract passersby from I-5.

Objective ED 3.2

Promote Weed as a small mountain town with multiple family-oriented outdoor activities.

Policy ED 3.2.1

The City shall prioritize economic activities that take advantage of Weed's range of recreational opportunities.

Program ED 3.2.1.1

Offer incentives such as reduced permit fees to sporting or other outdoor oriented businesses.

Policy ED 3.2.2

Promote Weed to residents in nearby cities.

Program ED 3.2.2.1

Collaborate with the Chamber of Commerce to disseminate information on cultural and outdoor activities in Weed.

Program ED 3.2.2.2

Establish signage and wayfinding along I-5 and US 97 to advertise and invite travelers to visit Weed.

15 PUBLIC FACILITIES

15.1 Introduction

Public facilities create healthy communities by providing essential services such as the supply of clean water, the distribution of energy and power, waste management, and emergency assistance. Additional public services such as education facilities, health services, and recreational facilities can also enhance the quality of community life. The Public Facilities element is not a required element of the General Plan; however, the Office of Planning and Research suggests that Public Facilities elements be implemented to provide a policy basis for short-term documents, such as the City's Capital Improvement Program, the Annual Capital Budget, and long-term guidance. The goal of the Public Facilities Element is to ensure that facilities and service standards in Weed are adequate and that future community needs are planned for and achieved.

The California Governor's Office of Planning and Research guidelines suggest that the Public Facilities Element cover the following topics: water supply, storm water collection, and wastewater collection and treatment; recycling and solid waste disposal services; police services; fire services; school facilities; and library facilities. The goals, objectives, policies, and programs outlined in the Public Facilities Element are in accordance with federal, state, and local standards and reflect community input gathered at multiple public meetings. The Element also addresses the need to provide adequate community services and utilities to accommodate anticipated growth in population, housing, and employment by 2040.

15.2 Goals, Objectives, Policies, & Programs

Goal PF 1

A community with high quality water and sewer services provided in the most efficient, cost effective and environmentally friendly manner

Objective PF 1.1

Manage a reliable water supply with high quality water.

Policy PF 1.1.1

The City shall undertake an assessment of all water storage and water supply sources owned by the City

Program PF 1.1.1.1

Implement a program to assess the quality of water on a regular basis

Program PF 1.1.1.2

Produce an annual report to City Council on water supply and water quality.

Program PF 1.1.1.3

Implement a Capital Improvements Plan for the phasing of updates to the water supply system when feasible, including the completion of metering of the water supply system.

Policy PF 1.1.2

The City shall strive to maintain adequate water capacity for residents and businesses. New development should only be permitted when water services can be provided without threatening the level of service to the rest of the City

Program PF 1.1.2.1

Seek grant funding to establish city-owned water supply sources.

Policy PF 1.1.3

The City shall allow extensions of the City's potable water service only to properties within the designated sphere of influence.

Objective PF 1.2

Maintain an efficient and complete water distribution system.

Policy PF 1.2.1

The City shall undertake an assessment of all water supply and distribution facilities operated by the City.

Program PF 1.2.1.1

Implement a program to assess the distribution network as updates and regular maintenance is completed by the City.

Program PF 1.2.1.2

Update the City's Water Master Plan.

Program PF 1.2.1.3

Implement a Capital Improvements Plan for the phasing of updates to the water distribution system when feasible.

Objective PF 1.3

Maintain an efficient and complete sewer treatment system.

Policy PF 1.3.1

The City shall undertake an assessment of all sewer treatment system facilities and distribution network maintained by the City.

Program PF 1.3.1.1

Implement a program to assess the level of service for the sewer treatment system.

Program PF 1.3.1.2

Produce an annual report to City Council on sewer treatment capacity and use.

Program PF 1.3.1.3

Implement a Capital Improvements Plan for the phasing of updates to the sewer treatment system when feasible.

Policy PF 1.3.2

The City shall allow extensions of the City sewer treatment service only to properties within the designated Sphere of Influence.

Goal PF 2

A community safe from the risk of flooding.

Objective PF 2.1

Protect the community from risks associated with flooding.

Policy PF 2.1.1

The City shall promote the orderly and efficient expansion of the storm drainage system to meet existing and projected needs.

Policy PF 2.1.2

The City shall require drainage improvements for new development in order to mitigate on-site and off-site drainage impacts attributable to new development.

Policy PF 2.1.3

The City shall promote flood protection improvements along Boles Creek.

Program PF 2.1.3.1

Apply for flood protection funds from State and Federal agencies and, if necessary, coordinate with adjacent property owners to complete flood protection improvements along Boles Creek.

Goal PF 3

A community with adequate waste handling and disposal.

Objective PF 3.1

Maintain high quality, efficient, and cost-effective waste collection and disposal services.

Policy PF 3.1.1

The City shall explore alternatives to standard disposal practices as cost-effective and environmentally sound technologies become available.

Policy PF 3.1.2

The City shall undertake an assessment of all water collection and disposal services contracted by the City.

Program PF 3.1.2.1

Conditionally approve new development that has proof of adequate solid waste collection, disposal, and diversion/recycling resources.

Program PF 3.1.2.1

Produce an annual report to City Council on sewer treatment capacity and use.

Goal PF 4

A community that generates a minimal amount of waste.

Objective PF 4.1

Divert the maximum amount of materials from disposal.

Policy PF 4.1.1

The City shall promote the reduction, reuse, and recycling of solid waste.

Program PF 4.1.1.1

Establish composting programs for residential and commercial activities.

Program PF 4.1.1.2

Seek funding for recycling and composting programs through agencies such as CalRecycle.

Program PF 4.1.1.3

Develop a recycling community outreach and education program to increase awareness and diversion rates.

Policy PF 4.1.2

The City shall encourage business and industries to reduce the uses of non-biodegradable and non-recyclable materials.

Program PF 4.1.2.1

Develop a recycling education program to increase awareness and diversion rates for business owners.

Policy PF 4.1.2

The City shall require construction sites to provide for the reuse, recycling or salvage of construction materials, where feasible.

Goal PF 5

A safe, peaceful and orderly community with adequate police and fire services.

Objective PF 5.1

Staff public service facilities adequately in order to respond to emergency and fire situations.

Policy PF 5.1.1

The City shall add fire, police, and emergency response facilities as needed to address population growth and distribution patterns.

Program PF 5.1.1.1

Monitor population distribution patterns and determine potential facility locations based on flood, fire, and seismic hazards.

Program PF 5.1.1.2

Collaborate with regional and statewide agencies to obtain support to address community safety.

Program PF 5.1.1.3

Evaluate emergency response times to fire, safety, and medical emergencies and increase supply of safety personnel as needed to reduce response times.

Policy PF 5.1.2

The City shall support community-policing programs to improve law enforcement efficiency.

Program PF 5.1.2.1

Promote education and awareness for youth to discourage drug use and gang activity.

Goal PF 6

A community with high quality education facilities and services.

Objective PF 6.1

Improve the quality and availability of education facilities and services.

Policy PF 6.1.1

The City shall work with the Weed Union Elementary School District, Siskiyou Union High School District and Siskiyou County to improve K-12 education facilities and services.

Program PF 6.1.1.1

Support and facilitate efforts by the Weed and Siskiyou Union School Districts to enhance and expand their educational facilities.

Program PF 6.1.1.2

Work collaboratively with the Weed and Siskiyou Union School Districts to collect development fees and explore measures that will provide adequate school capacity as new development is approved.

Program PF 6.1.1.3

Work collaboratively with the Weed and Siskiyou Union School Districts early in the planning process to ensure that their input is included in major land use or policy decisions, including changes to local development fees.

Program PF 6.1.1.4

Explore the use of joint power agreements between the City and the Weed and Siskiyou Union School Districts that permit the sharing of District Owned and City-owned sports and recreational facilities, buildings, and libraries.

Program PF 6.1.1.5

Provide safe transportation for students attending school within the City.

Objective PF 6.2

Expand the availability of adult education and vocational training.

Policy PF 6.2.1

The City shall support the expansion of public library services to meet the needs of a growing population and take advantage of changes in information technology.

Program PF 6.2.1.1

Acquire adequate funding to maintain existing levels of service and support information technology upgrades at the City Library.

Policy PF 6.2.2

The City shall support the expansion of the College of the Siskiyous education services.

Program PF 6.2.2.1

Collaborate with the College of the Siskiyous to identify vocational training programs to bolster the local workforce.

Goal PF 7

A community with a positive and healthy environment for the youth.

Objective PF 7.1

Develop youth services in both public and private sectors including recreational programs, after-school programs, and job-training programs.

Policy PF 7.1.1

The City shall coordinate with Siskiyou County, College of the Siskiyous, Weed Union Elementary School District, Siskiyou Union High School District and the City of Weed Library to deliver programs that provide social, economic, health, and life-enrichment skills.

Program PF 7.1.1.1

Establish a youth commission for the purpose of representing and reporting on needs and activities for the youth.

Policy PF 7.1.2

The City shall include youth representation on local boards and committees.

Program PF 7.1.2.1

Establish programs and opportunities for youth to attend community meetings and participate in community service organizations (for the service learning component) at Weed High School.

Policy PF 7.1.3

The City shall strive to expand inter-generational involvement in local activities.

Program PF 7.1.3.1

Establish mentoring programs and opportunities for children and seniors to work together.

Program PF 7.1.3.2

Integrate the visual and performing arts into recreational activities for the youth, families, and seniors.

Program PF 7.1.3.3

Establish a work-study program for the youth as a pathway to career development.

Program PF 7.1.3.4

Restore the local Community Center to provide a central location for youth and adult programs.

Goal PF 8

A Community that provides high quality infrastructure and services with minimal financial burden on residents and businesses.

Objective PF 8.1

Distribute the costs of infrastructure projects and public services equitably to minimize the economic impacts on the community.

Policy PF 8.1.1

The City shall require impact fees and assessment districts to fund infrastructure projects.

Program PF 8.1.1.1

Use development impact fees to offset the cost of extending or upgrading infrastructure to new development.

Program PF 8.1.1.2

Use voter-approved assessment districts to develop roads, water, sewer, drainage, and other infrastructure improvements in areas planned for urban uses.

Program PF 8.1.1.3

Create a five-year Capital Improvements Plan (CIP) to strategize the most efficient use of city resources for the maintenance of high quality infrastructure and services.

Program PF 8.1.1.4

Update and review the Capital Improvements Plan (CIP) for consistency with the General Plan on an annual basis.

Policy PF 8.1.2

The City shall seek funding wherever possible to reduce the economic burden on the community.

Program PF 8.1.2.1

Regularly apply for Community Development Block Grants and other state and federal funding sources to improve local infrastructure and provide services.

Goal PF 9

A community with an effective city government.

Objective PF 9.1

Create a community with an effective government and high community participation.

Policy PF 9.1.1

The City shall strive to increase City interaction with community members.

Program PF 8.1.1.1

Develop a city sponsored volunteer program.

Program PF 8.1.1.2

Develop procedural manuals, provide ongoing training, and establish annual strategic plan review by Council.

Program PF 8.1.1.3

Develop a strategy to better connect residents with local government using water bill announcements, kiosks, bulletin boards, website re-design, articles in local papers, and newsletters.

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16 HEALTH

16.1 Introduction

The Health Element is an optional component of the General Plan allowed under Section 65303 of State Government Code. This element covers the public health and well-being of the City by incorporating aspects of other elements that have significant effects on public health, including but not limited to: circulation, open space and recreation, air quality, and water quality.

Public health professionals and urban planners have found comprehensive planning as an avenue for promoting physical activity and increasing access to healthy foods. The Health Element raises awareness of the link between the built environment and public health. Land Use decisions help shape the pattern of community development and can promote active modes of transportation. Land uses are an important indicator of adequate access to healthy food, outdoor recreation opportunities, and civic services. The Health Element aims to promote access to healthy food, medical services, open space, and clean air and water in order to ensure that Weed residents can practice a healthy lifestyle. Existing best practices, standards, fieldwork, assessments, research, and community input were considered in creating the Health Element for the City of Weed.

16.2 Goals, Objectives, Policies, & Programs

Goal HE 1

A community with access to healthy food.

Objective HE 1.1

Promote expanded access to grocery stores.

Policy HE 1.1.1

Promote the availability of fresh fruits, vegetables and quality foods, especially in underserved neighborhoods.

Program HE 1.1.1.1

Develop and implement a “Healthy Food Store” program to encourage new and existing convenience stores, supermarkets, corner stores, and other markets to stock fresh produce, meat, dairy, 100% natural juices, and whole-grain products.

Program HE 1.1.1.2

Develop and implement nutrition standards, which would require vending machines to dispense healthy beverages and snacks on city-owned property.

Program HE 1.1.1.3

Develop an information guide that assists the community in evaluating nutritional content, sugar, sodium, and trans fat in food choices.

Objective HE 1.2

Expand sustainable local food systems and urban agriculture

Policy HE 1.2.1

Invest in opportunities for cultivating, processing, and distributing food within Weed.

Program HE 1.2.1.1

Work with non-profits and regulatory agencies to assess the potential for creating, expanding and sustaining local urban agriculture, including community gardens, orchards, and farmers' markets. Urban agriculture may supplement the availability of fresh fruit and vegetables in the community, provide economic opportunities to Weed's residents, lower food costs, reduce overall energy consumption, and foster community building.

Policy HE 1.2.2

Promote a high standard for the quality of restaurant food.

Program HE 1.2.2.1

Conduct a health campaign to local restaurants to serve healthy foods and provide nutritional information to customers.

Goal HE 2

A community with access to medical services

Objective HE 2.1

Support and encourage the expansion of para-transit and public transit service to neighborhood and regional medical facilities.

Policy HE 2.1.1

Collaborate with transit service providers to adequately serve people who are transit-dependent by improving connections to regional medical facilities that serve Weed residents and businesses.

Program HE 2.1.1.1

Develop a Medical Facilities Access plan that can provide service to major medical facilities surrounding the City of Weed

Policy HE 2.1.2

Locate future medical facilities in proximity to local public transit service and future transit stops near medical facilities.

Objective HE 2.2

Support preventative health care for employees and residents of Weed.

Policy HE 2.2.1

Promote access to health care and the Affordable Care Act.

Program HE 2.2.1.1

Disseminate program guidelines for employers in their efforts to provide medical benefits.

Objective HE 2.3

Maintain staff and facilities that will continue to support a coordinated and effective response to medical emergencies in the City.

Policy HE 2.3.1

Coordinate with local jurisdictions, employers, and industries to ensure that access to emergency medical services is adequate.

Program HE 2.3.1.1

Review the Emergency Preparedness Plan and ensure that it reflects adequate access to emergency medical service.

Goal HE 3

A community with access to parks and recreation.

Objective HE 3.1

Provide a comprehensive and integrated system of parks, plazas, playgrounds, trails and open space.

Policy HE 3.1.1

The City shall maintain park facilities including playgrounds, fields, landscaped areas, trails, and amenities to encourage safe and active use.

Program HE 3.1.1.1

Create a Parks Maintenance Plan for all city-owned and operated parks, trails, landscapes and greenways.

Program HE 3.1.1.2

Update the Parks Maintenance Plan every five years.

Program HE 3.1.1.3

Include funding opportunities that support ongoing operations and life-cycle replacements for park equipment.

Objective HE 3.2

Provide a diverse range of park types, functions and recreational opportunities to meet the physical and social needs of the community.

Policy HE 3.2.1

Provide recreation programs to serve people of all incomes, cultural backgrounds, ages and levels of physical capability.

Program HE 3.2.1.1

Establish a yearly review of design and programming of all city parks to expand and diversify uses.

Program HE 3.2.1.2

Mandate programs for youth during after-school hours, summer break and weekends.

Objective HE 3.3

Expand and tailor recreational programs and services to meet evolving community needs.

Policy HE 3.3.1

Programs and services should remain accessible and relevant to today's residents, respond to unique cultural, historic, and social needs as well as changing demographics.

Goal HE 4

Safe and convenient public transit and active circulation options for residents and visitors.

Objective HE 4.1

Improve mobility options for residents and visitors through coordination with regional transportation agencies to enhance and expand public transit.

Policy HE 4.1.1

Public transportation shall include destinations such as education facilities, community spaces, parks, and commercial corridors to maximize the number of transit riders and reduce vehicle emissions.

Program HE 4.1.1.1

Collaborate with local schools to create walking and biking access, safety near schools, and after school programs.

Objective HE 4.2

Promote walking and bicycling as safe and convenient modes of transportation.

Policy HE 4.2.1

The City shall prioritize connectivity to parks, open spaces, employment centers, retail, and residential areas.

Policy HE 4.2.1

The City shall encourage the use of multi-use trails that connect parks and open space.

Goal HE 5

Opportunities for economic, educational, and social development for all residents

Objective HE 5.1

Educate the community about healthy living.

Policy HE 5.1.1

Promote health equity through access to health facilities, goods, services, and economic and educational opportunities to ensure well-being of all ages, abilities, and incomes.

Program HE 5.1.1.1

Develop a rotating program at local facilities (especially in schools) held to educate the public about various health topics such as family meal plans, understanding childhood illnesses and treatments, strategies to keep children active, smoking cessation programs, diabetes prevention and treatment, and other subjects. The workshops should be held in multiple languages as necessary.

Objective HE 5.2

Increase public awareness of youth program opportunities in and around Weed.

Policy HE 5.2.1

Establish a directory of youth programs serving the City to guide youth towards mental and physical health improvement opportunities.

Program HE 5.2.1.1

Connect local businesses to teens for after school and summer work, volunteer positions, and other skill development opportunities.

Objective HE 5.3

Provide various social and well-being opportunities to senior and disabled citizens.

Policy HE 5.3.1

Provide a community center that serves all phases of life (children, families, seniors).

Program HE 5.3.1.1

Establish a Senior Center to host recreational activities, computer assistance, legal aid, and other services specifically for senior citizens.

Goal HE 6

A community with improved environmental quality.

Objective HE 6.1

Protect human and environmental health and minimize disproportionate impacts on sensitive population groups.

Policy HE 6.1.1

Support regional and state policies to reduce the impact of direct, indirect and cumulative impacts of stationary and non-stationary sources of pollution such as industry, diesel trucks, and busy roadways.

Program HE 6.1.1.1

Work with the Siskiyou County Air Pollution Control District and other government agencies to establish funding for a citywide air quality monitoring and reporting program. The program should assess the cumulative impacts of air pollution and toxins on human and environmental health and monitor exposure of sensitive uses such as schools, parks and playgrounds, nursing homes, housing, and community gathering areas.

Program HE 6.1.1.2

Establish a second hand smoke ordinance to restrict exposure to environmental tobacco smoke in new and existing multi-unit dwellings, public spaces and outdoor areas such as parks and playgrounds.

Policy HE 6.2.1

Work with the appropriate local, state, and federal agencies to avoid and clean up contaminated sites to protect human and environmental health.

DRAFT (April 15, 2016)

Program HE 6.2.1.1

Implement standards that address the safe management of hazardous substances in close coordination with the Weed Volunteer Fire Department and the Department of Toxic Substance Control.

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17 COMMUNITY DESIGN

17.1 Introduction

The Community Design Element is an optional element of the General Plan pursuant to Section 65303 of the State Government Code. The Community Design Element provides aesthetic regulation and offers specific guidelines to enhance the sense of place and quality of life for both residents and visitors in Weed. Community Design is an interdisciplinary element, which closely correlates to the Land Use, Circulation, and Housing Elements. Community design aims at enhancing the City's sense of place, protecting historic, cultural, and archaeological resources, streetscape improvements, walkability, scenic landscapes, and improving signage and gateways. The following goals, objectives, policies, and programs address these topics by providing guidelines for future development that capture a unified vision for the City's aesthetic quality and unique character.

17.2 Goals, Objectives, Policies, & Programs

Goal CD 1

An aesthetically pleasing community with a strong sense of place.

Objective CD 1.1

Uphold architectural compatibility and quality of new developments.

Policy CD 1.1.1

Promote improvement in building design and architecture.

Program CD 1.1.1.1

Update the Community Design Guidelines to include descriptions and illustrations of the City's desired architectural components.

Program CD 1.1.1.2

Establish a Design Review Committee.

Objective CD 1.2

Maintain the Mountain Western theme within Historic Downtown.

Policy CD 1.2.1

Development shall be compatible with the Mountain Western theme as established in the Community Design Guidelines.

Objective CD 1.3

Enhance existing community identity through public art and landmarks.

Policy CD 1.3.1

Historic themes and elements such as displays murals, plaques and other artifacts shall be implemented in public gathering places.

Program CD 1.3.1.1

Adopt an ordinance that facilitates the type and location of public art.

Program CD 1.3.1.2

Incorporate local artists work in the adoption of public art.

Program CD 1.3.1.3

Create a system of information plaques/ boards that provide historical facts along trails or corridors.

Objective CD 1.4

Increase community-building opportunities.

Policy CD 1.4.1

Promote cultural activities and events.

Program CD 1.4.1.1

Support local organizations, nonprofits and community leaders to host public events.

Program CD 1.4.1.2

Establish parades, farmer's markets, and other social events.

Program CD 1.4.1.3

Establish a Weed Heritage Festival.

Objective CD 1.5

Protect the City's scenic views.

Policy CD 1.5.1

Preserve the City's natural landscape for residents and visitors to enjoy.

Program CD 1.5.1.1

Designate areas of aesthetic beauty and significance to preserve viewsheds and scenic corridors.

Program CD 1.5.1.2

Establish standards for development in areas adjacent to designated viewsheds and scenic corridors.

Policy CD 1.5.2

The City shall limit building heights.

Program CD 1.5.2.1

Amend the zoning code to establish building height limits for each land use in key growth areas.

Policy CD 1.5.3

The City shall require a study to determine the impacts of new development proposals over 30 feet in height on scenic views.

Goal CD 2

A community that celebrates the rich history of Weed.

Objective CD 2.1

Preserve and protect Weed’s cultural, historic, and archaeological resources.

Policy CD 2.1.1

The City shall maintain and inventory of Weed’s historic resources.

Program CD 2.1.1.1

Identify and register significant cultural and historic resources with the National Register of Historic Places and/or the California Inventory of Historic Resources.

Program CD 2.1.1.2

Identify and maintain a list of cultural and historic resources that are unique to Weed.

Program CD 2.1.1.3

Establish a Historic Preservation Board.

Program CD 2.1.1.4

Seek funding to preserve historic buildings and significant cultural and archaeological resources in Weed.

Policy CD 2.1.2

Provide educational opportunities at sites of cultural, historic, or archaeological significance.

Objective CD 2.2

Rehabilitate damaged historic structures to be consistent with the State Historic Building Code.

Policy CD 2.2.1

The City shall support public and private efforts to preserve, rehabilitate, and protect significant cultural and historic resources.

Program CD 2.2.1.1

Adopt the Secretary of Interior’s standards for the treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing historic buildings to protect significant cultural resources.

Program CD 2.2.1.2

Assist with federal and state funding for restoration and maintenance of historic properties.

Policy CD 2.2.2

The City shall provide tax incentives to owners of cultural and historic properties to help rehabilitate, preserve, and protect cultural resources.

Program CD 2.2.2.1

Implement a Mills Act program to grant tax abatement for owners of culturally significant property.

Goal CD 3

A community with vibrant and walkable neighborhoods.

Objective CD 3.1

Enhance the pedestrian experience in Weed.

Policy CD 3.1.1

New developments shall be designed to human scale.

Policy CD 3.1.2

New development along commercial corridors shall incorporate transparency into building facades by providing a sufficient amount of windows and doors.

Policy CD 3.1.3

New development shall add visual interest to the streetscape by reducing monotonous blank space.

Policy CD 3.1.4

The City shall require new development to locate parking behind structures to improve the pedestrian experience along commercial corridors.

Objective CD 3.2

Beautify streetscapes along Weed's main corridors.

Policy CD 3.2.1

Pursue Complete Streets projects that complement the context of the community.

Program CD 3.2.1.1

Adopt and implement a Street Tree Plan.

Program CD 3.2.1.2

Identify and prioritize locations for street trees in order to enhance the pedestrian environment.

Program CD 3.2.1.3

Inventory and identify priority locations for street furniture.

Objective CD 3.3

Promote a safe environment through adequate lighting.

Policy CD 3.3.1

Public lighting shall be regulated and maintained by the City.

Program CD 3.3.1.1

Differentiate lighting needs between commercial and residential areas.

Program CD 3.3.1.2

Identify priority areas for street lighting.

Program CD 3.3.1.3

Improve and install new energy efficient lighting in the City.

Policy CD 3.3.2

New lighting should preserve the rural, small-town character of Weed and the dark night sky.

Program CD 3.3.2.1

The City should establish a Night Sky Ordinance that will regulate the type and location of light fixtures.

Goal CD 4

A city with adequate signage and wayfinding.

Objective CD 4.1

Establish a wayfinding system to create and encourage a unique sense of local identity.

Policy CD 4.1.1

Provide wayfinding signs to aid residents and visitors in navigation and orientation.

Program CD 4.1.1.1

Include a master signage program in the City's Capital Improvement Plan.

Program CD 4.1.1.2

Create a city standard for consistent and legible signage.

Policy CD 4.1.2

The City logo shall appear in all public spaces and public facilities.

Program CD 4.1.2.1

Incorporate the City's logo into street furniture, street signs and other signage based on scale, location and materials when feasible.

APPENDICIES

Appendix A: Community Meeting 1 Results

Results from first community meeting held on October 10, 2015. The meeting attendees were asked three questions about Weed.

The questions were:

- What are the strengths of your community?
- What is holding your community back?
- What would make your community better?

Strengths

Residents identified the following strengths in the City of Weed:

- Good regional connectivity due to the highway system
- The City's small-town character and strong sense of place
- Relatively reasonable housing prices in the City
- Variety of neighborhoods and generally quiet atmosphere
- Clean air and scenic backdrop of Mount Shasta
- Variety of outdoor recreational spaces and activities
- Intimate, clean, diverse, and relatively safe community in Weed
- Decent physical health care services
- Presence of the College of the Siskiyous
- Strong sense of local entrepreneurship and blue-collar job market

Barriers

Residents identified the following as barriers challenging the City of Weed:

- Sprawling development that has occurred in the past
- No clear process or vision for future growth
- The limited infrastructure and services for alternative transportation
- The lack of affordable and diverse housing stock for all income levels
- Declining school enrollment and performance
- Insufficient access to parks and youth-centered recreation programs
- Limitations on water resources
- Pollution from local highways and industry
- Lack of employment opportunities and well-paying jobs
- Limited medical services, high wildfire danger, and substance abuse

Wishes

Residents wished for the following:

- Better enforcement of the City's codes and ordinances
- Recreational centers and activities for kids and youth
- A greater mix of land uses, more diverse neighborhoods, and incorporation of nearby communities
- More connectivity between parks and public open space with better maintenance
- Improved safety and accessibility for alternative transportation modes
- Sufficient affordable housing for all income levels
- Enhanced relationship with College of the Siskiyous
- Protection of water resources
- Development of alternative energy sources and sustainable businesses
- Reinvestment and revitalization of the downtown core
- A diversity of shopping, entertainment, and restaurant services
- Identifiable landmarks, gateways, and signage in the City
- More specialized medical services and better access to healthy food options
- Promotion of neighborhood watch groups and drug and alcohol education and prevention programs for the youth.

Appendix B: Community Meeting 2 Results

Results from the second meeting on November 7, 2015. The results of the voting exercise are separated by element. Both the results and the posters themselves are shown.

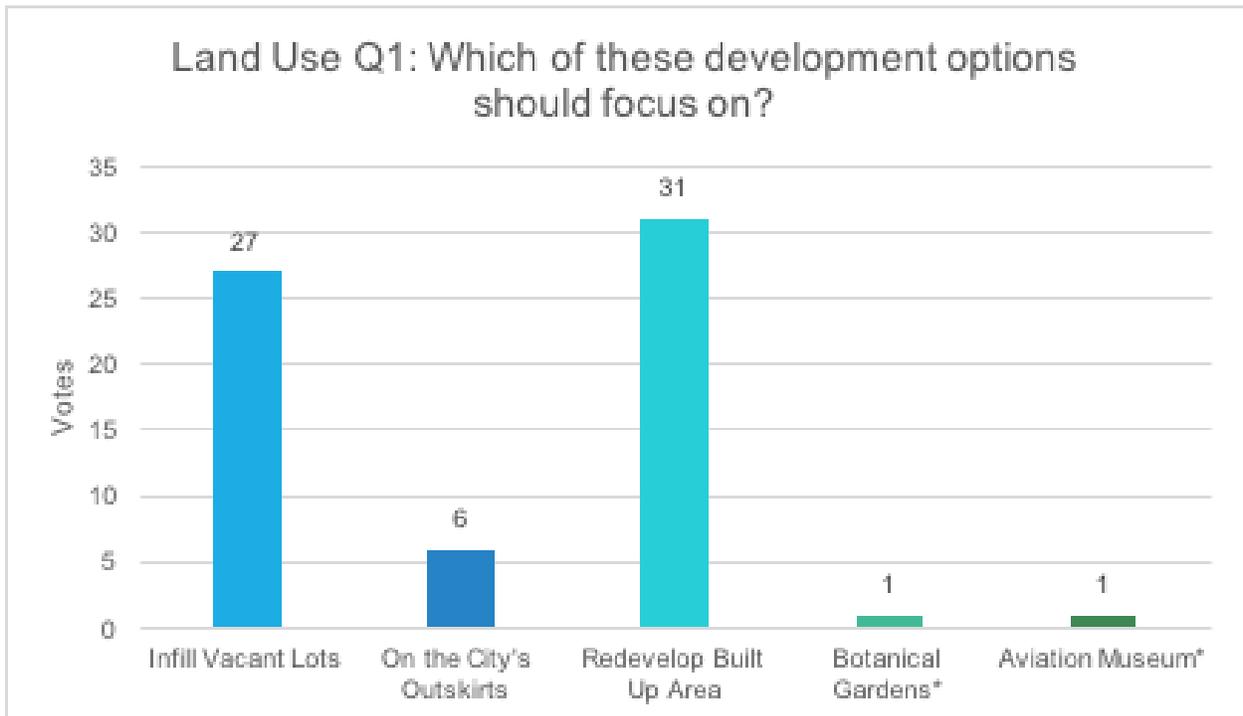
Land Use

Land Use Preference Poster Results

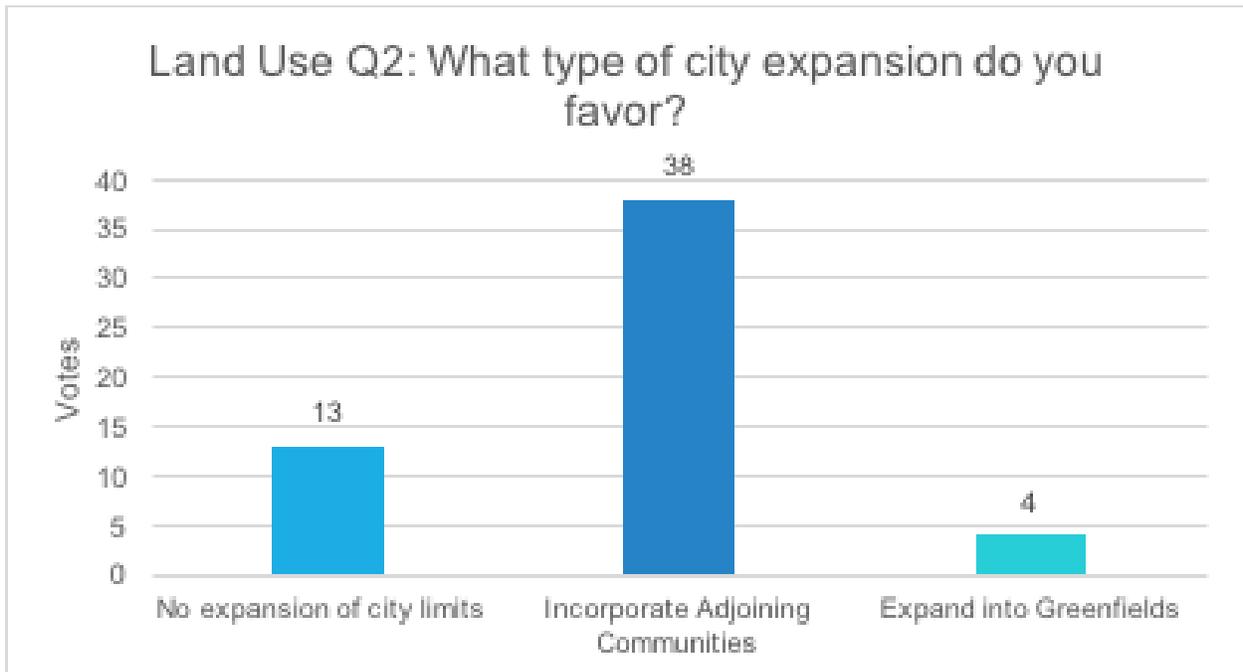
Preference Question Answers with an asterisk (*) are write-in answers by community members.

Land Use: Total Votes 212

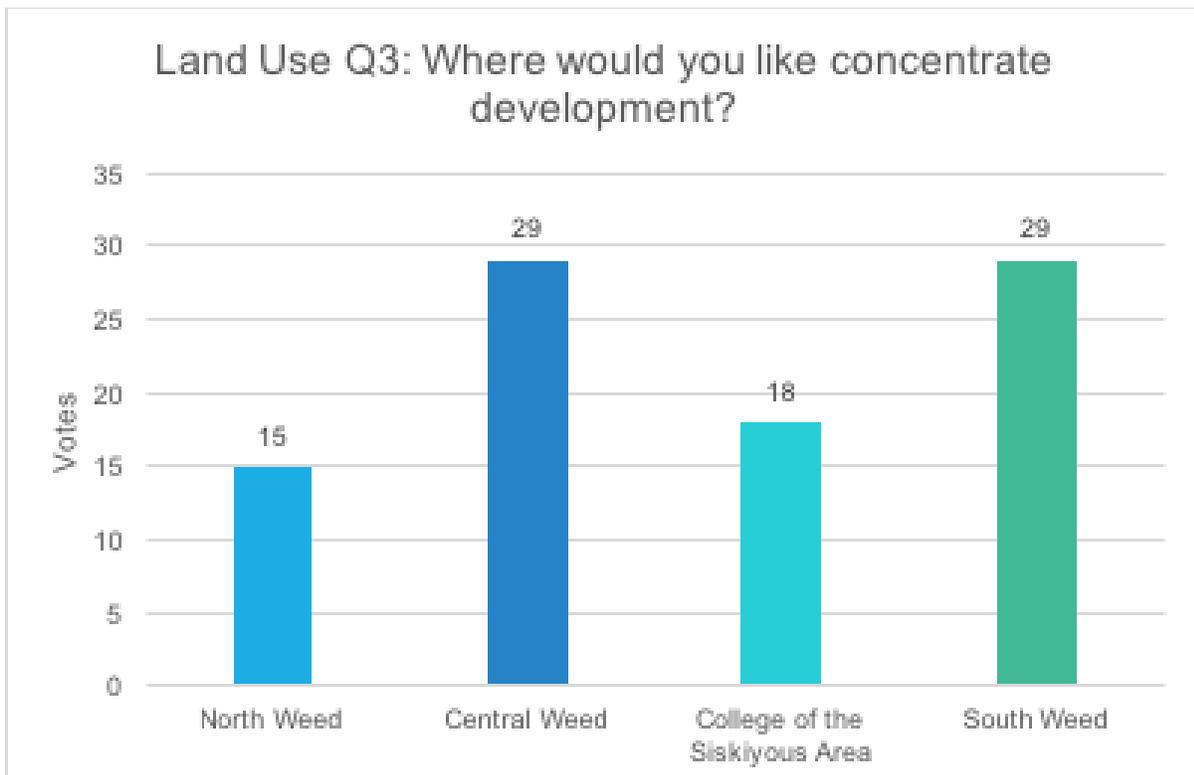
Q1: Total Votes: 66



Q2: Total Votes: 55



Q3: Total Votes 91



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Land Use Preference Posters

LAND USE PREFERENCES

Which of these development options should Weed focus on?

- Infill Vacant Lots
- On the City's Outskirts
- Redevelop Built Up Area

What type of city expansion do you favor?

- No expansion of city limits
- Incorporate Adjoining Communities
- Expand into Greenfields

LAND USE PREFERENCES

Where would you like to concentrate development?

- North Weed
- Central Weed
- College of the Siskiyou Area
- South Weed

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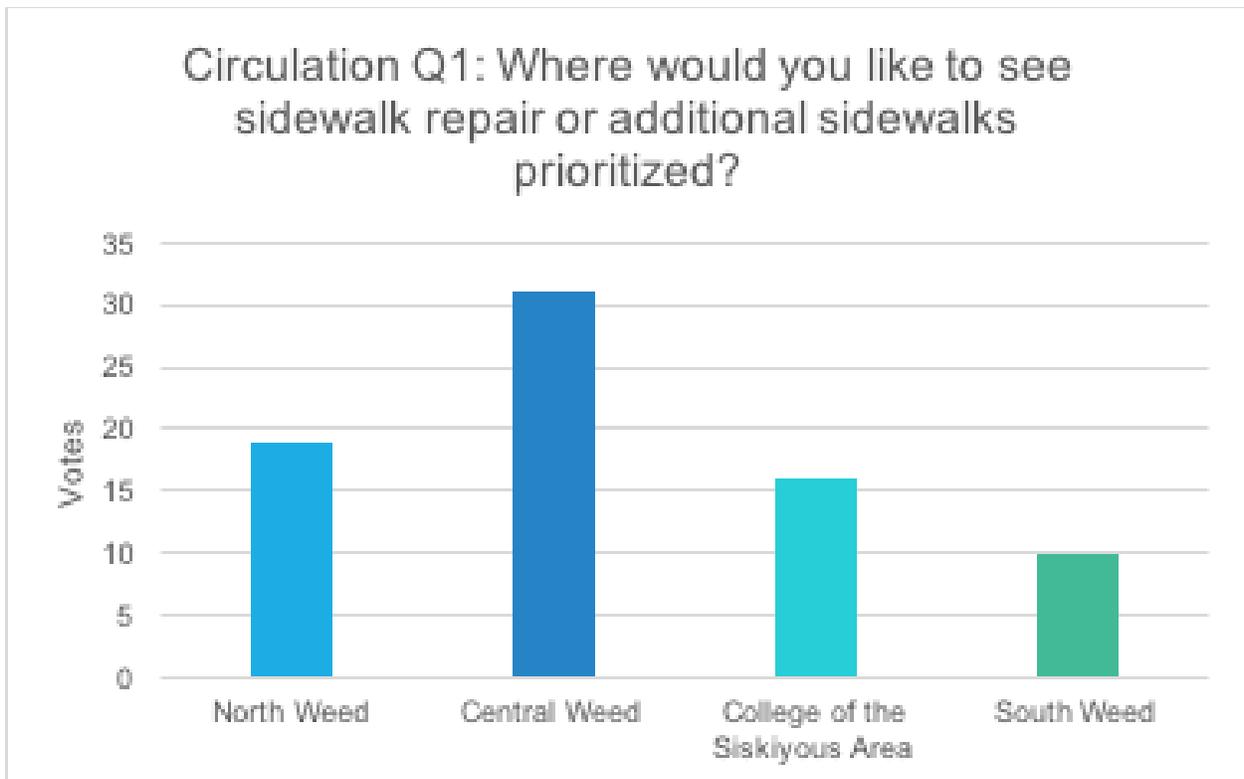
Circulation

Circulation Preference Poster Results

Preference Question Answers with an asterisk (*) are write-in answers by community members.

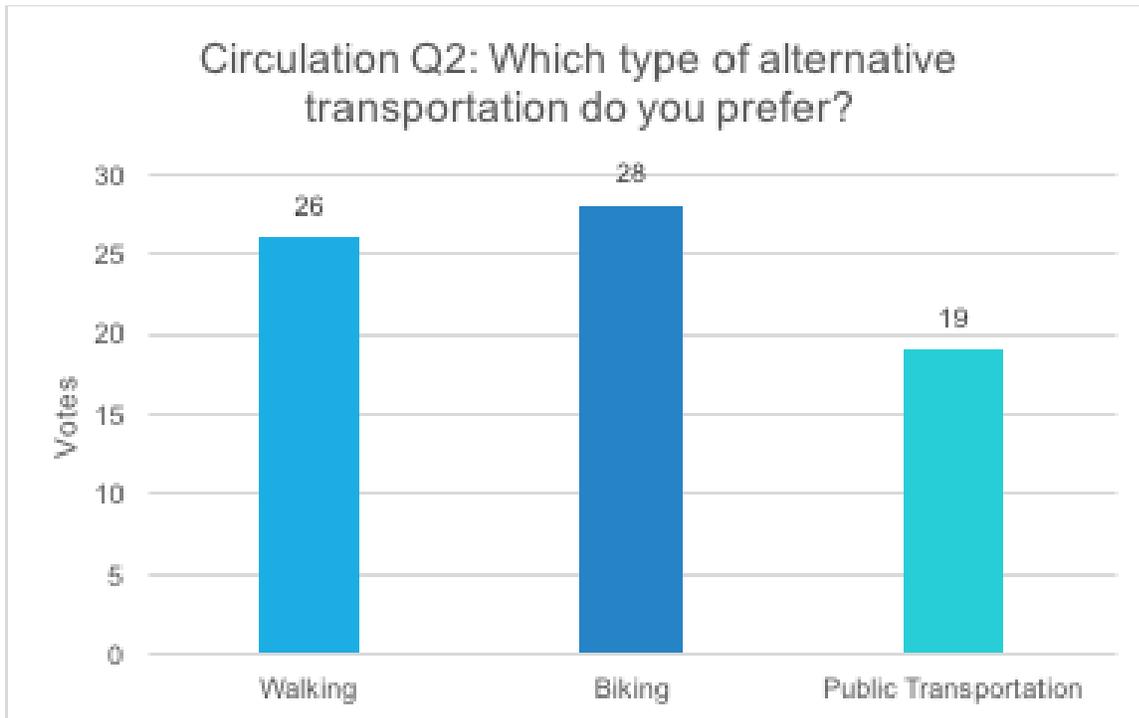
Circulation: Total Votes 223

Q1 Total Votes 76

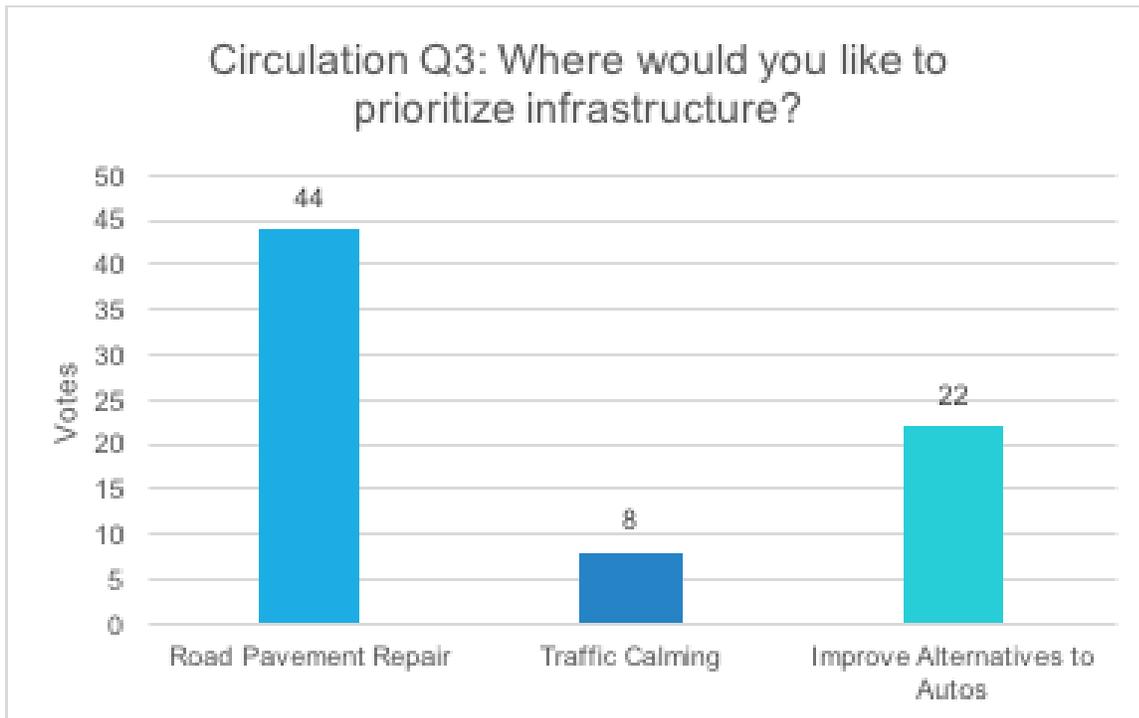


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Q2 Total Votes 73



Q3 Total Votes 74



Circulation Preference Posters

CIRCULATION PREFERENCES

Where would you like to see sidewalk repair or additional sidewalks prioritized?

North Weed

Central Weed

College of the Siskiyous

South Weed

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CIRCULATION PREFERENCES

Which type of alternative transportation do you prefer?

Walking

Biking

Public Transportation

Where would you like to prioritize investment in infrastructure?

Road Pavement Repair

Traffic Calming

Improve Alternatives to Autos

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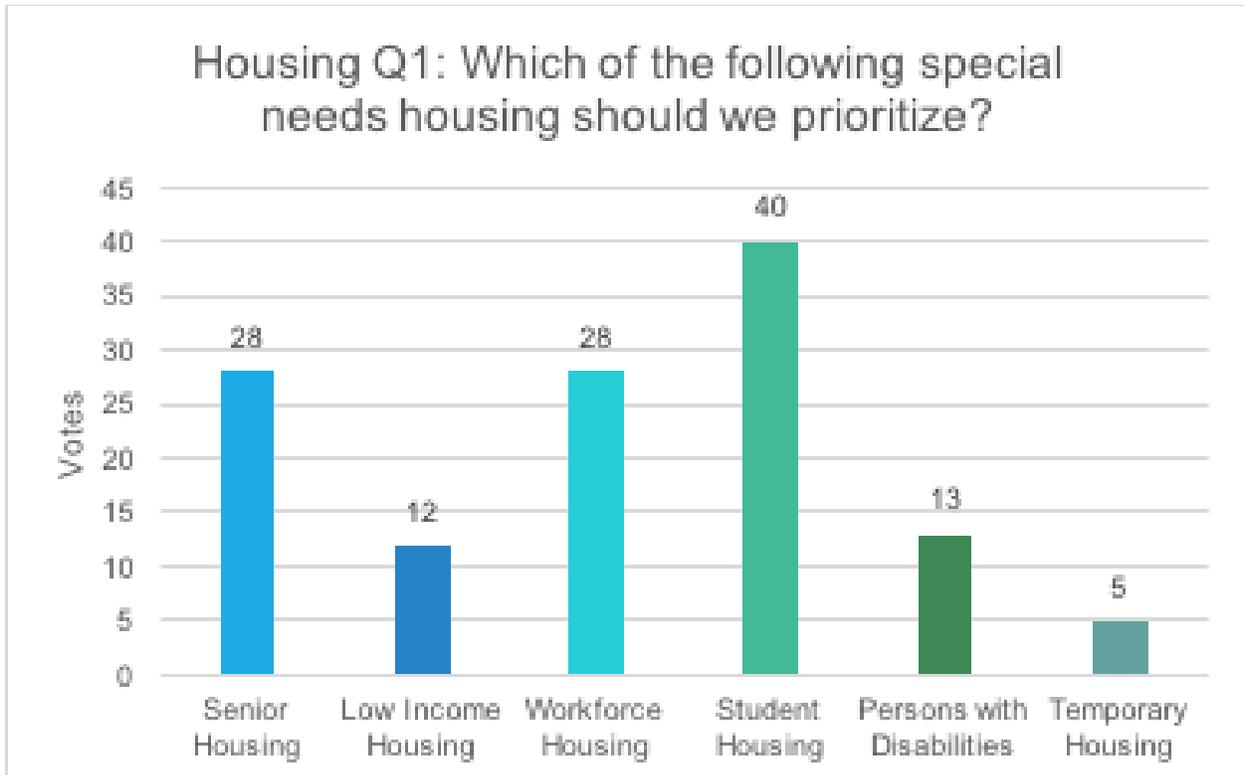
Housing

Housing Preference Poster Results

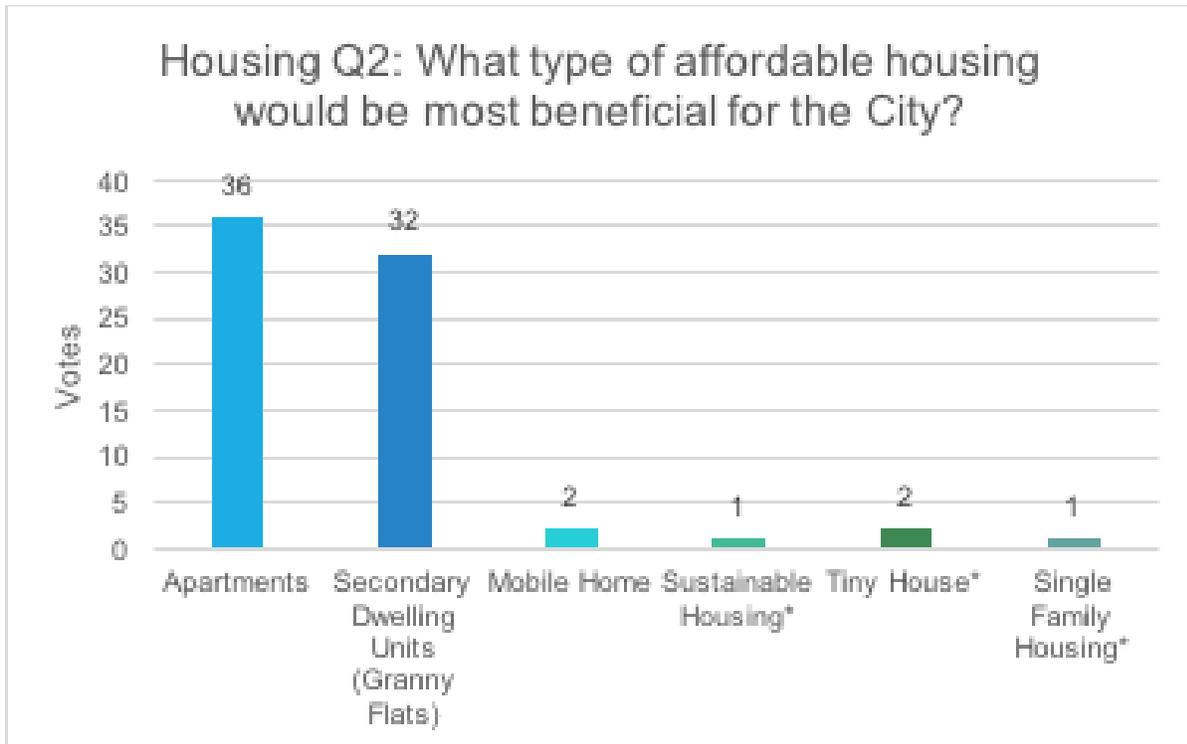
Preference Question Answers with an asterisk (*) are write-in answers by community members.

Housing: Total Votes 259

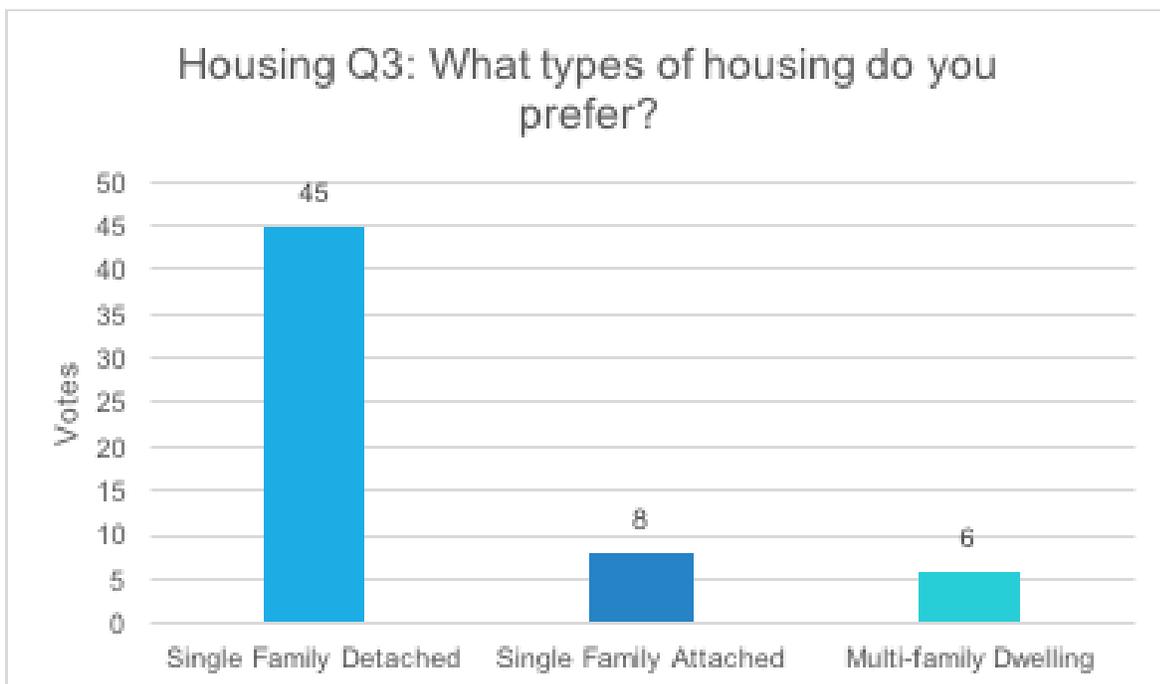
Q1 Total Votes 126



Q2 Total Votes 74



Q3 Total Votes 59

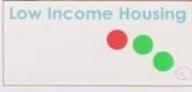
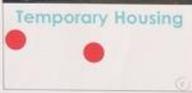


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Housing Preference Posters

 **HOUSING PREFERENCES**

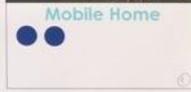
Which of the following special needs housing should we prioritize?

 Senior Housing 	 Low Income Housing 	 Workforce Housing 
 Student Housing 	 Persons with Disabilities 	 Temporary Housing 

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 **HOUSING PREFERENCES**

What type of affordable housing would be most beneficial for the City?

 Apartments 	 Secondary Dwelling Units (Granny Flats) 	 Mobile Home 
--	---	---

to improve a neighborhood sustainable housing *my own account*

What types of housing do you prefer?

 Single Family Detached 	 Single Family Attached 	 Multi-family Dwelling 
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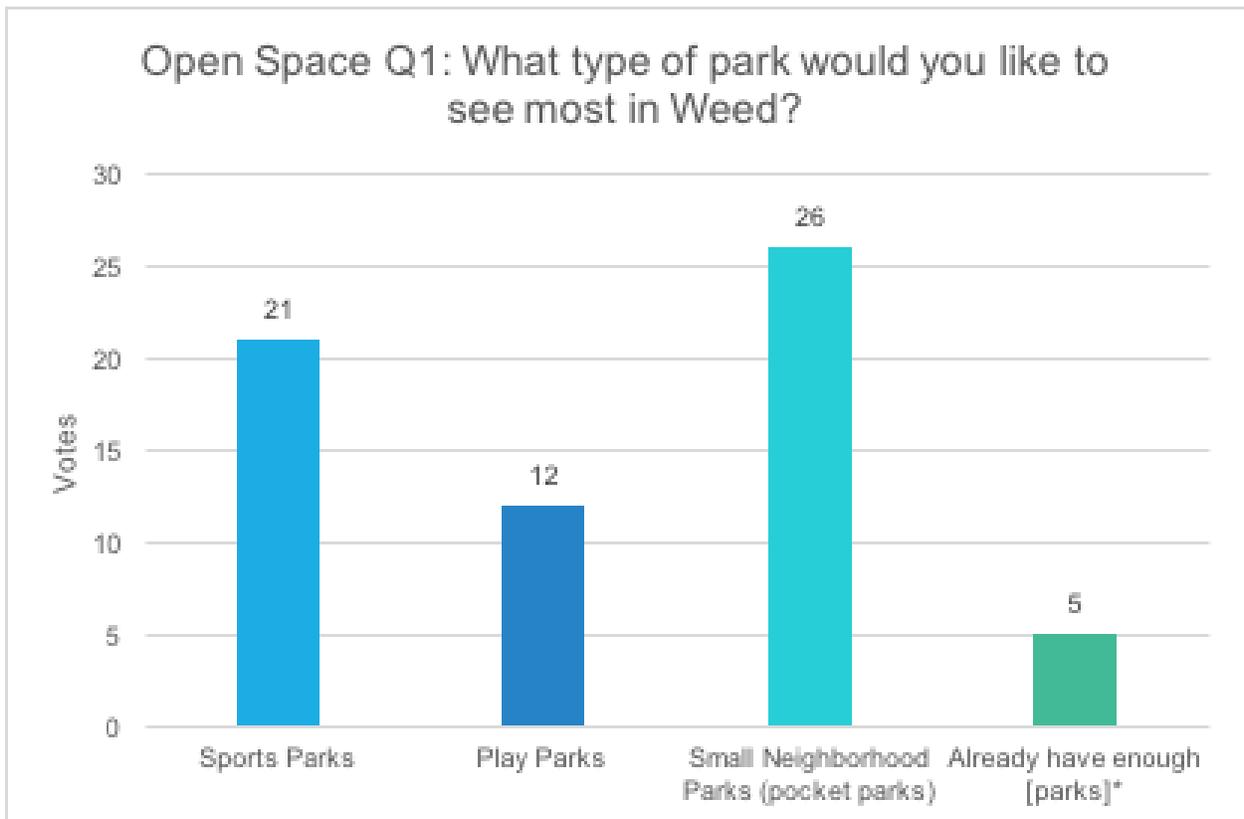
Open Space

Open Space Preference Poster Results

Preference Question Answers with an asterisk (*) are write-in answers by community members.

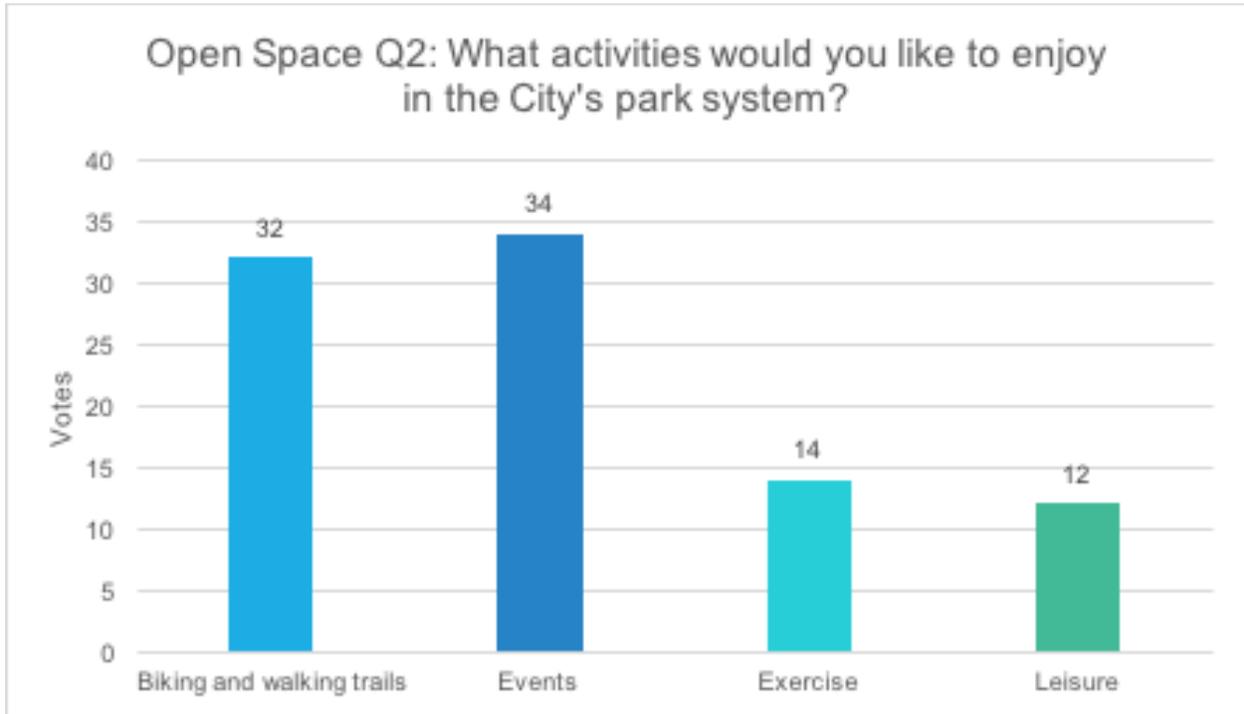
Open Space Total Votes 156

Q1 Total Votes 64



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Q2 Total Votes 92



Open Space Preference Posters

OPEN SPACE PREFERENCES

What type of park would you like to see most in Weed?

Park Type	Dot Matrix (Red, Blue, Green)	Count
Sports Park	4 Red, 3 Blue, 1 Green	7
Play Parks	4 Red, 1 Blue, 1 Green	5
Small Neighborhood Parks (Pocket Parks)	10 Red, 10 Blue, 5 Green	25

What activities would you like to enjoy in the City's park system?

Activity	Dot Matrix (Red, Blue, Green)	Count
Biking and Walking on Trails	10 Red, 5 Blue, 5 Green	17
Events	10 Red, 5 Blue, 5 Green	14
Exercise	4 Red, 3 Green	4
Leisure	3 Red, 2 Green	5

already visit area

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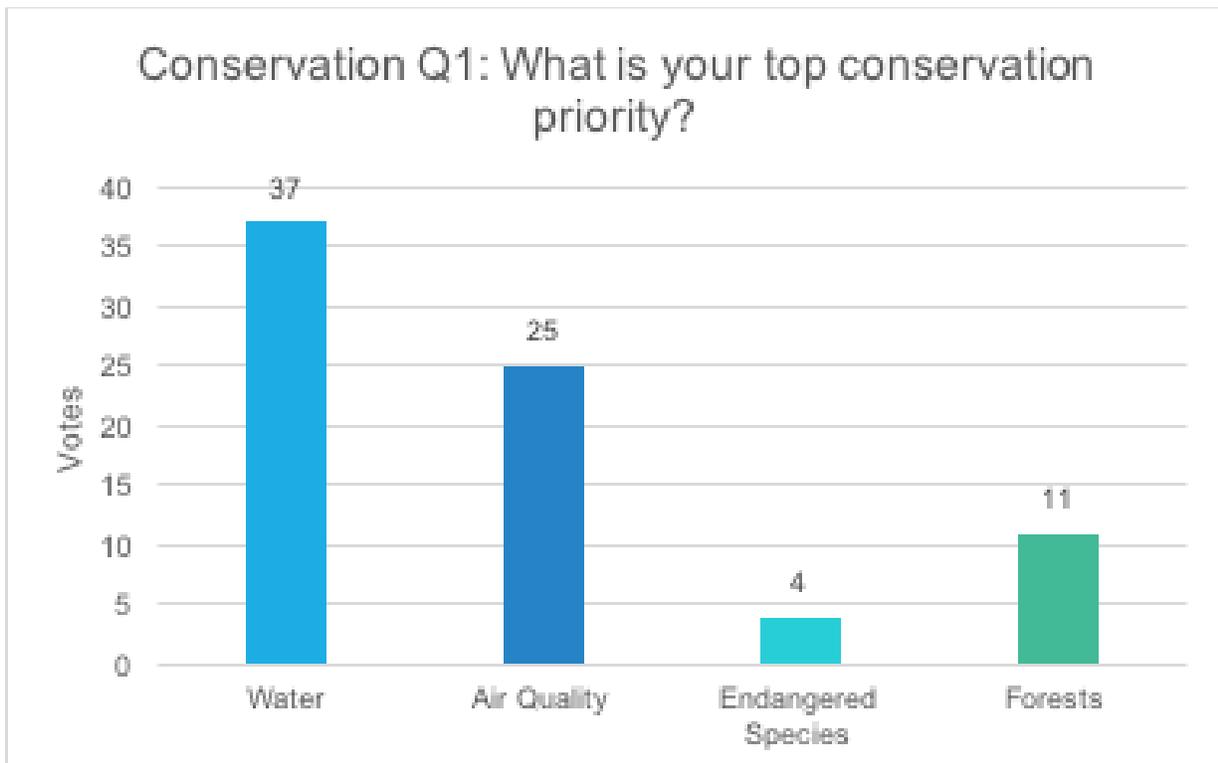
Conservation

Conservation Preference Poster Results

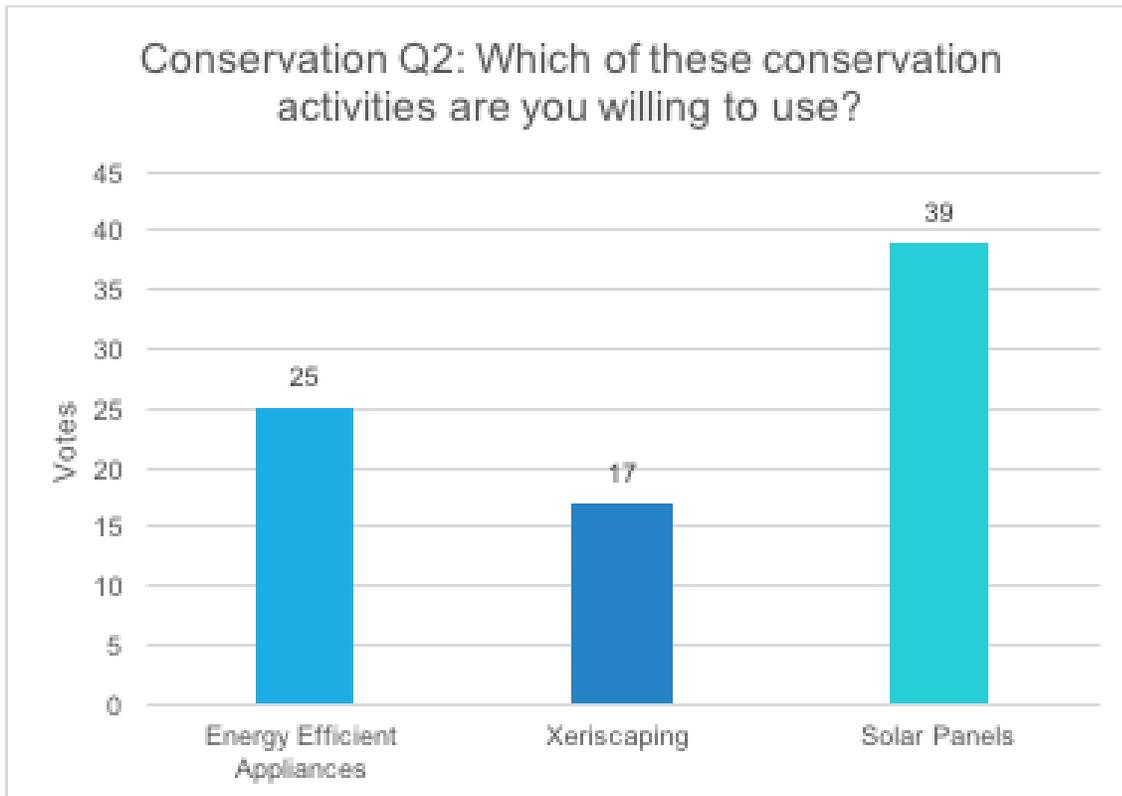
Preference Question Answers with an asterisk (*) are write-in answers by community members.

Conservation Total Votes 212

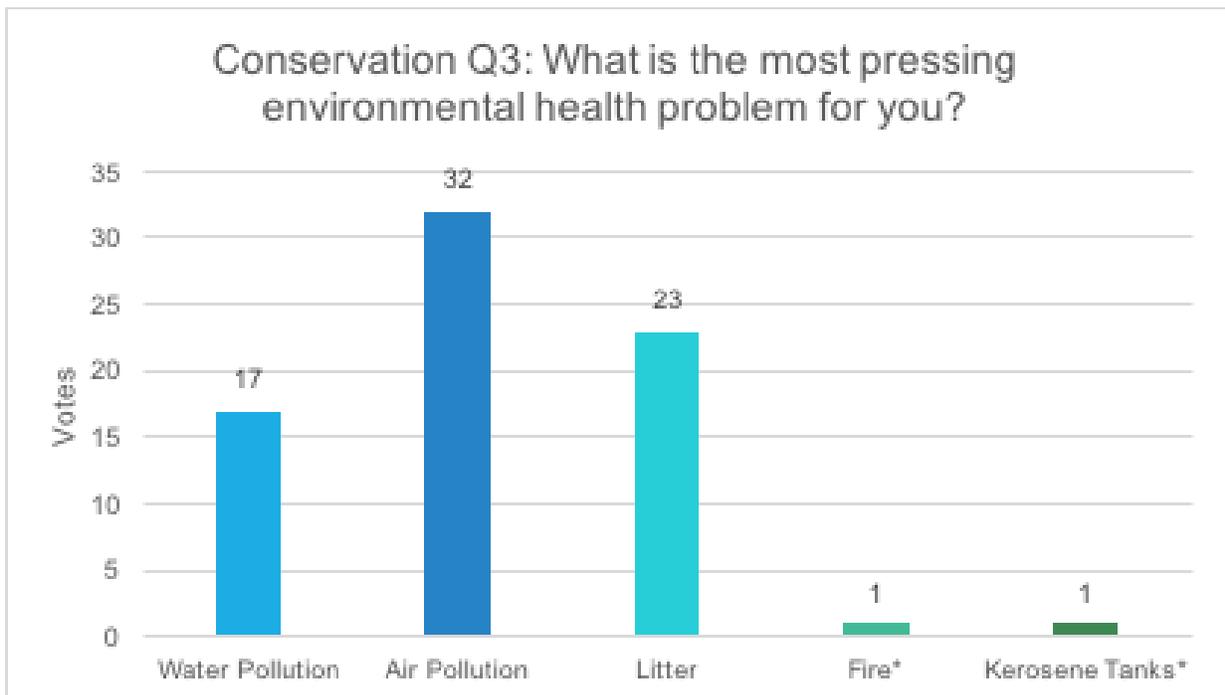
Q1 Total Votes 77



Q2 Total Votes 81



Q3 Total Votes 74



Conservation Preference Posters

CONSERVATION PREFERENCES

What is your top conservation priority?

 Water 16	 Air Quality 17	 Endangered Species 3	 Forests 8
--	--	---	---

Which of these conservation activities are you willing to use?

 Energy Efficient Appliances 9	 Xeriscaping 10	 Solar Panels 12
--	---	--

What is the most pressing environmental health problem for you?

 Water Pollution 9	 Air Pollution 15	 Litter 11
---	--	---

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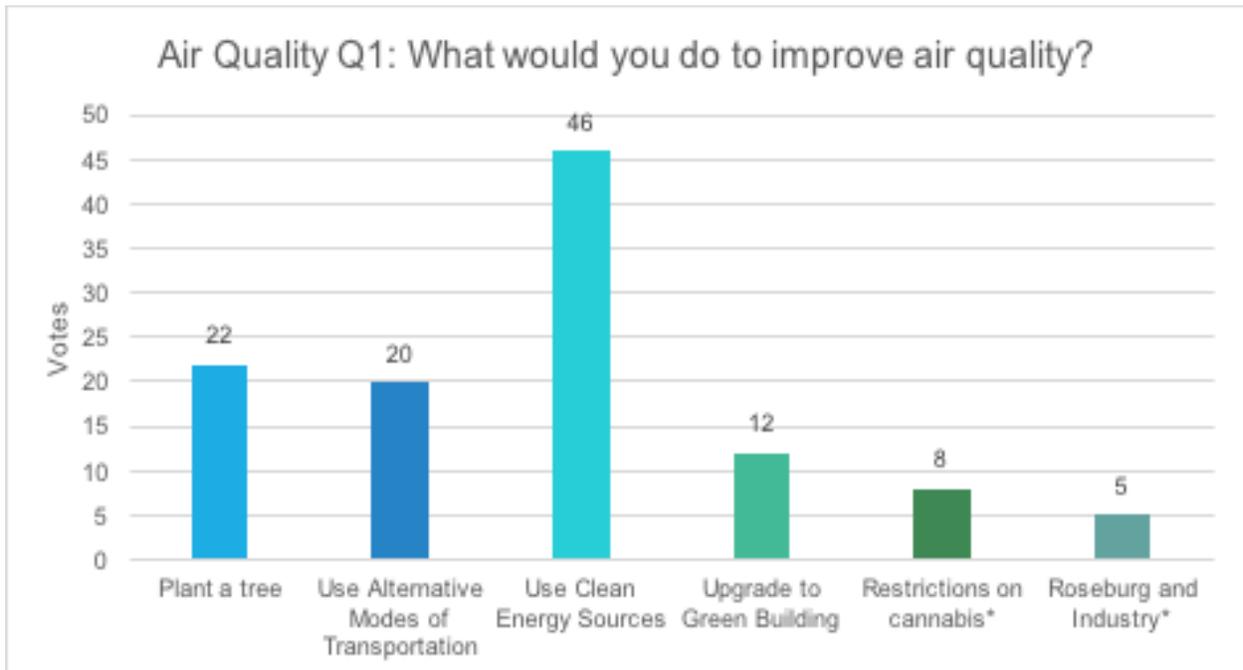
Air Quality

Air Quality Preference Poster Results

Preference Question Answers with an asterisk (*) are write-in answers by community members.

Air Quality Total Votes 100

Q1 Total Votes 100



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Air Quality Preference Poster

AIR QUALITY PREFERENCES

What would you do to improve air quality?

- Plant a Tree** (6 votes)
- Use Alternative Modes of Transportation** (14 votes)
- Use Clean Energy Sources** (20 votes)
- Upgrade to Green Building** (11 votes)

Handwritten notes:
- Next to 'Use Clean Energy Sources': * Reduce electricity use with energy efficient light bulbs
- Next to 'Upgrade to Green Building': Reduce electricity use with energy efficient light bulbs

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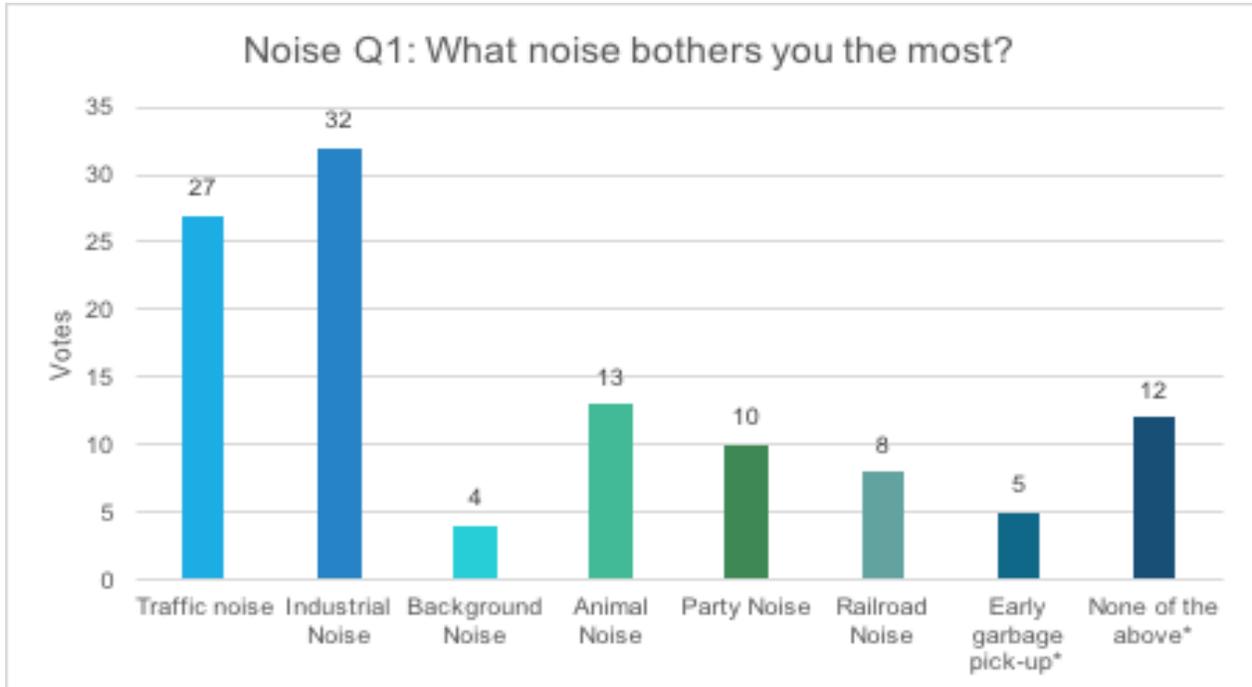
Noise

Noise Preference Poster Results

Preference Question Answers with an asterisk (*) are write-in answers by community members.

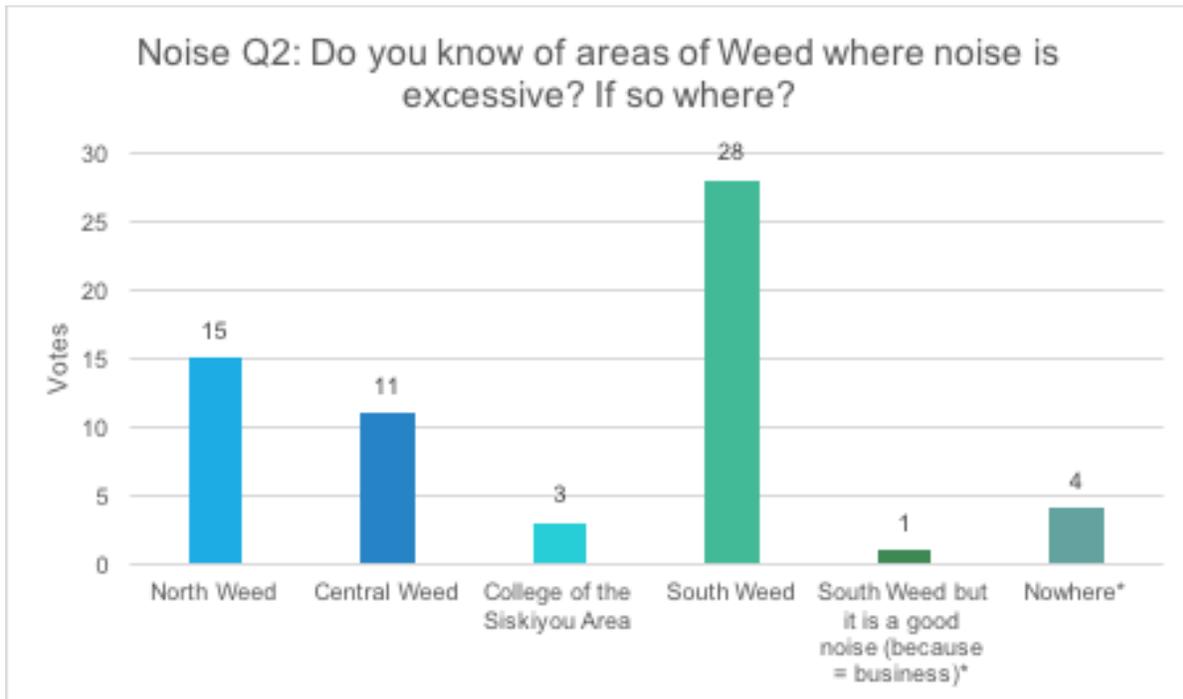
Noise Total Votes 173

Q1 Total Votes 111



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Q2 Total Votes 62



Noise Preference Posters

NOISE PREFERENCES

Do you know of areas of Weed where noise is excessive? If so where?

Nowhere

North Weed

Central Weed

College of the Siskiyou Area

South Weed

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NOISE PREFERENCES

What noise bothers you the most?

Traffic Noise

Industrial Noise

Background Noise

Animal Noise

Party Noise

Railroad Noise

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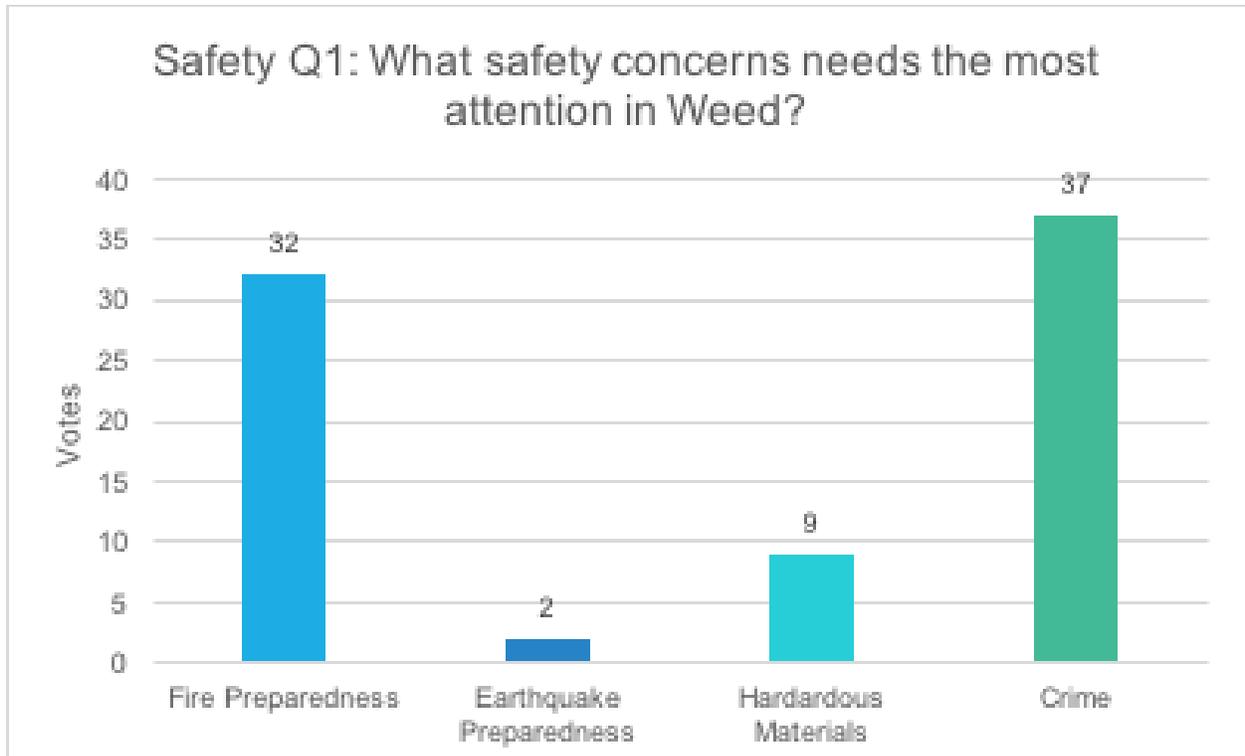
Safety

Safety Preference Poster Results

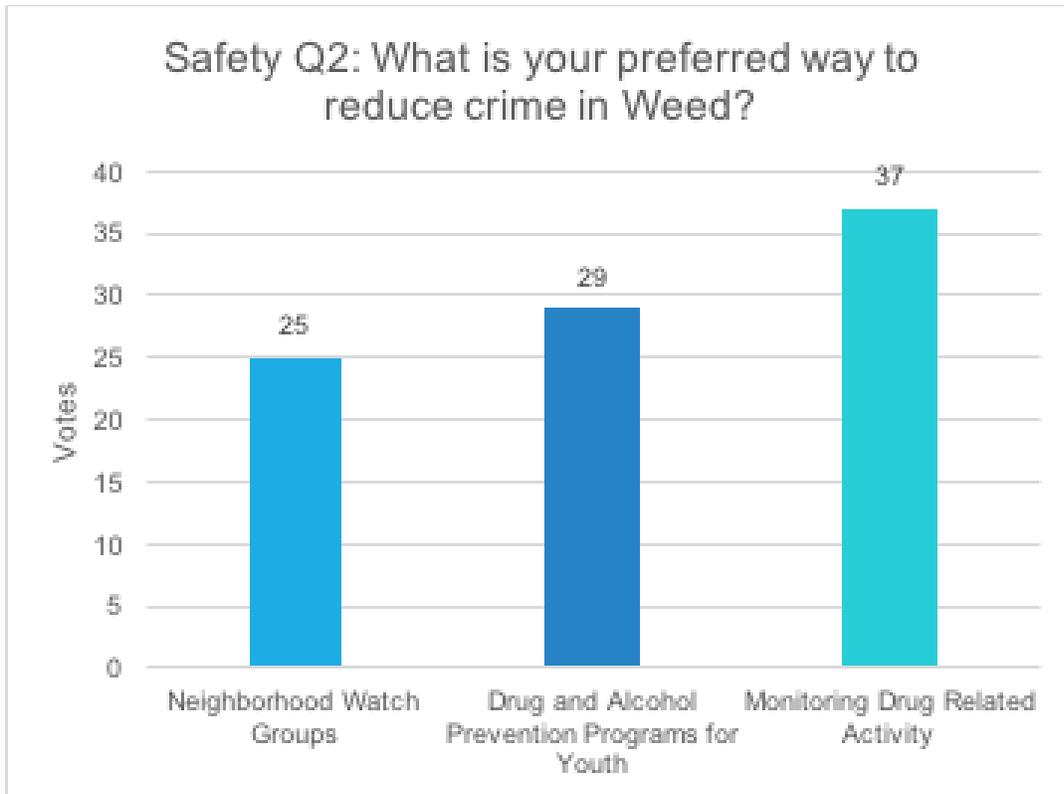
Preference Question Answers with an asterisk (*) are write-in answers by community members.

Safety Total Votes: 273

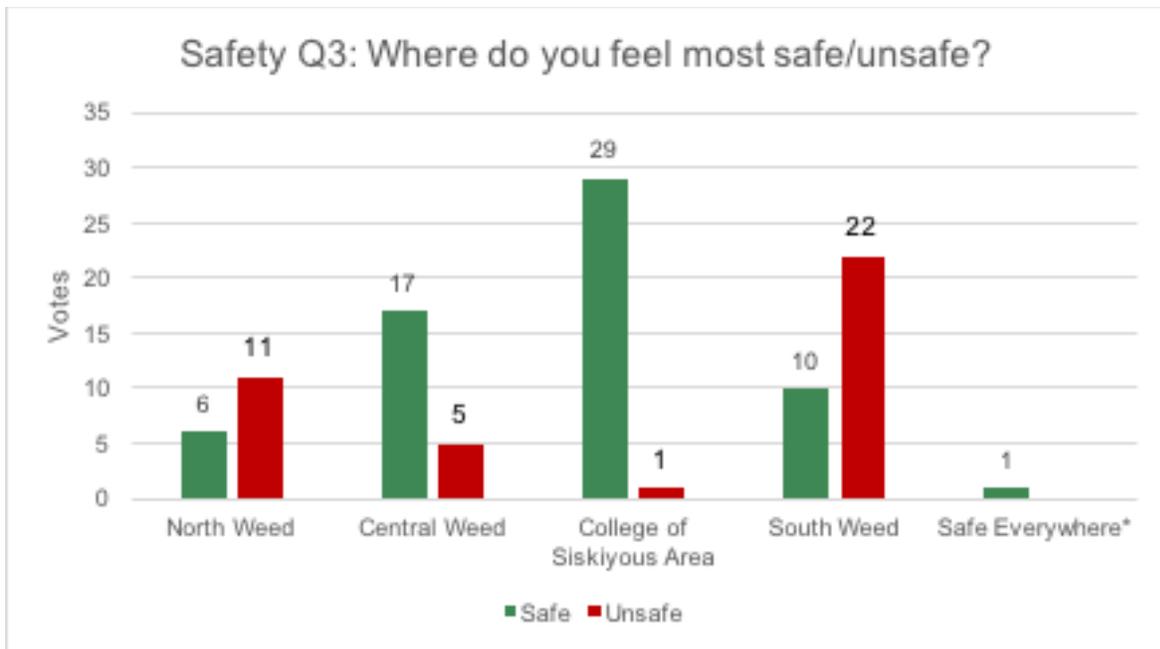
Q1 Total Votes: 80



Q2 Total Votes 91

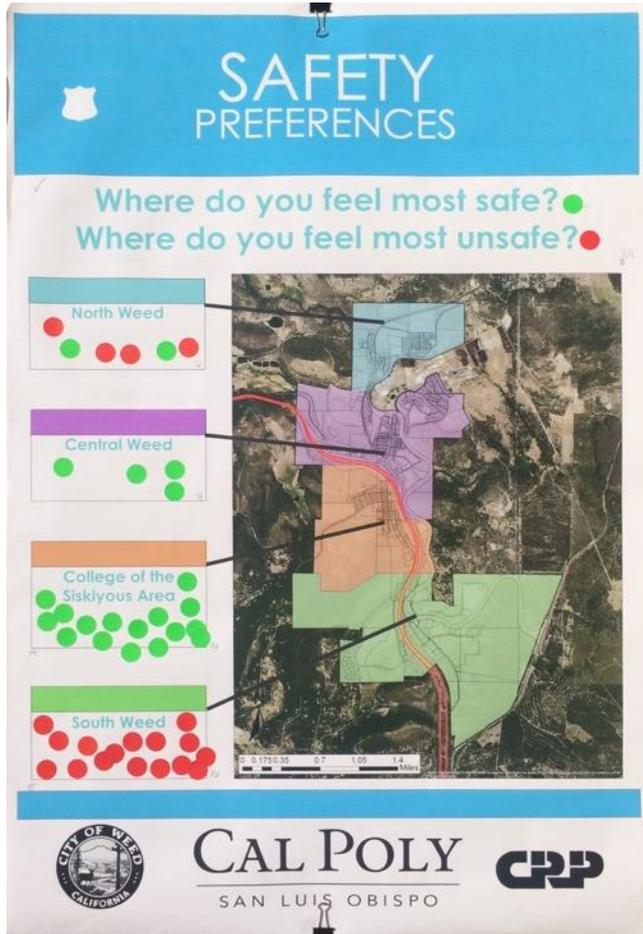


Q3 Total Votes 102



DRAFT

Safety Preference Posters



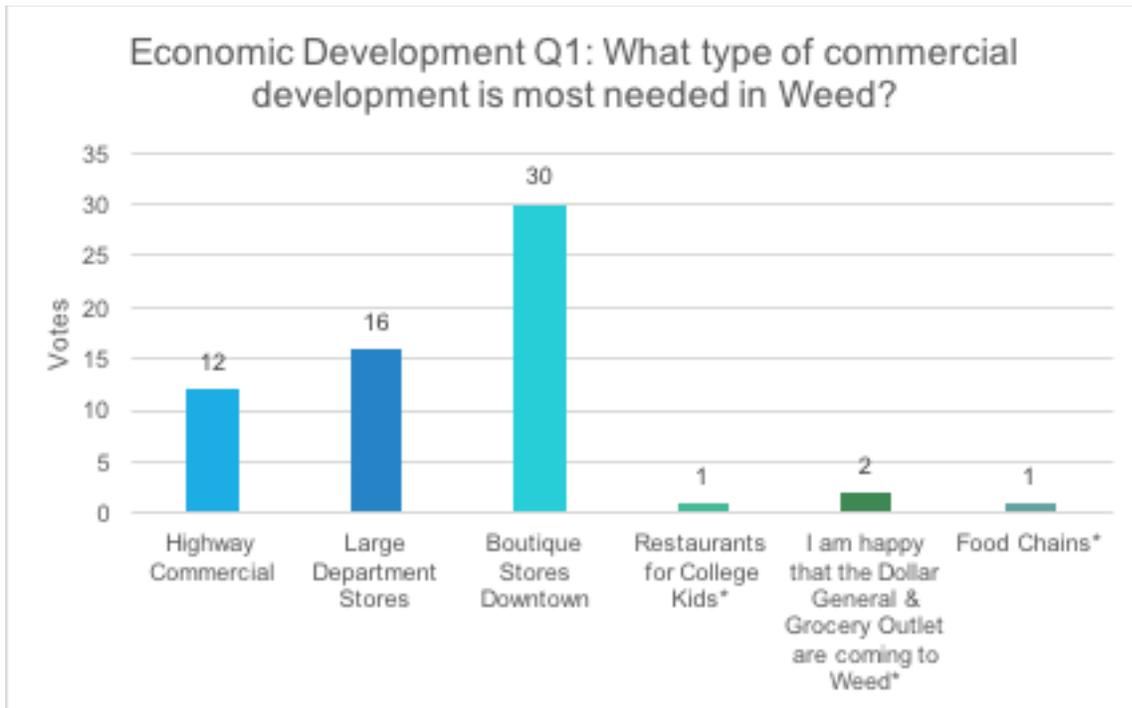
Economic Development

Economic Development Preference Poster Results

Preference Question Answers with an asterisk (*) are write-in answers by community members.

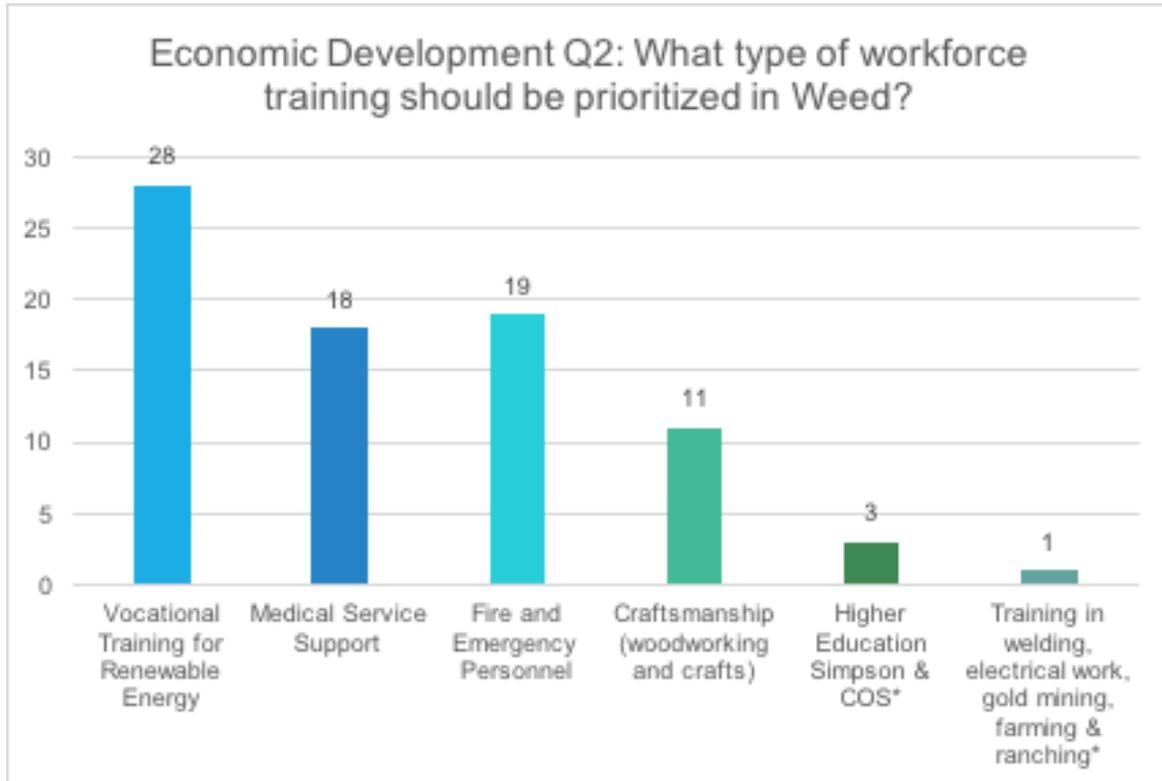
Economic Development Total Votes 443

Q1 Total Votes 62

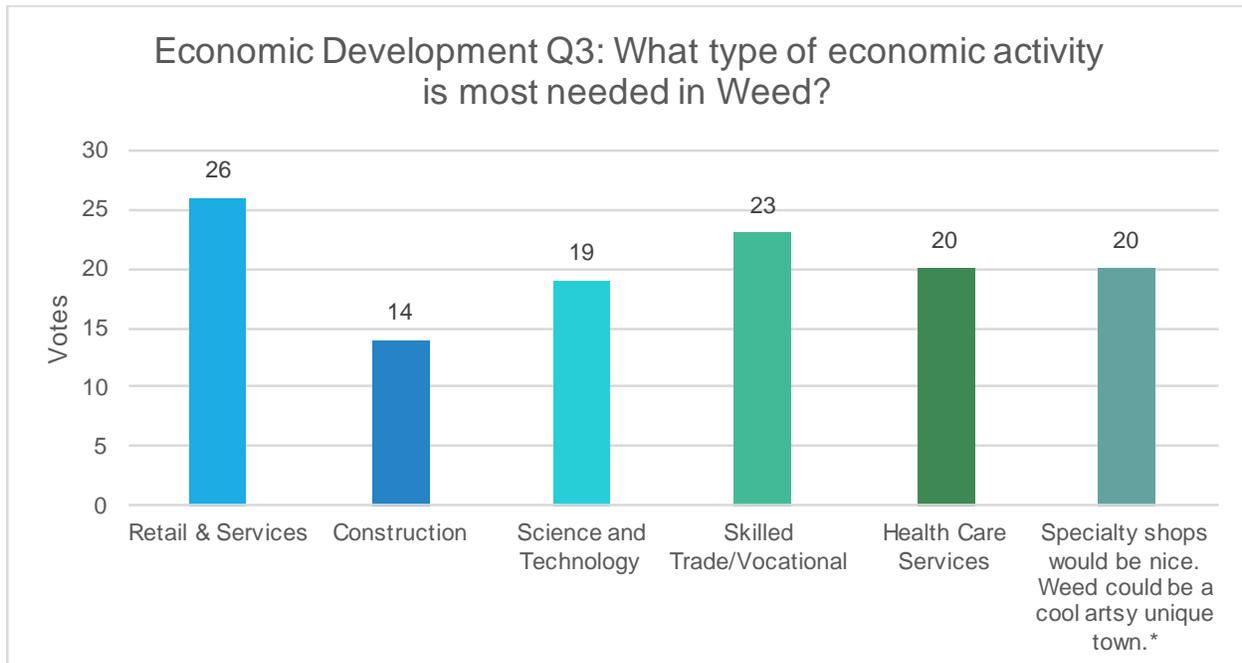


DRAFT

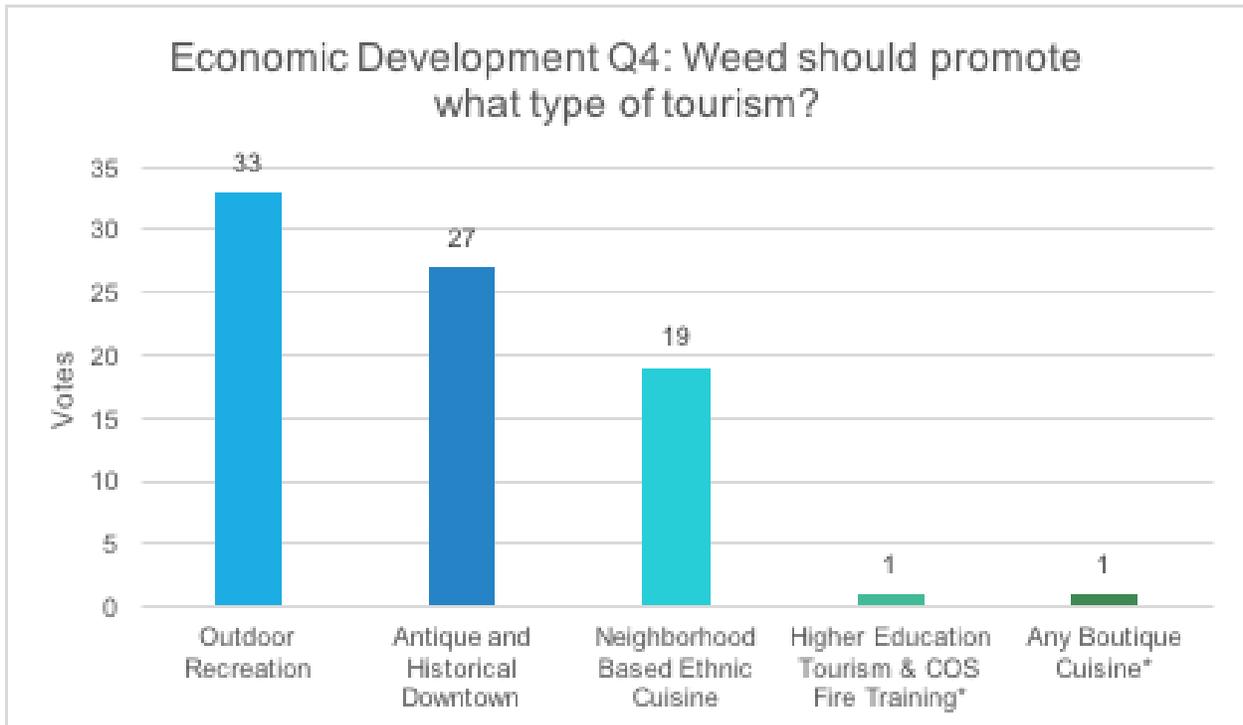
Q2 Total Votes 80



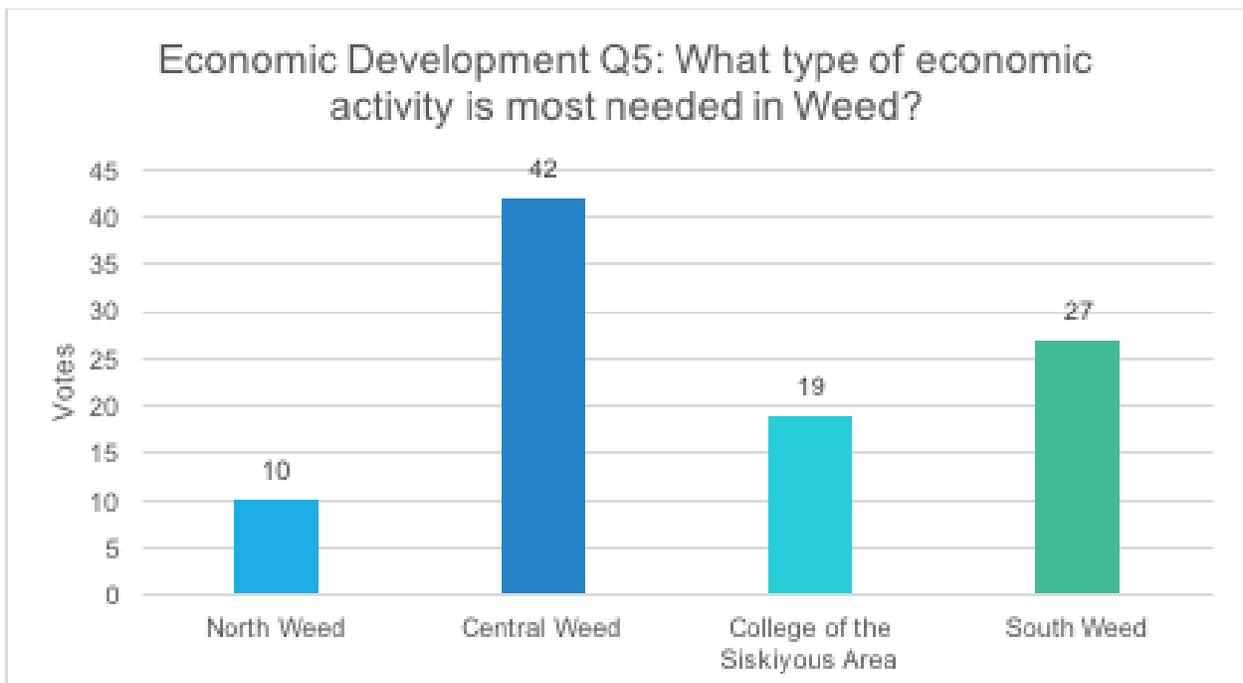
Q3 Total Votes 122



Q4 Total Votes 81



Q5 Total Votes 98



DRAFT

Economic Development Preference Posters

ECONOMIC DEVELOPMENT PREFERENCES

Where do you want to concentrate economic development?

North Weed

Central Weed

College of the Siskiyou Area

South Weed

CITY OF WEED CALIFORNIA

CAL POLY
SAN LUIS OBISPO

CRP

ECONOMIC DEVELOPMENT PREFERENCES

What type of economic activity is most needed in Weed?

Retail and Services

Construction

Science and Technology

Skilled Trade/Vocational

Health Care Services

Outdoor Recreation

Antique and Historical Downtown

Neighborhood Based Ethnic Cuisine

Any Other Category

2

What type of tourism should Weed promote?

CITY OF WEED CALIFORNIA

CAL POLY
SAN LUIS OBISPO

CRP

ECONOMIC DEVELOPMENT PREFERENCES



What type of commercial development is most needed in Weed?



Highway Commercial



Large Department Stores



Boutique Stores Downtown



What type of workforce training should be prioritized in Weed?



Vocational Training for Renewable Energy



Medical Service Support



Fire and Emergency Personnel



Craftsmanship (woodworking and crafts)



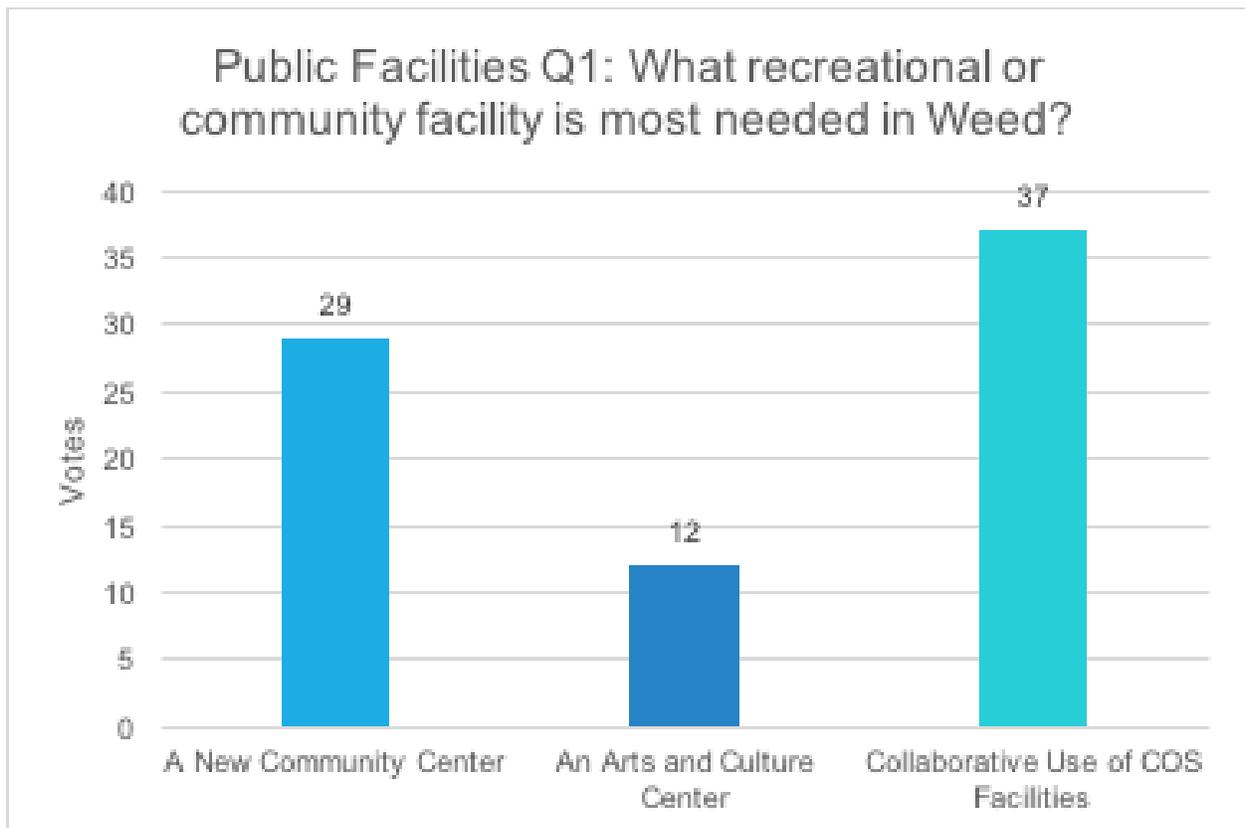
Public Facilities

Public Facilities Preference Poster Results

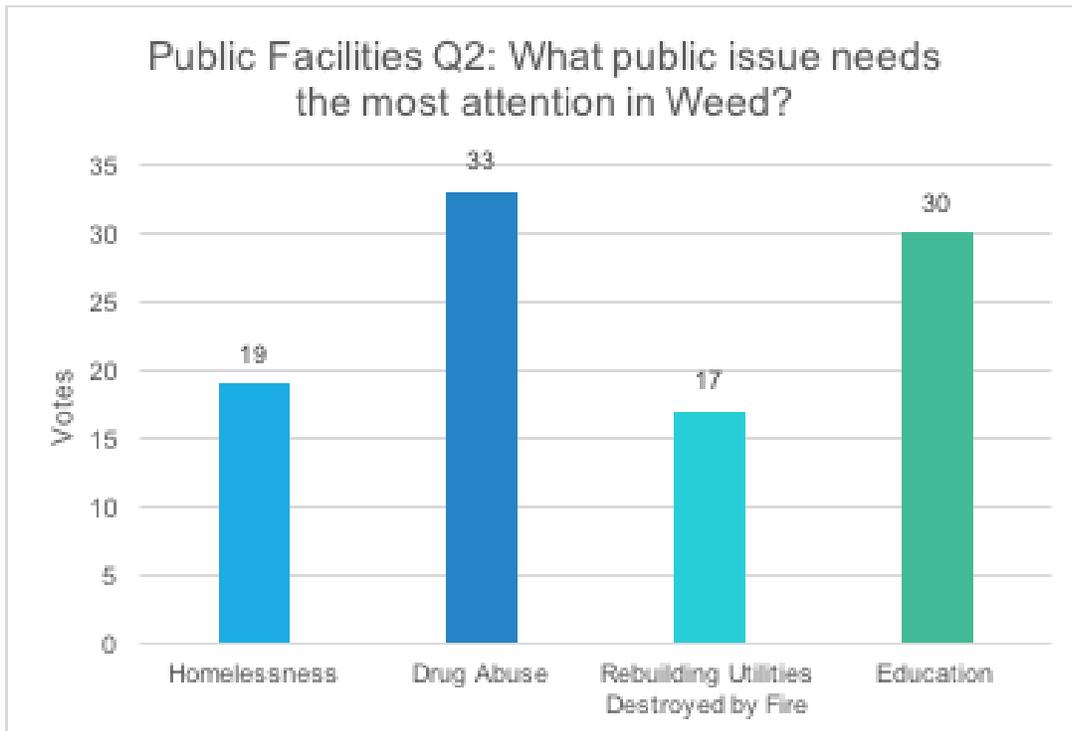
Preference Question Answers with an asterisk (*) are write-in answers by community members.

Public Facilities Total Votes 335

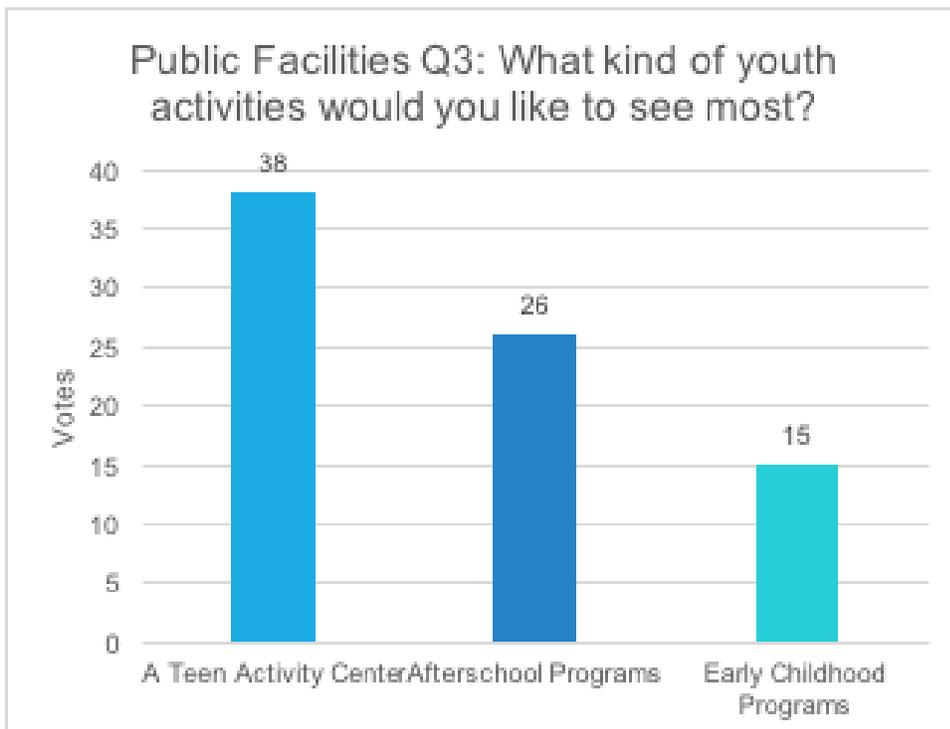
Q1 Total Votes 78



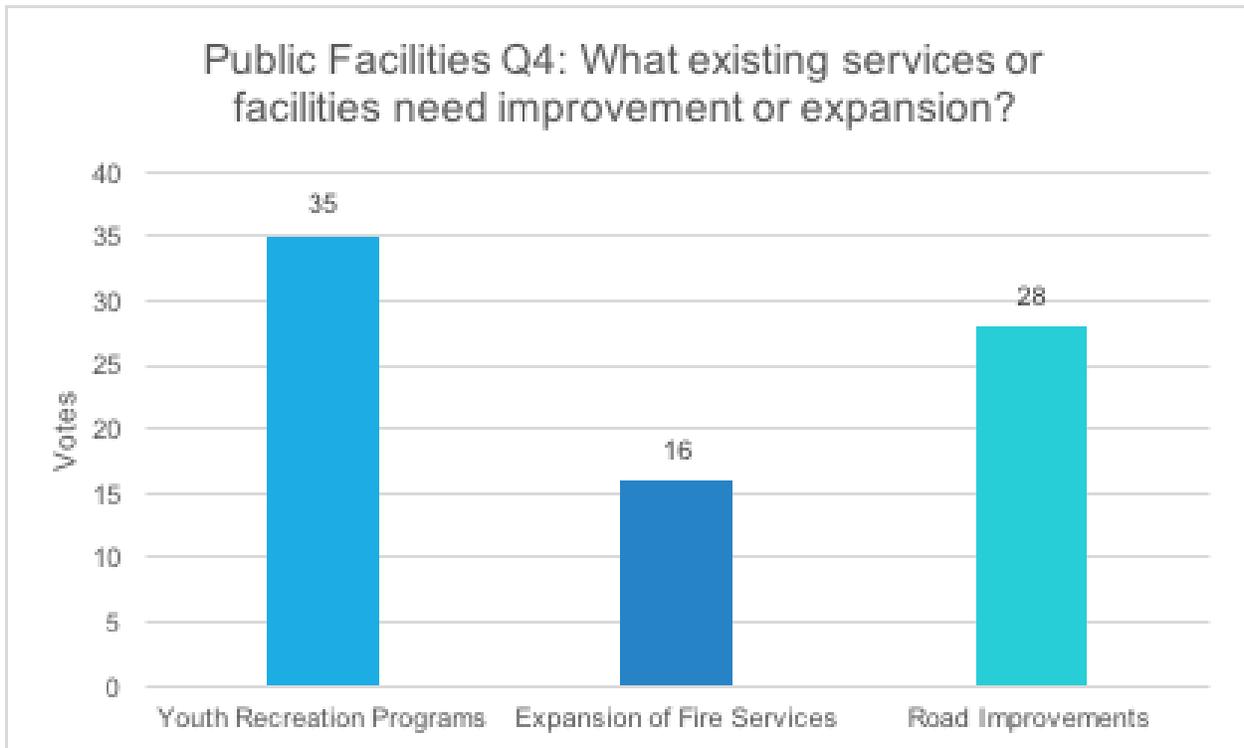
Q2 Total Votes 99



Q3 Total Votes 79



Q4 Total Votes 79



Public Facilities Preference Posters

PUBLIC FACILITIES PREFERENCES

What kind of youth activities would you like to see most?

 A Teen Activity Center	 Afterschool Programs	 Early Childhood Programs
---	---	---

What existing services or facilities need improvement or expansion?

 Youth Recreation Programs	 Expansion of Fire Services	 Road Improvements
--	---	--

 **CAL POLY** 
SAN LUIS OBISPO

PUBLIC FACILITIES PREFERENCES

What recreational or community facility is most needed in Weed?

 A New Community Center	 An Arts and Culture Center	 Creative use of College and Community Facilities
--	---	---

What public issue needs the most attention in Weed?

 Homelessness	 Drugs	 Rebuilding Utilities Destroyed by Fire	 Education
---	---	---	--

 **CAL POLY** 
SAN LUIS OBISPO

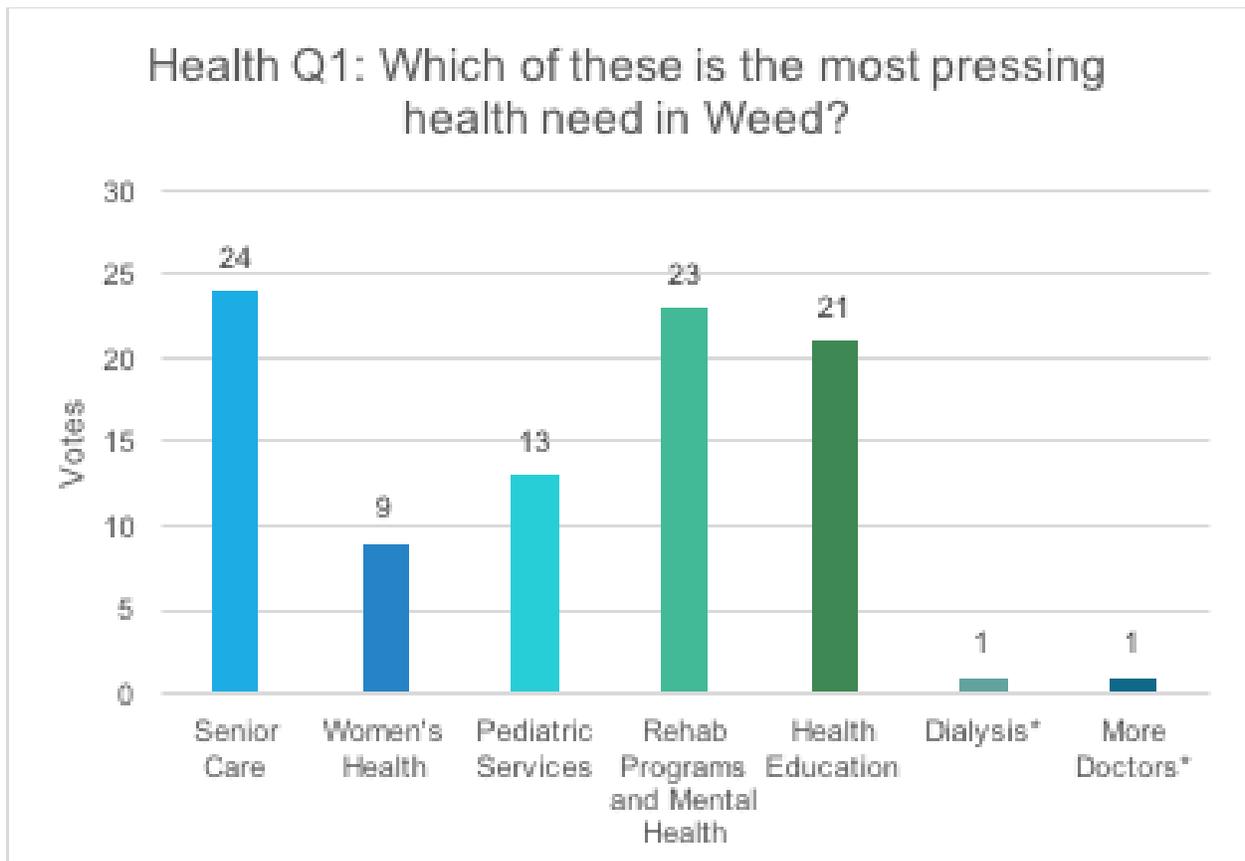
Health

Health Preference Poster Results

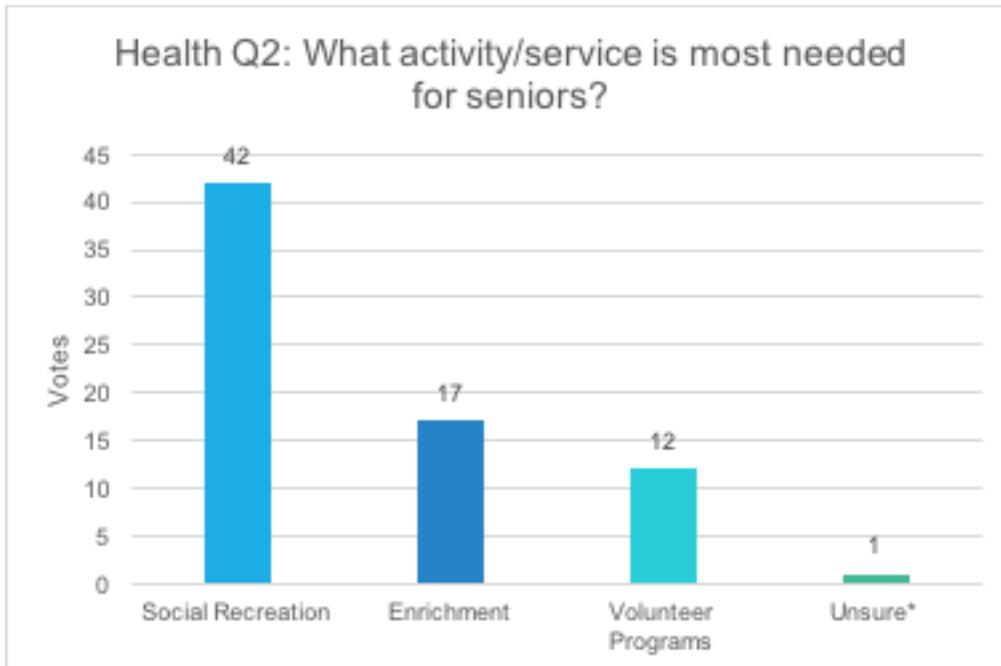
Preference Question Answers with an asterisk (*) are write-in answers by community members.

Health Total Votes 472

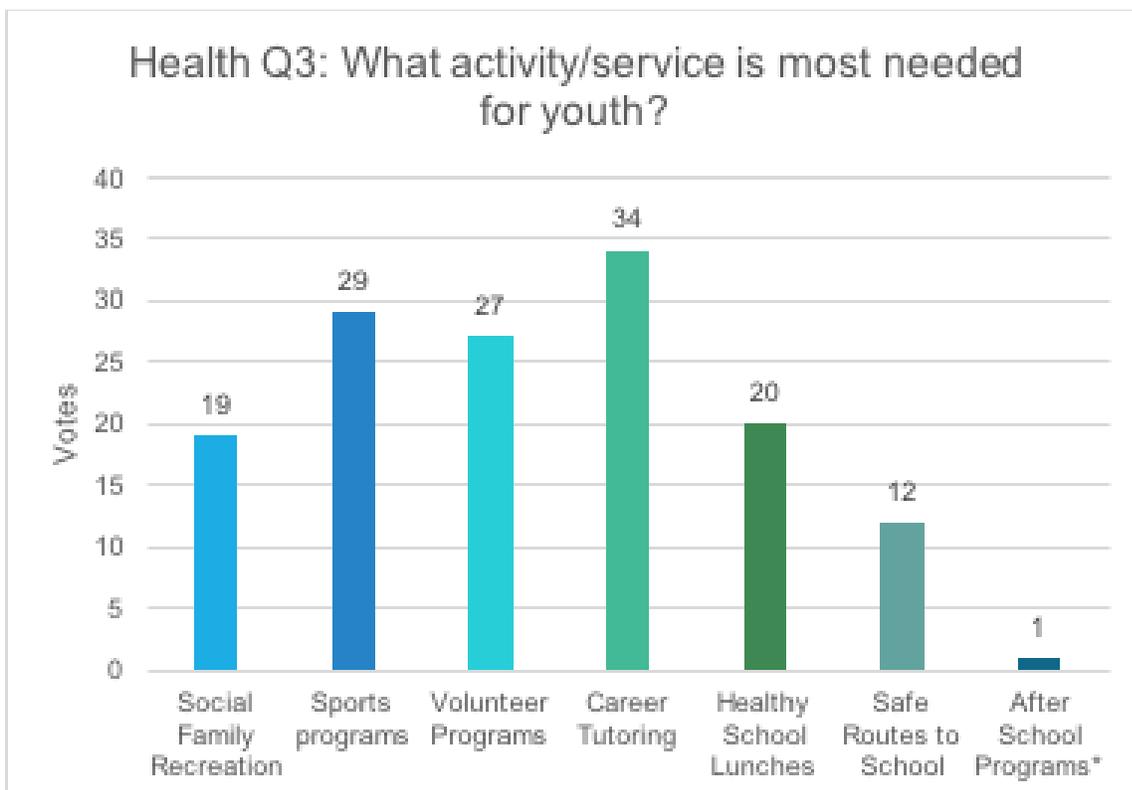
Q1 Total Votes 92



Q2 Total Votes 72

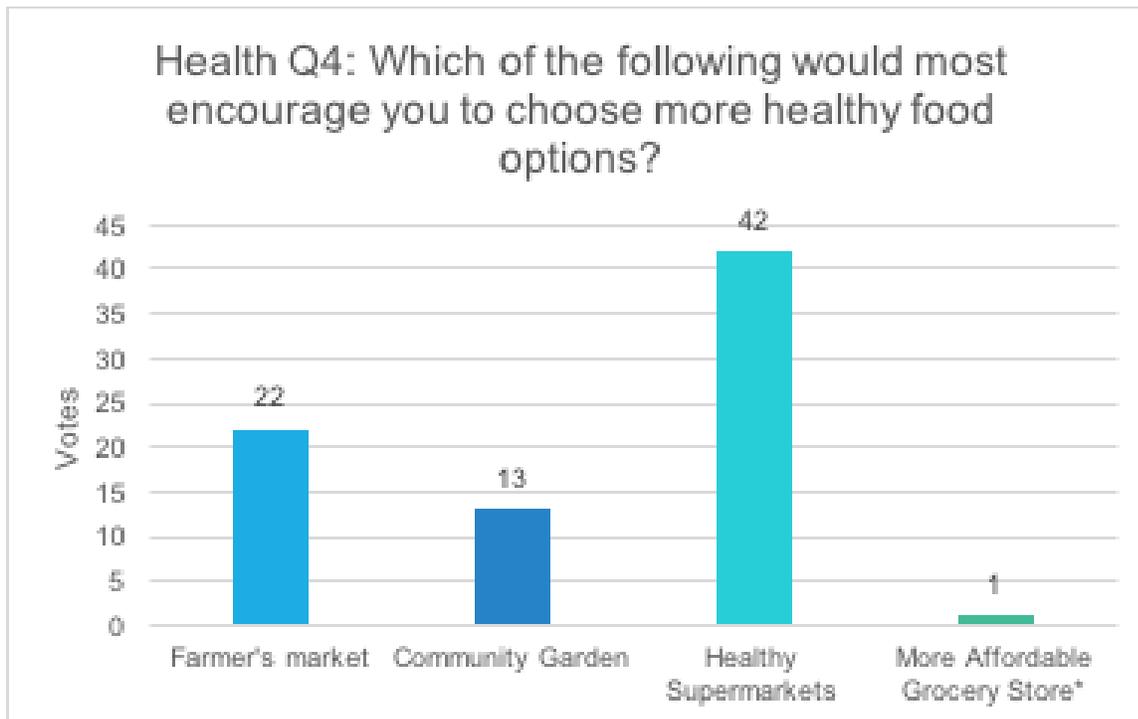


Q3 Total Votes 142

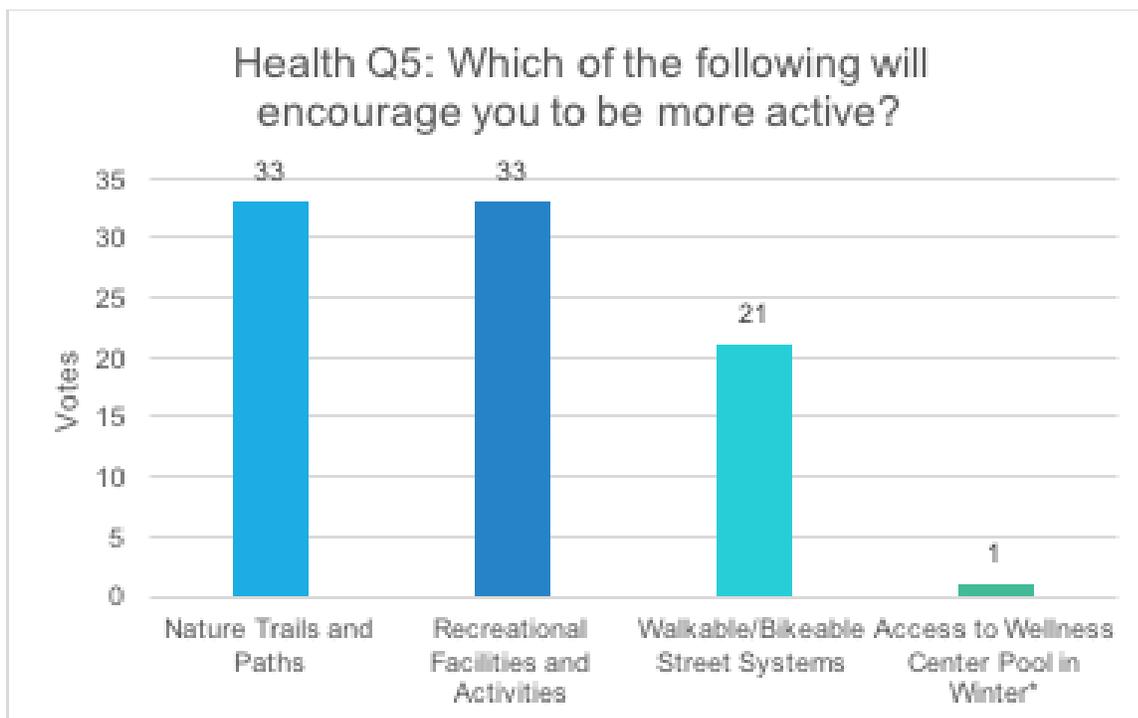


DRAFT

Q4 Total Votes 78



Q5 Total Votes 88



Health Preference Posters

HEALTH PREFERENCES

Which of the following would most encourage you to choose more healthy food options?

- Farmer's Market
- Community Garden
- Healthy Supermarkets

Which of the following will encourage you to be more active?

- Nature Trails and Paths
- Recreational Facilities and Activities
- Walkable / Bikeable Street Systems

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SAN LUIS OBISPO

HEALTH PREFERENCES

Which of these is the most pressing health need in Weed?

- Senior Care
- Women's Health
- Pediatric Services
- Rehabilitation Programs and Mental Health
- Health Education

What activity/ service is most needed for seniors?

- Social Recreation
- Enrichment
- Volunteer Programs

CITY OF WEED CALIFORNIA **CAL POLY** **CRP**
SAN LUIS OBISPO



HEALTH PREFERENCES

Which activity/ service is most needed for youth?



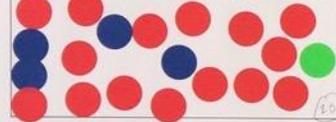
Social Family Recreation



Sports Programs



Volunteer Programs



Career Tutoring



Healthy School Lunches



Safe Routes to School



Rec Programs / Summer Camp

Rec Programs / Summer Camp



CAL POLY

SAN LUIS OBISPO



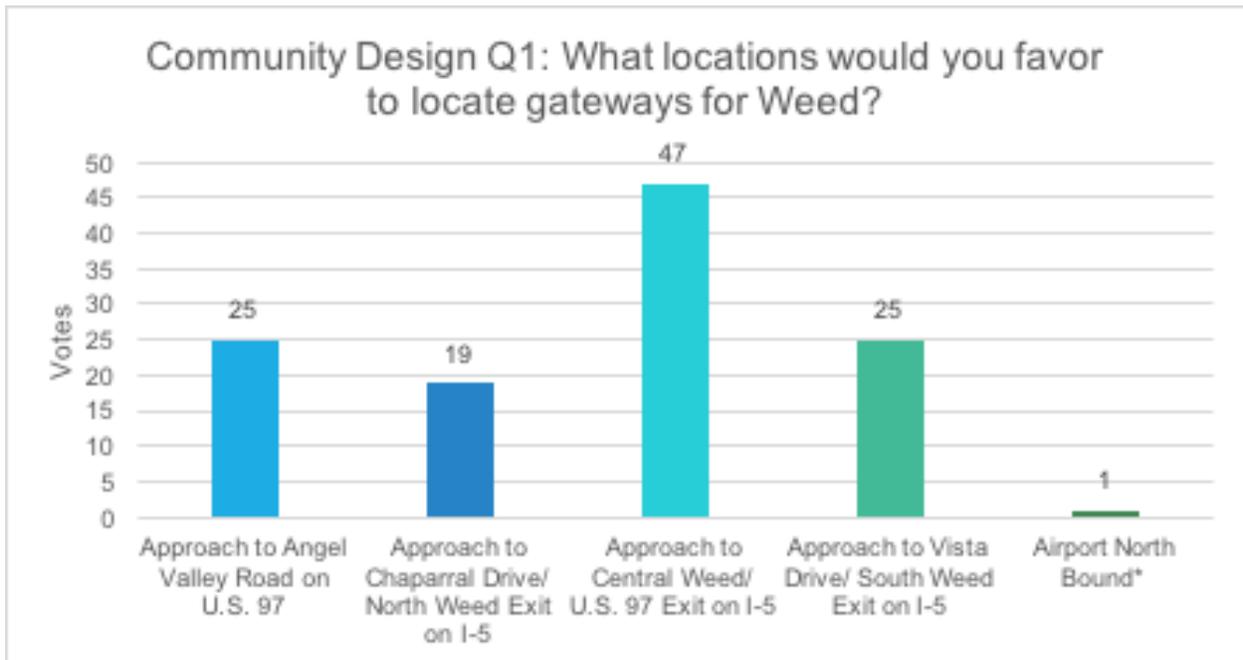
Community Design

Community Design Poster Results

Preference Question Answers with an asterisk (*) are write-in answers by community members.

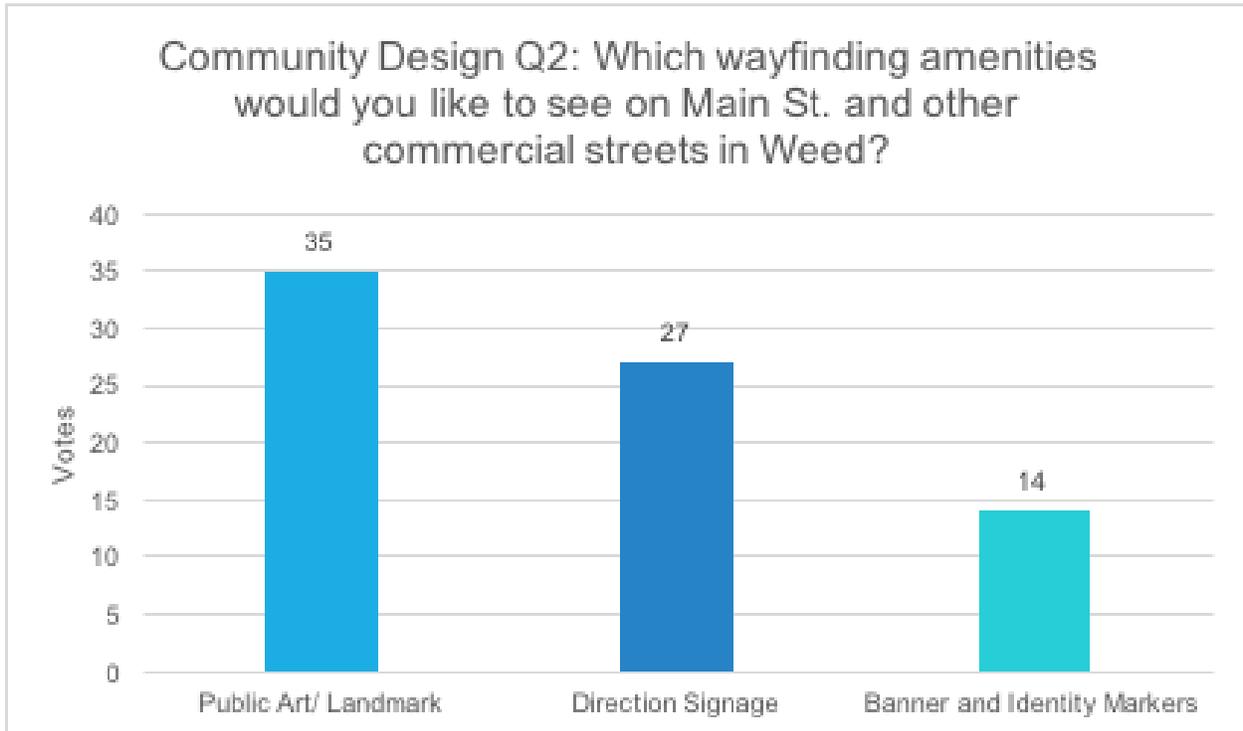
Community Design Total Votes 335

Q1 Total Votes 117

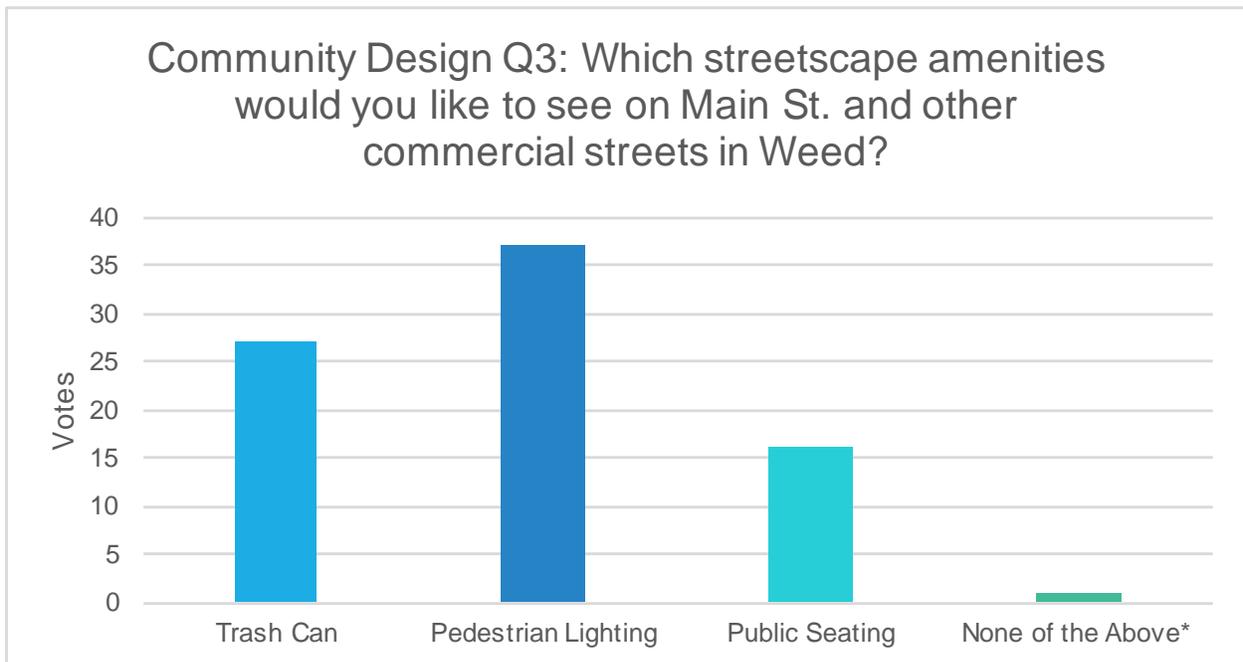


DRAFT

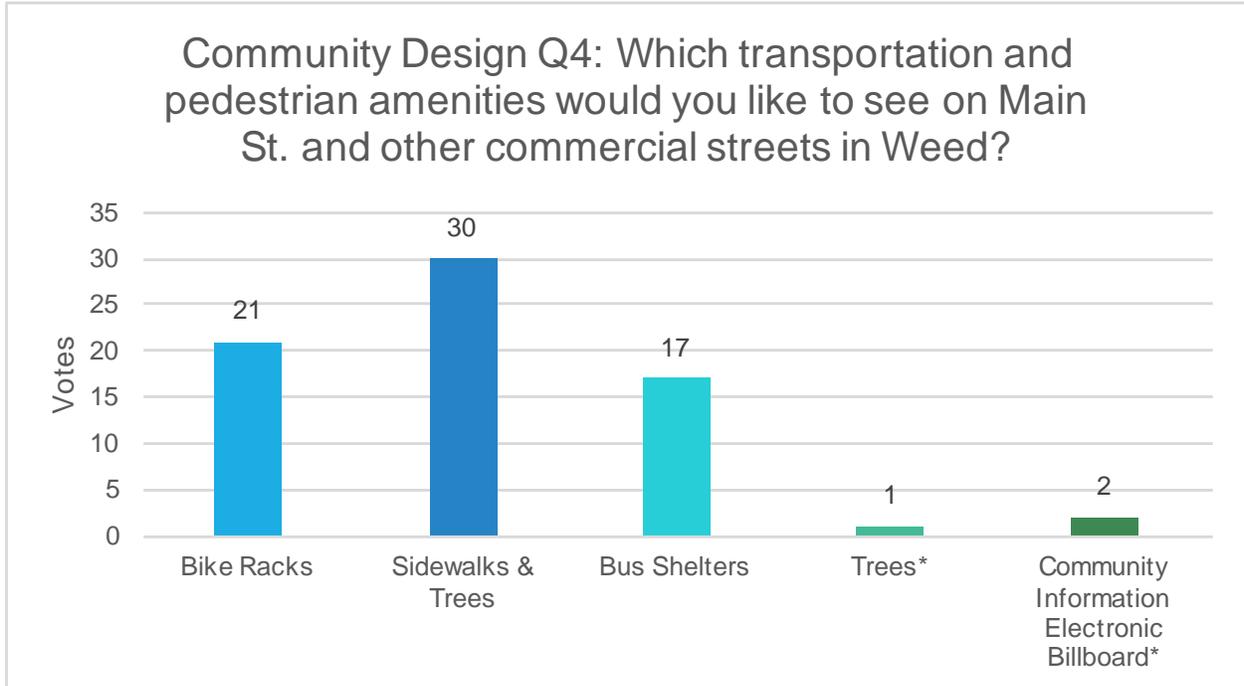
Q2 Total Votes 76



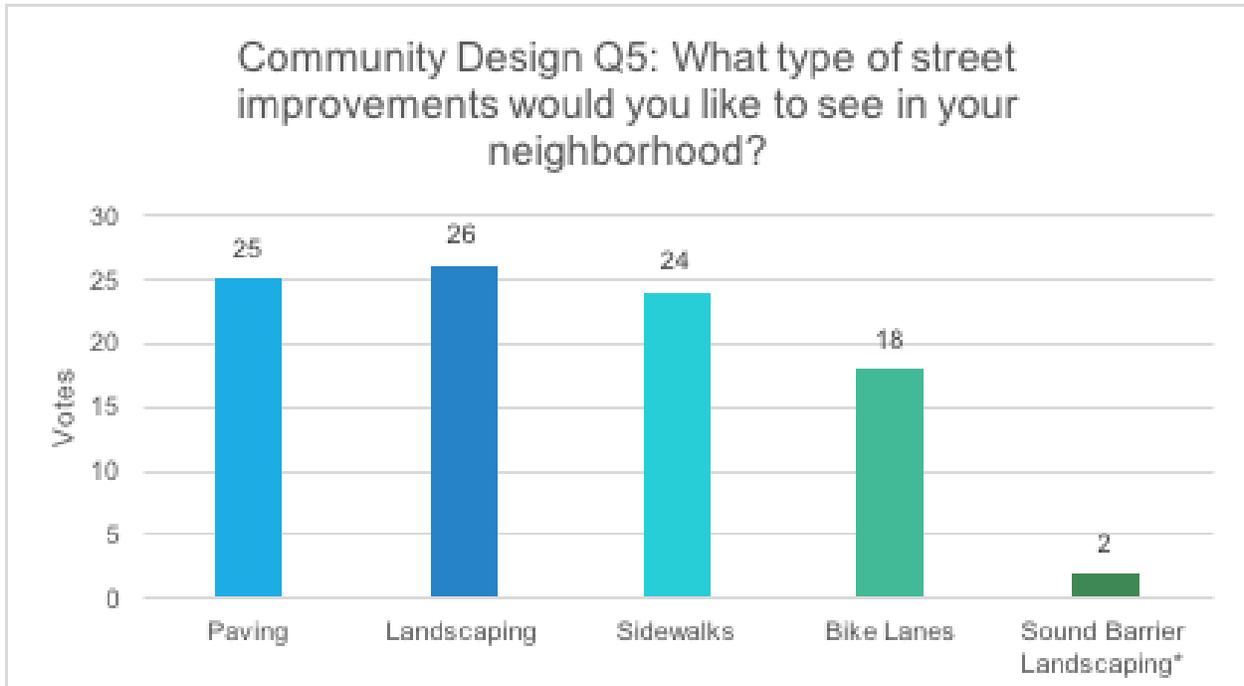
Q3 Total Votes 81



Q4 Total Votes 71



Q5 Total Votes 95



DRAFT

Community Design Preference Posters

COMMUNITY DESIGN PREFERENCES

What locations would you favor to locate gateways for Weed?

EXAMPLE:

Approach to Angel Valley Road on US 97

Approach to Chapparral Drive/ North Weed Exit on I-5

Approach to Central Weed/ US 97 Exit on I-5

Approach to Vista Drive/ South Weed Exit on I-5

CITY OF WEED CALIFORNIA

CAL POLY
SAN LUIS OBISPO

CRP

COMMUNITY DESIGN PREFERENCES

Which wayfinding amenities would you like to see on Main St. and other commercial streets in Weed?

Public Art / Landmarks

Direction Signs

Banners and Identity Markers

Which streetscape amenities would you like to see on Main St. and other commercial streets in Weed?

Trash Cans

Pedestrian Lighting

Public Seating

Which transportation and pedestrian amenities would you like to see on Main St. and other commercial streets in Weed?

Bike Racks

Sidewalks & Trees

Bus Stops

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CRP

COMMUNITY DESIGN PREFERENCES



What type of street improvements would you like to see in your neighborhood?



Paving



Landscaping



*Small
tree
landscaping
with
flowers
(11 votes)*



Sidewalks



*11 + 1
= 12 **



Bike Lanes



CAL POLY
SAN LUIS OBISPO

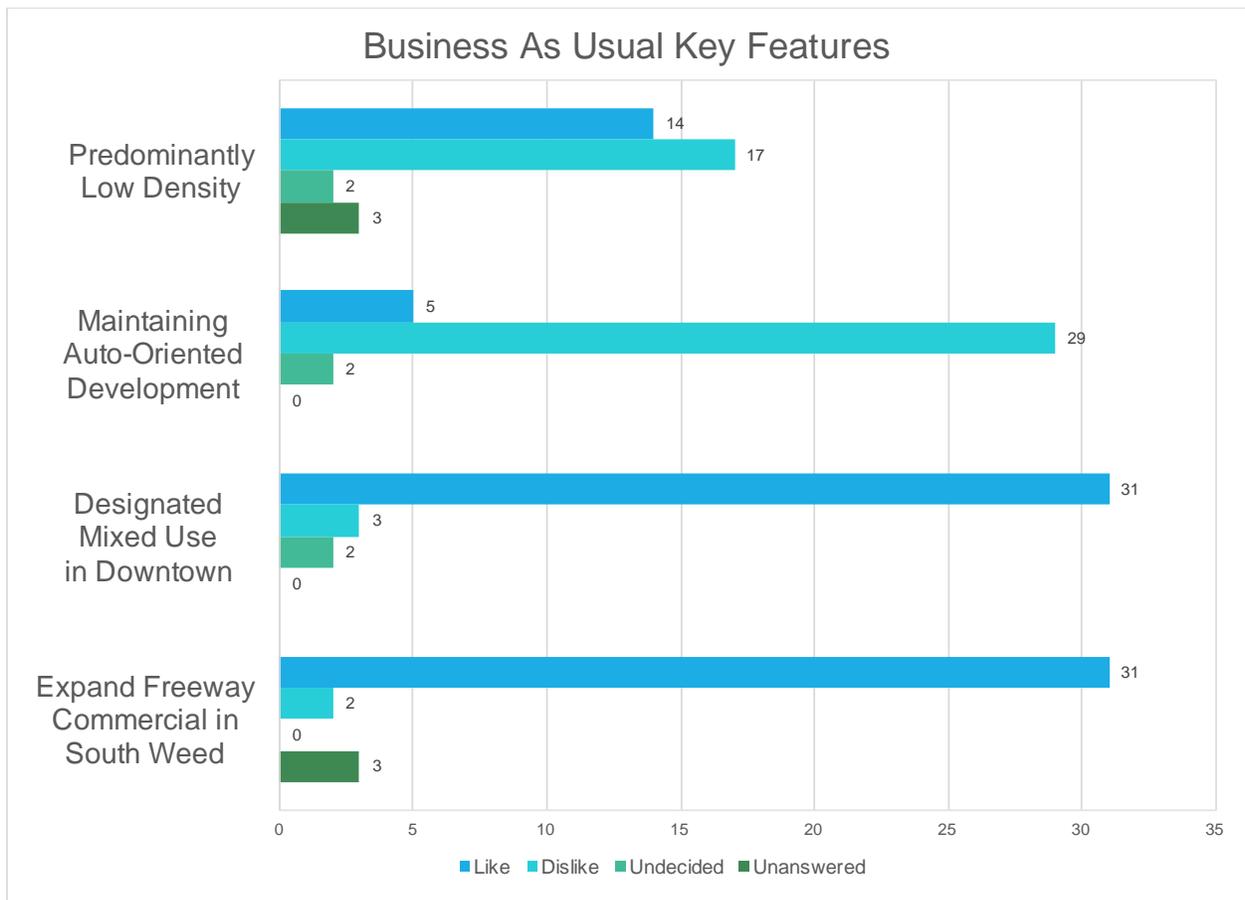


Appendix C: Community Meeting 3 Results

Posters, handouts and results are separated by alternative growth scenario from the February 20, 2016 Meeting.

Business As Usual

Business As Usual Preference Results



Business As Usual Handout

BUSINESS AS USUAL KEY FEATURES

Check if you like -or- dislike this feature:

Additional comments:

PREDOMINANTLY LOW DENSITY



LIKE

DISLIKE

MAINTAIN AUTO ORIENTED STREET NETWORK



LIKE

DISLIKE

DESIGNATE MIXED USE IN DOWNTOWN



LIKE

DISLIKE

EXPAND FREEWAY COMMERCIAL IN SOUTH WEED

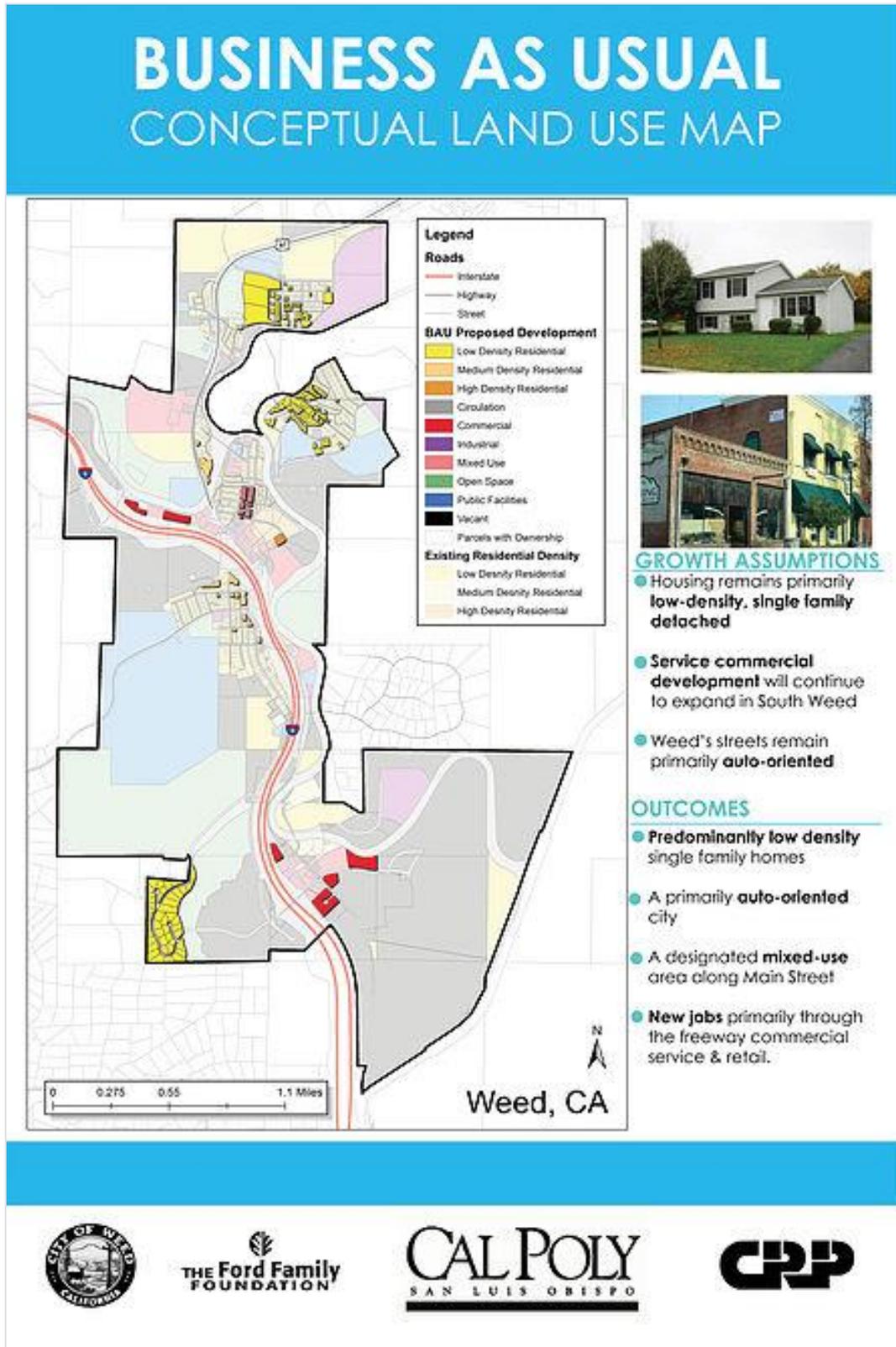


LIKE

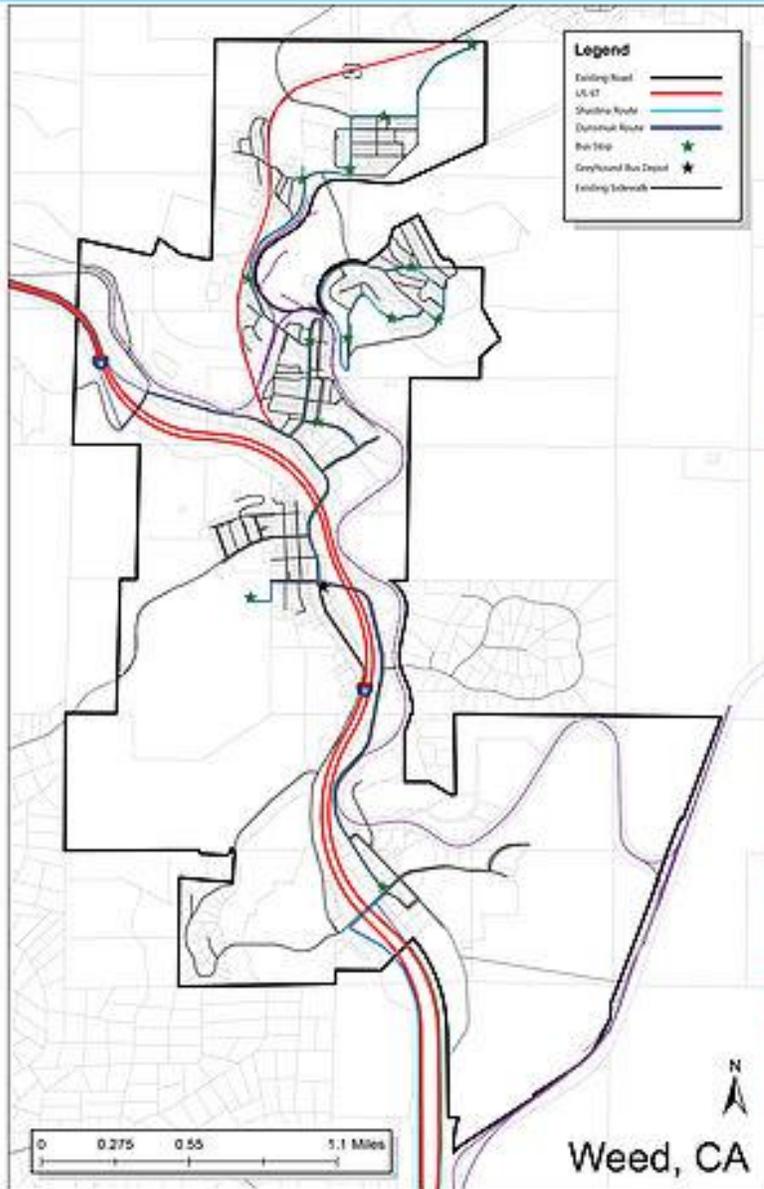
DISLIKE



Business As Usual Posters



BUSINESS AS USUAL CIRCULATION MAP



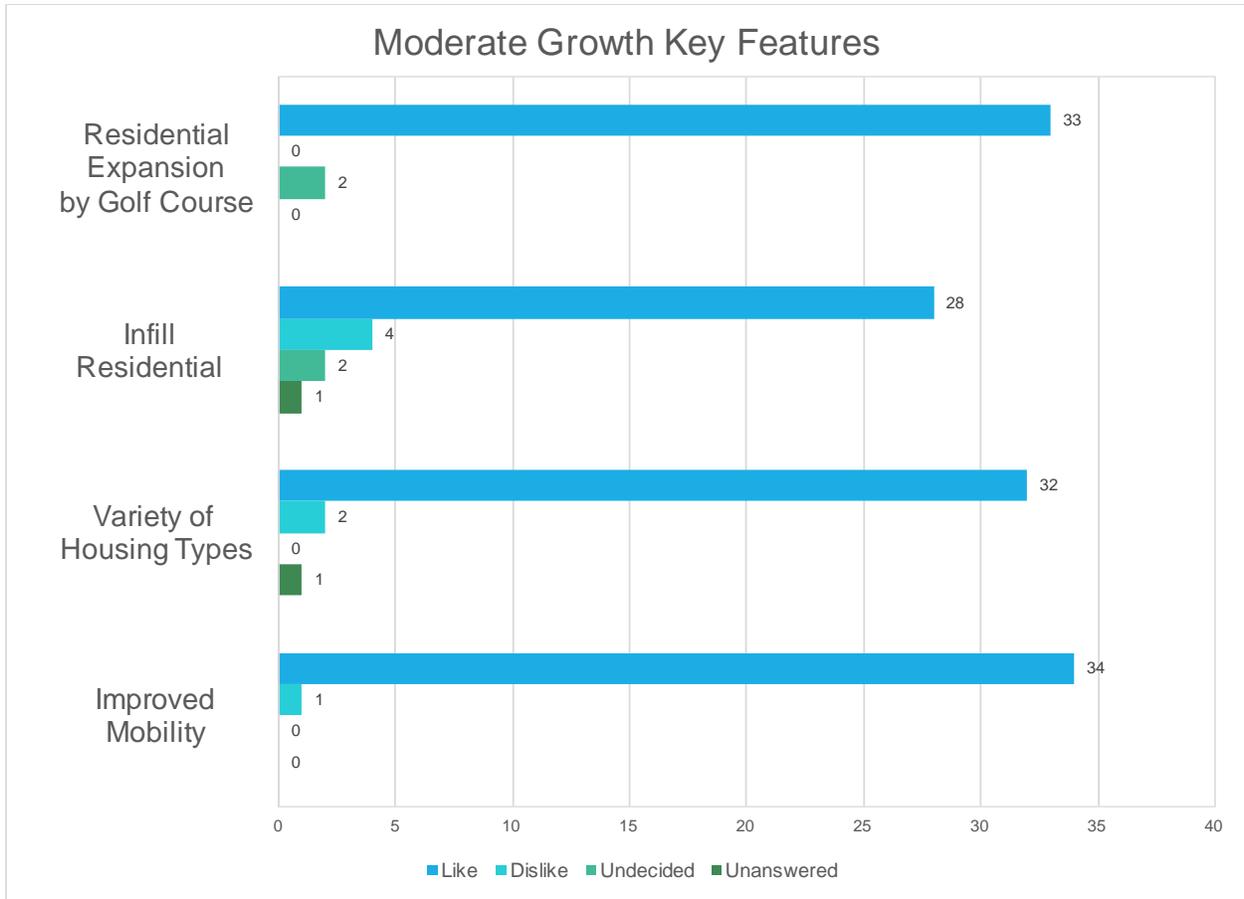
OUTCOMES

- An auto-oriented street network
- No expansion of transit services
- No expansion of pedestrian or bicycle facilities
- No known proposed changes to circulation network other than pavement maintenance



Moderate Growth

Moderate Growth Preference Results



Moderate Growth Handout

MODERATE GROWTH KEY FEATURES

Check if you **like** -or- **dislike** this feature:

Additional comments:

RESIDENTIAL EXPANSION BY GOLF COURSE



LIKE

DISLIKE

INFILL RESIDENTIAL



LIKE

DISLIKE

VARITEY OF HOUSING TYPES (apartments, townhomes, single family homes)



LIKE

DISLIKE

IMPROVED MOBILITY (improved sidewalk network and bike lanes)



LIKE

DISLIKE



Moderate Growth Posters

MODERATE GROWTH CONCEPTUAL LAND USE MAP

Legend

Roads

- Interstate
- Highway
- Street

Moderate Growth Proposed Development

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Mixed Use
- Open Space
- Public Facilities
- Vacant
- City Limits

GROWTH ASSUMPTIONS

- Targets 350 new housing units
- Targets 514 additional people
- Anticipated higher job need than the Business as Usual Alternative

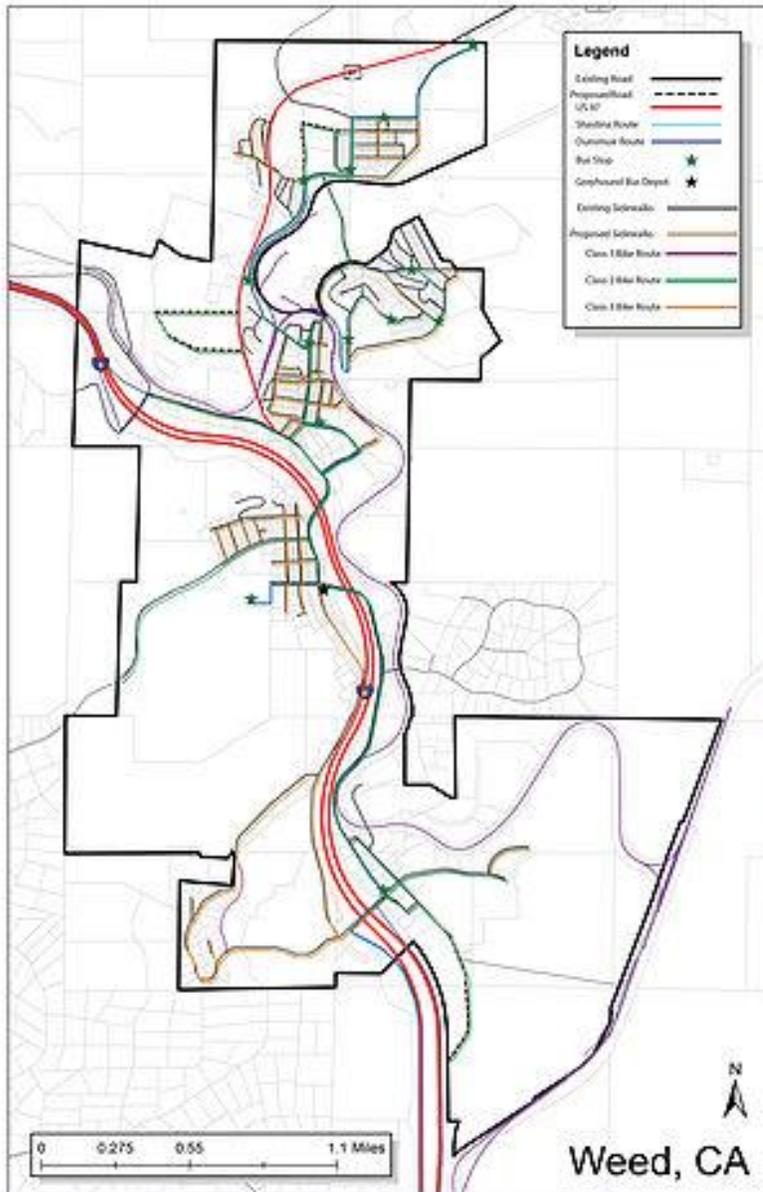
OUTCOMES

- Infill residential single family homes
- Slight increase in higher density housing
- A variety of housing types
- Residential expansion by golf course
- Improved mobility through an extension of bike lanes and sidewalks to promote alternative transportation

Weed, CA



MODERATE GROWTH CIRCULATION MAP



OUTCOMES

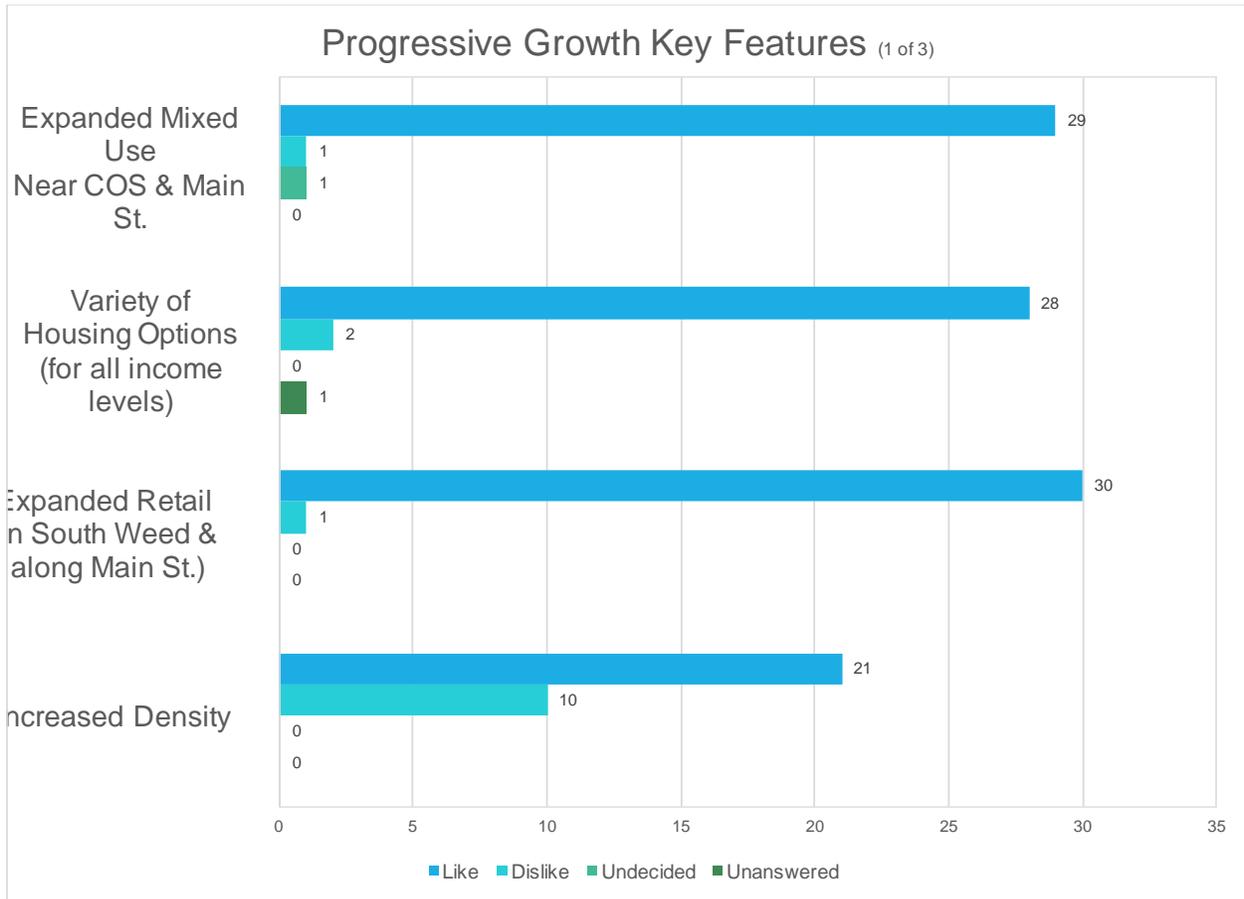
- Expansion of sidewalk network and pedestrian amenities
- Addition of bicycle lanes and bicycle amenities
- Road expansion to new developments
- Traffic calming along South Weed and College Avenue

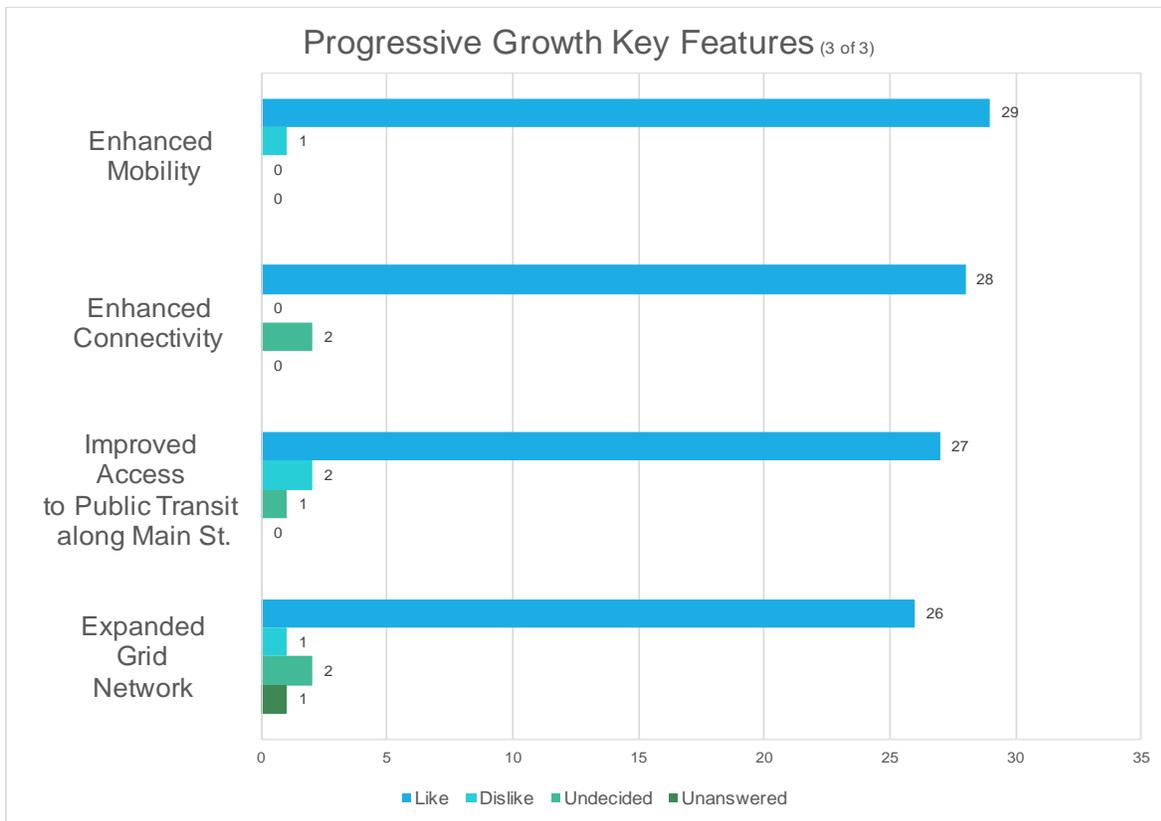
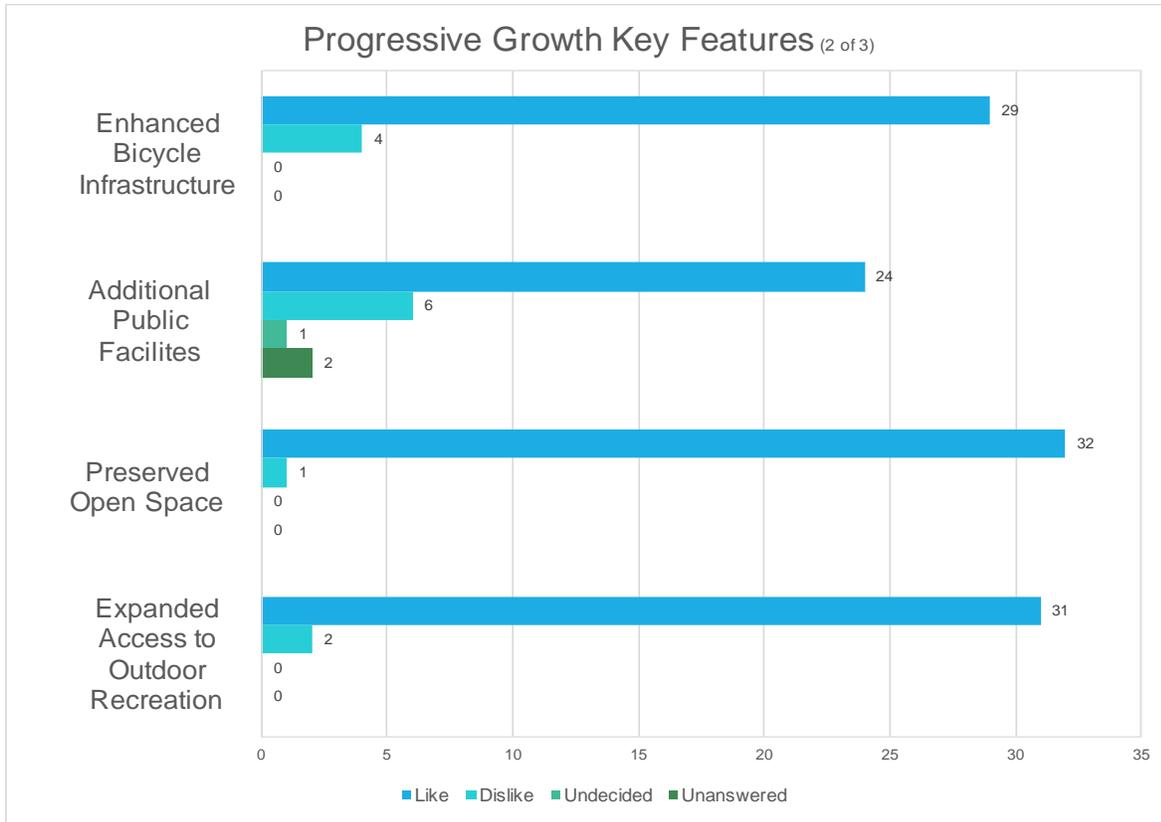


Progressive Growth

Note: The name of this scenario was changed from Aggressive to Progressive after the February 20th Meeting based on community feedback.

Progressive Growth Preference Results





Progressive Growth Handouts

AGGRESSIVE GROWTH KEY FEATURES

Check if you like -or- dislike this feature: Additional comments:

EXPANDED MIXED USE NEAR COS AND MAIN STREET



LIKE

DISLIKE

VARIETY OF HOUSING OPTIONS (for all income levels)



LIKE

DISLIKE

EXPANDED RETAIL (in South Weed and along Main Street)



LIKE

DISLIKE

INCREASED DENSITY



LIKE

DISLIKE



AGGRESSIVE GROWTH KEY FEATURES

Check if you **like** -or- **dislike** this feature:

Additional comments:

ENHANCED BICYCLE INFRASTRUCTURE



LIKE

DISLIKE

ADDITIONAL PUBLIC FACILITIES (fire and police station in South Weed)



LIKE

DISLIKE

PRESERVED OPEN SPACE



LIKE

DISLIKE

EXPANDED ACCESS TO OUTDOOR RECREATION (trails and open space)



LIKE

DISLIKE



AGGRESSIVE GROWTH KEY FEATURES

Check if you **like** -or- **dislike** this feature:

Additional comments:

ENHANCED BICYCLE INFRASTRUCTURE



LIKE

DISLIKE

ADDITIONAL PUBLIC FACILITIES (fire and police stations in South Weed)



LIKE

DISLIKE

PRESERVED OPEN SPACE



LIKE

DISLIKE

EXPANDED ACCESS TO OUTDOOR RECREATION (trails and open space)

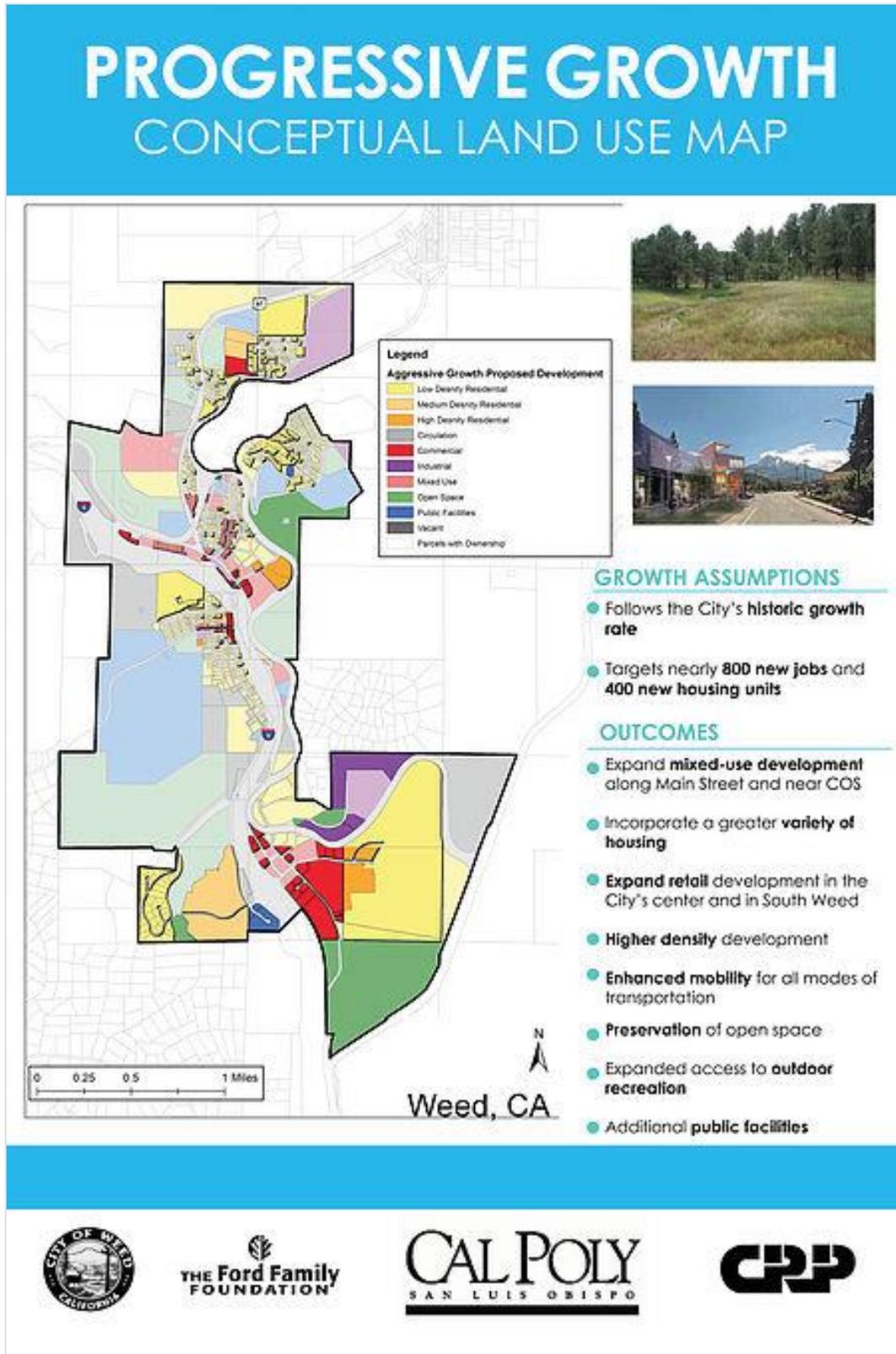


LIKE

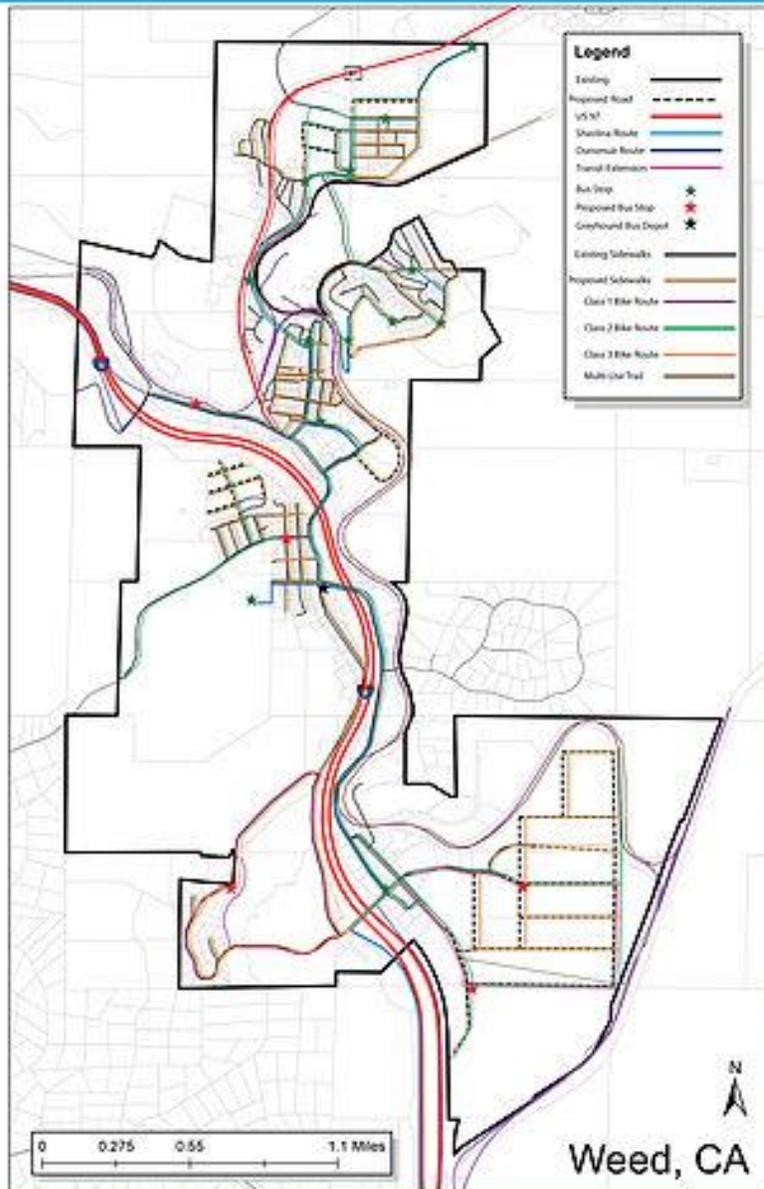
DISLIKE



Progressive Growth Posters



PROGRESSIVE GROWTH CIRCULATION MAP



OUTCOMES

- Enhanced **connectivity** within and between key growth areas
- Improved **access to public transit**
- Improved and **expanded network of sidewalks**
- Enhanced **bicycle infrastructure and facilities**



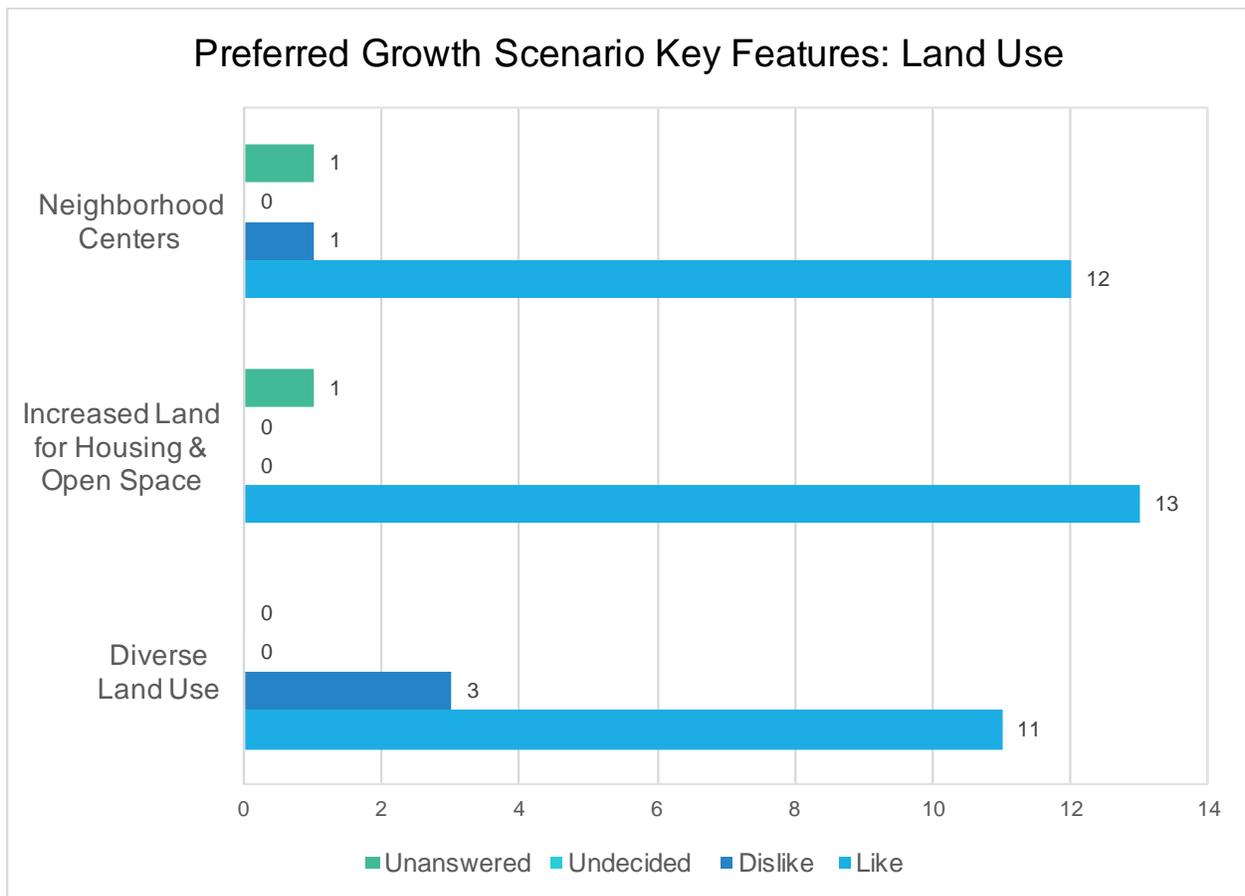
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Appendix D: Community Meeting 4 Results

Posters, voting cards and results for Land Use, Circulation, and Key Growth Scenarios under the Preferred Growth Scenario presented on March 12, 2016.

Land Use

Land Use Preference Results



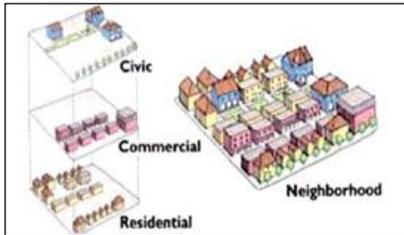
Land Use Handout

LAND USE KEY FEATURES

Check if you like -or- dislike this feature:

Additional comments:

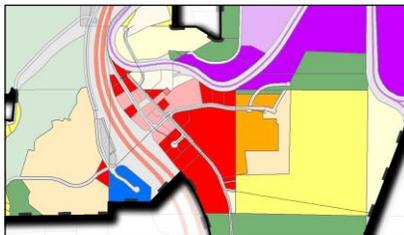
A DIVERSE MIX OF LAND USES



LIKE

DISLIKE

INCREASED LAND FOR HOUSING AND OPEN SPACE



LIKE

DISLIKE

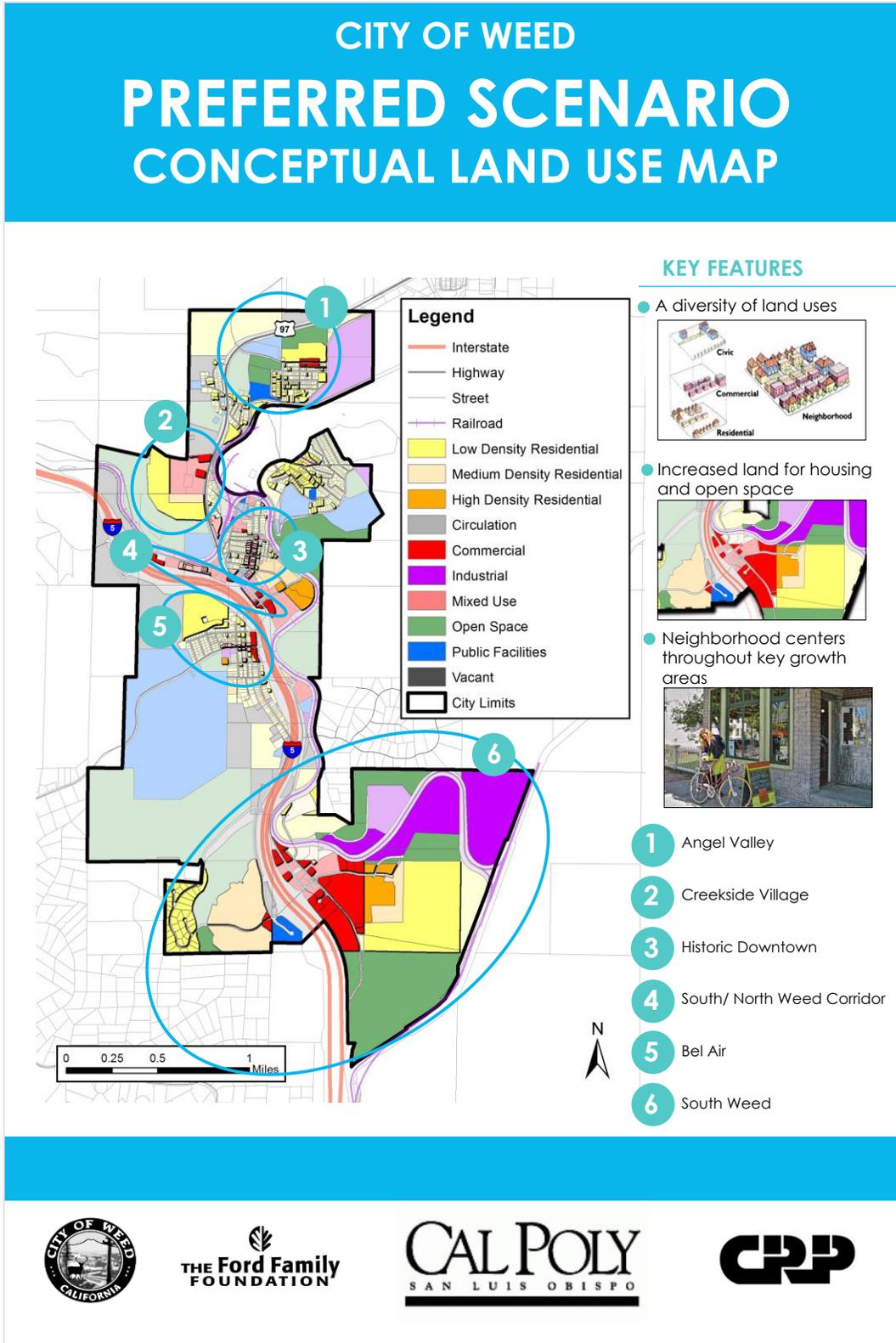
NEIGHBORHOOD CENTERS THROUGHOUT KEY GROWTH AREAS



LIKE

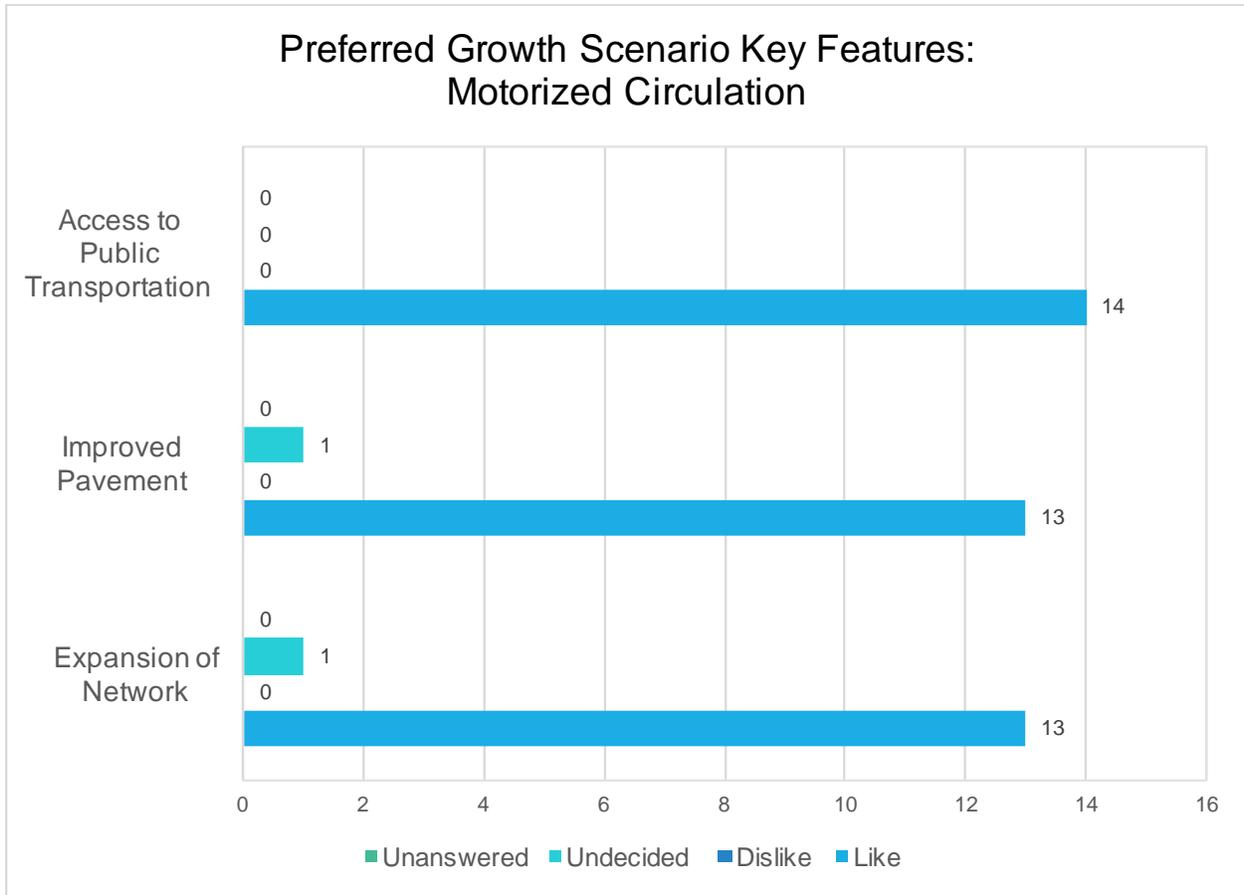
DISLIKE





Motorized Circulation

Motorized Circulation Preference Results



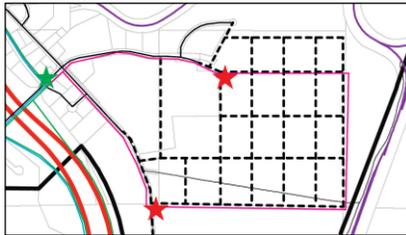
Motorized Circulation Handouts

MOTORIZED CIRCULATION KEY FEATURES

Check if you like -or- dislike this feature:

Additional comments:

EXPANSION OF ROAD NETWORK TO SERVE NEW DEVELOPMENT



LIKE

DISLIKE

IMPROVED PAVEMENT CONDITIONS ALONG EXISTING ROADS



LIKE

DISLIKE

ENHANCED ACCESS TO PUBLIC TRANSPORTATION



LIKE

DISLIKE

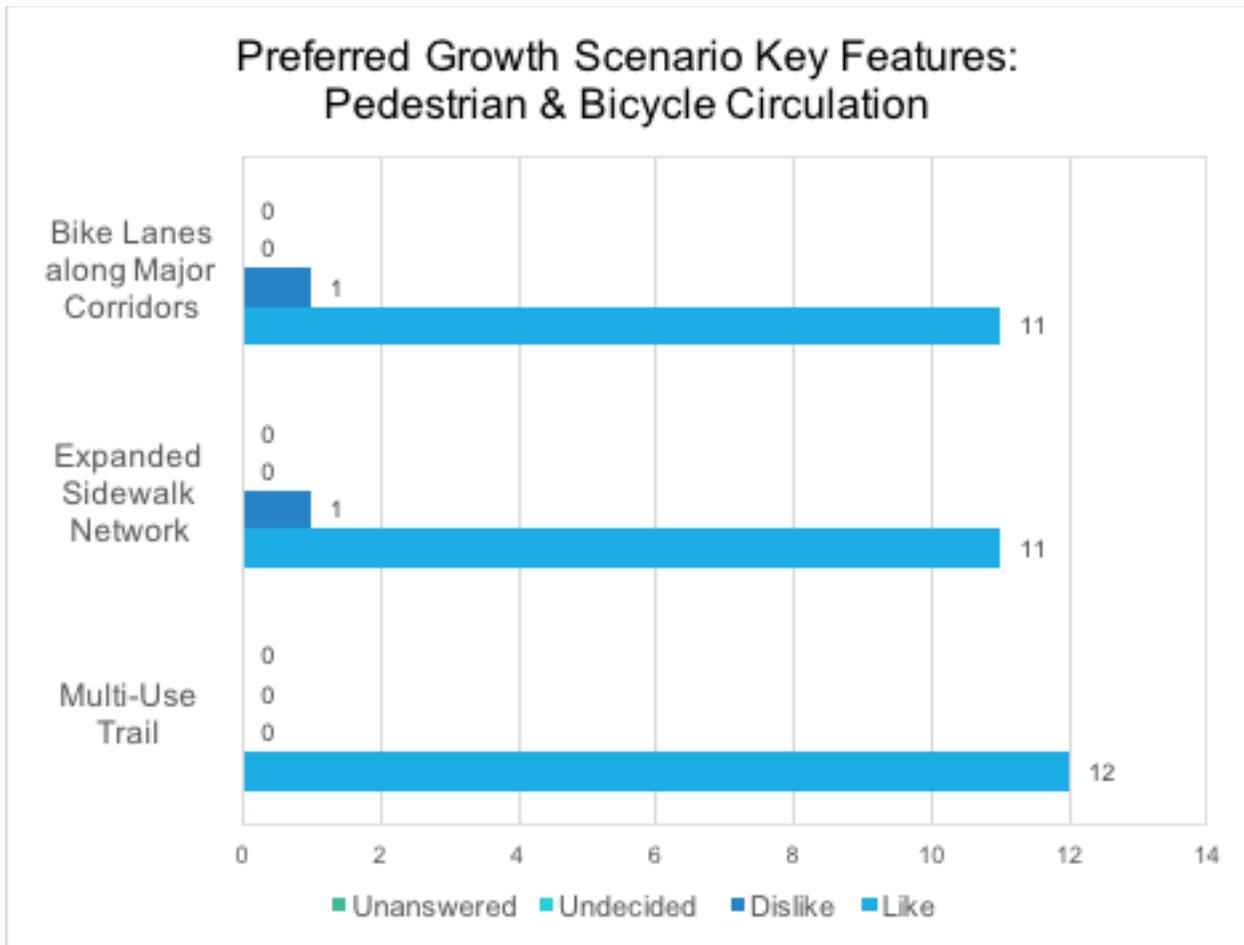


Motorized Circulation Poster



Pedestrian & Bicycle Circulation

Pedestrian & Bicycle Circulation Preference Results



Pedestrian & Bicycle Circulation Handout

PEDESTRIAN AND BIKE CIRCULATION KEY FEATURES

Check if you **like** -or- **dislike** this feature:

Additional comments:

MULTI-USE TRAIL CONNECTING NORTH/SOUTH WEED



LIKE

DISLIKE

EXPANDED SIDEWALK NETWORK



LIKE

DISLIKE

BIKE LANES ALONG WEED'S MAIN CORRIDORS



LIKE

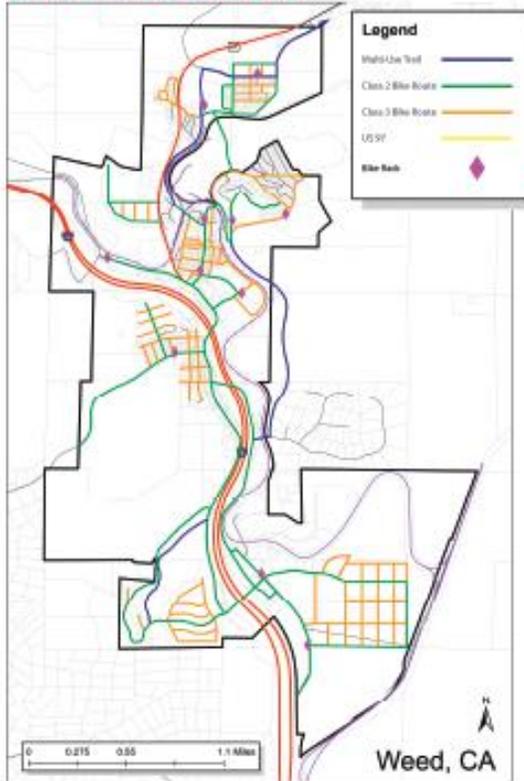
DISLIKE



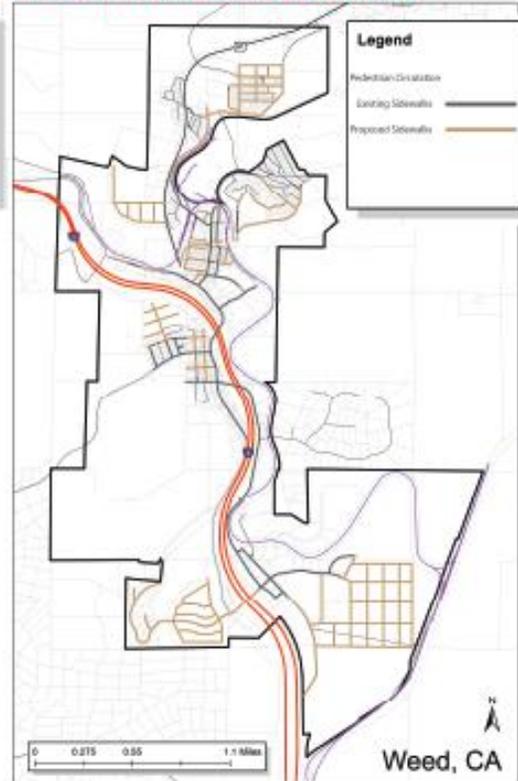
Pedestrian & Bicycle Circulation Poster

CITY OF WEED PREFERRED SCENARIO PEDESTRIAN AND BIKE CIRCULATION

BIKE CIRCULATION



PEDESTRIAN CIRCULATION



KEY FEATURES



● Multi-use trail connecting key growth areas



● Expanded sidewalk network

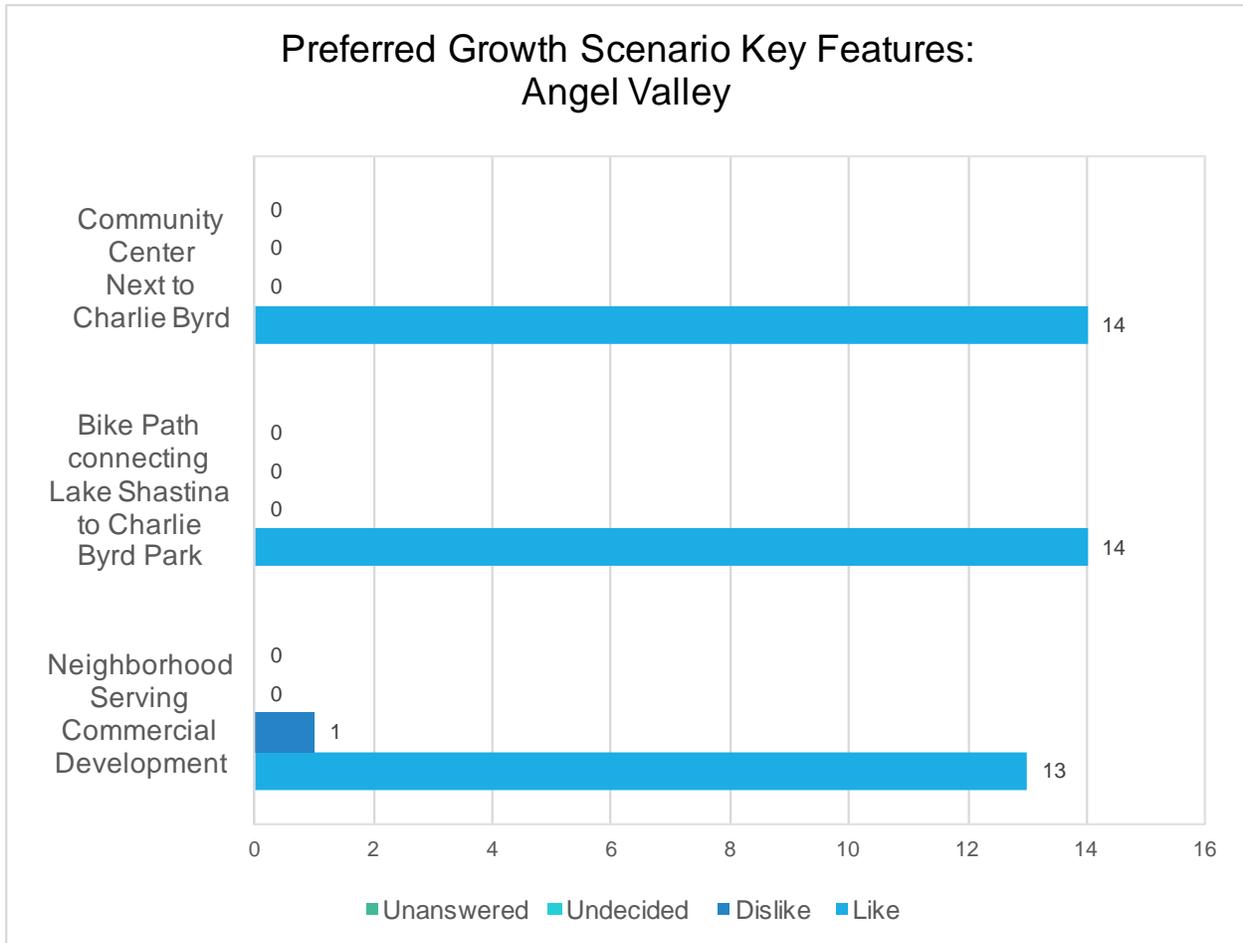


● Bike lanes along Weed's main corridors



Angel Valley

Angel Valley Preference Results



Angel Valley Handout

ANGEL VALLEY KEY FEATURES

Check if you **like** -or- **dislike** this feature:

Additional comments:

NEIGHBORHOOD-SERVING COMMERCIAL DEVELOPMENT



LIKE

DISLIKE

BIKE PATH CONNECTING LAKE SHASTINA TO CHARLIE BYRD PARK



LIKE

DISLIKE

A NEW COMMUNITY CENTER NEXT TO CHARLIE BYRD PARK



LIKE

DISLIKE

EXPANSION OF SINGLE-FAMILY HOMES AND INFILL



LIKE

DISLIKE

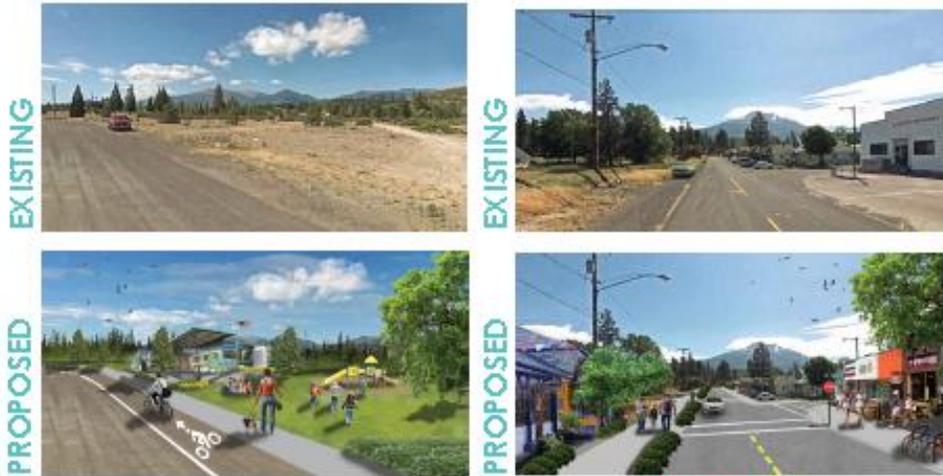


Angel Valley Poster

CITY OF WEED

PREFERRED SCENARIO

Key Growth Area: Angel Valley



KEY FEATURES

- Neighborhood-serving commercial along the eastern part of California Street
- A bike path connecting Lake Shastina to Charlie Byrd Park.
- A new community center adjacent to Charlie Byrd Park.
- Single-family homes north of California Street

EXISTING

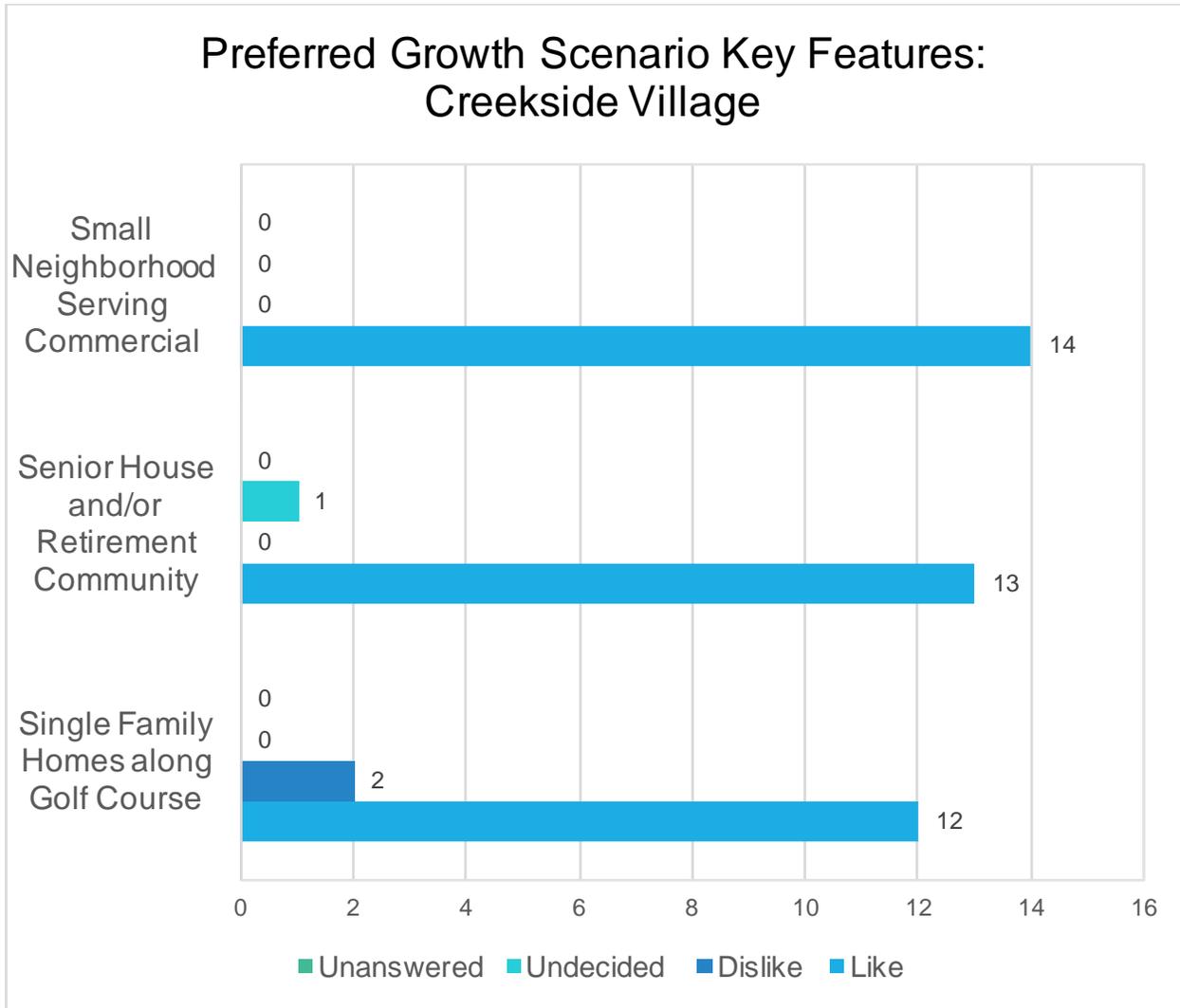


PROPOSED



Creekside Village

Creekside Village Preference Results



Creekside Village Handout

CREEKSID VILLAGE KEY FEATURES

Check if you **like** -or- **dislike** this feature:

Additional comments:

SINGLE-FAMILY HOMES ALONG THE WEED GOLF COURSE



LIKE

DISLIKE

SENIOR HOUSING AND/OR RETIREMENT COMMUNITY



LIKE

DISLIKE

SMALL, NEIGHBORHOOD SERVING COMMERCIAL DEVELOPMENT



LIKE

DISLIKE



Creekside Village Poster

CITY OF WEED

PREFERRED SCENARIO

Key Growth Area: Creekside Village

EXISTING



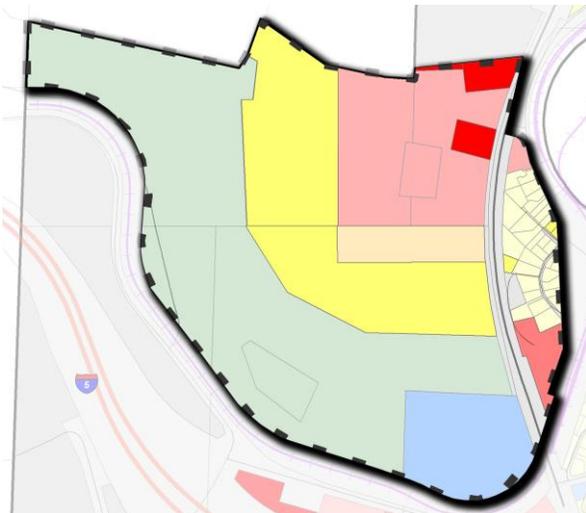
EXISTING



PROPOSED



PROPOSED



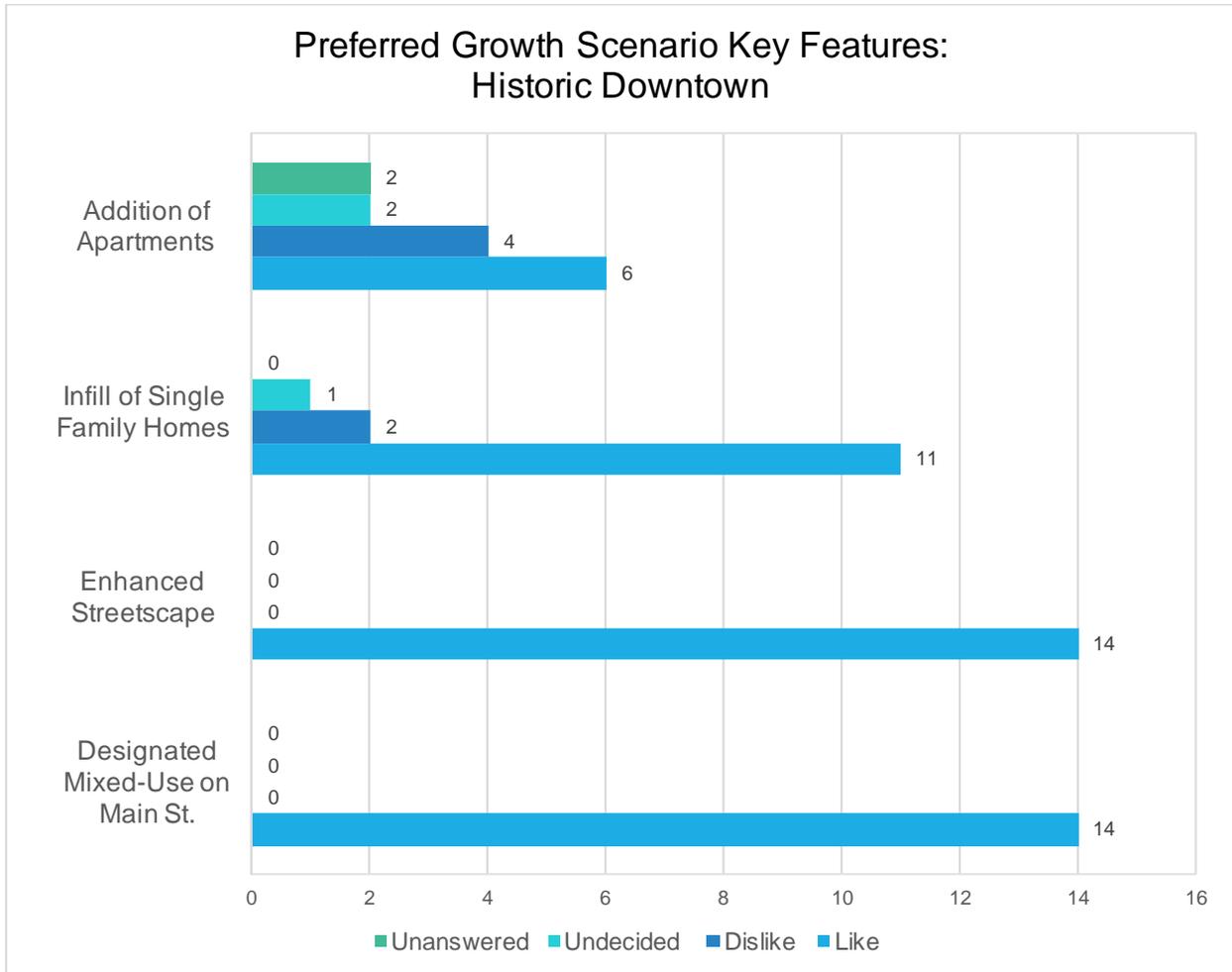
KEY FEATURES

- **Single-family homes** along the Weed Golf Course
- **Senior housing** and/or retirement community
- **Neighborhood-serving commercial development** within walking distance of new housing



Historic Downtown

Historic Downtown Preference Results



Historic Downtown Handout

HISTORIC DOWNTOWN KEY FEATURES

Check if you **like** -or- **dislike** this feature:

Additional comments:

DESIGNATED MIXED-USE AREA ALONG MAIN STREET



LIKE

DISLIKE

ENHANCED STREETSCAPE (trees, benches, bike racks)



LIKE

DISLIKE

INFILL OF SINGLE-FAMILY HOMES



LIKE

DISLIKE

ADDITION OF APARTMENTS (located on the south side of Boles Ave)



LIKE

DISLIKE



Historic Downtown Poster

CITY OF WEED

PREFERRED SCENARIO

Key Growth Area: Historic Downtown

EXISTING



PROPOSED



EXISTING

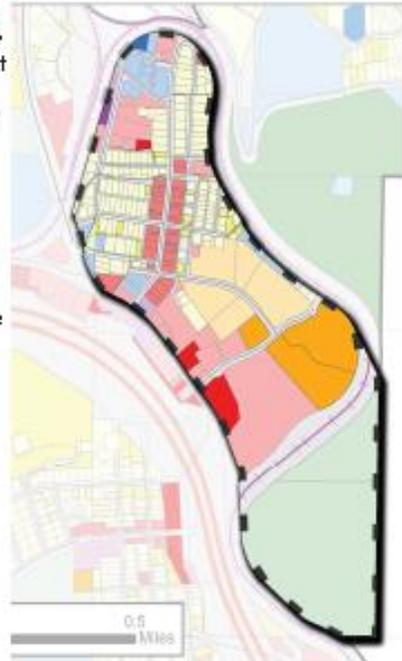


PROPOSED



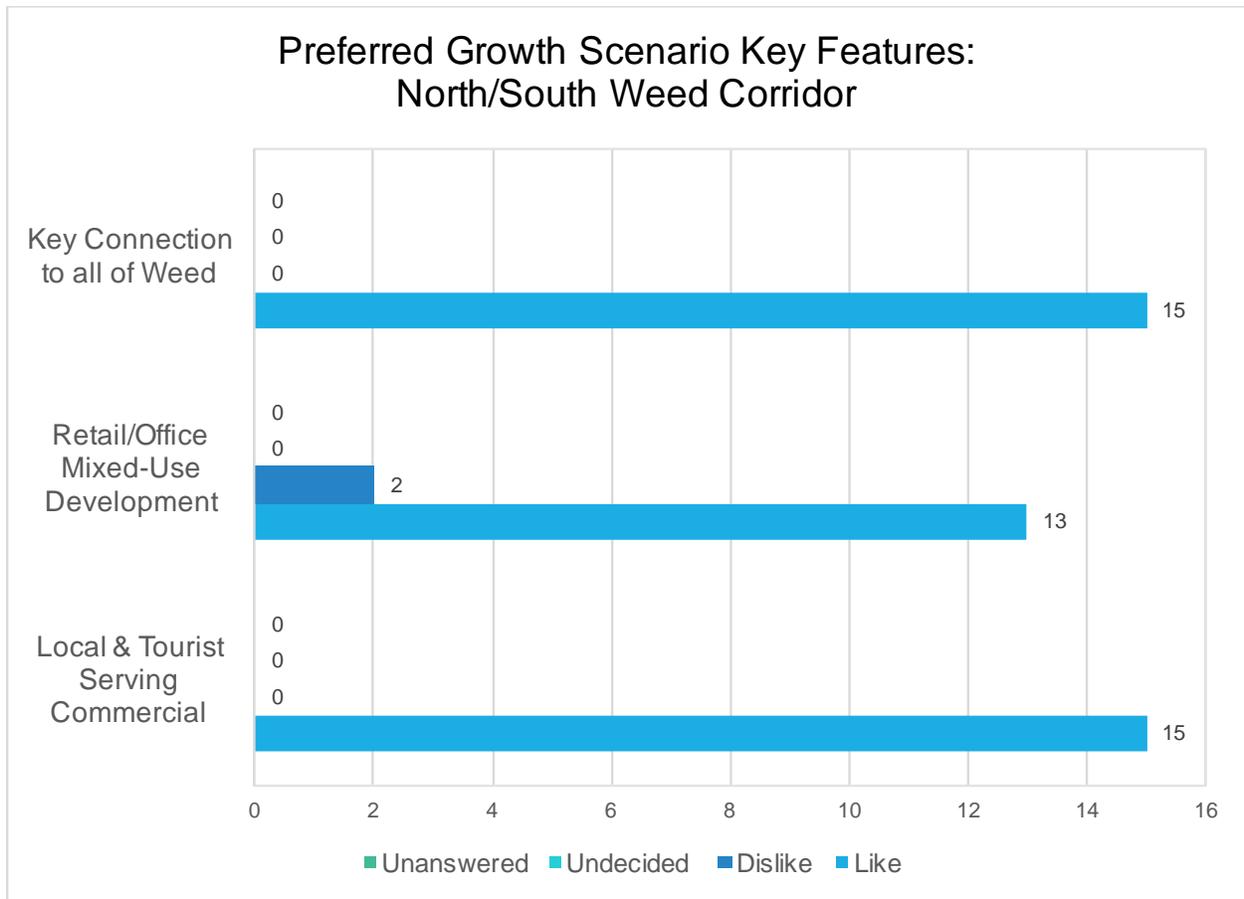
KEY FEATURES

- Designated mixed-use area along Main Street
- Enhanced streetscape
- Infill of single-family homes surrounding Main Street
- Addition of apartment units located on the south side of Boles Ave



North/South Weed Corridor

North/South Weed Corridor Preference Results



North/South Weed Corridor Handout

NORTH/SOUTH WEED CORRIDOR KEY FEATURES

Check if you like -or- dislike this feature:

Additional comments:

LOCAL AND TOURIST-SERVING COMMERCIAL DEVELOPMENT



LIKE

DISLIKE

RETAIL/OFFICE MIXED-USE DEVELOPMENT



LIKE

DISLIKE

KEY CONNECTIONS (between historic downtown, COS, and South Weed)



LIKE

DISLIKE



North/South Weed Poster

CITY OF WEED

PREFERRED SCENARIO

Key Growth Area: North/ South Weed Corridor

EXISTING



EXISTING



PROPOSED

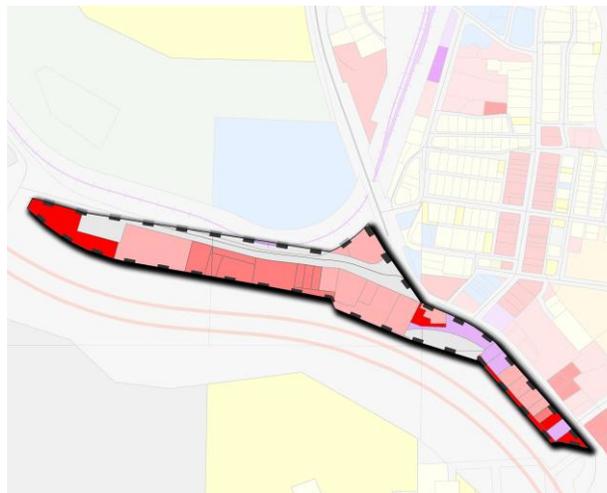


PROPOSED



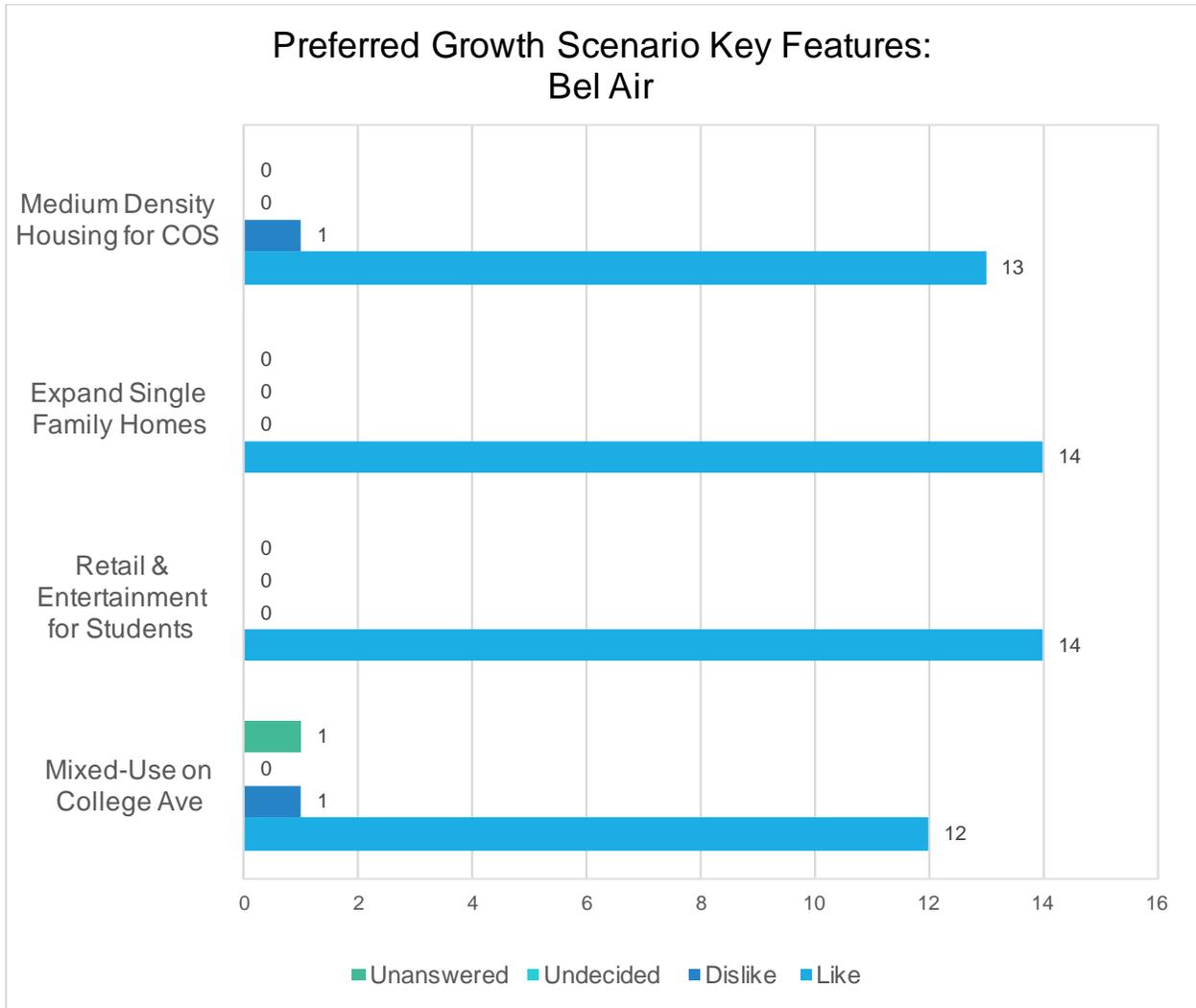
KEY FEATURES

- Local and **tourist-serving** commercial development
- **Retail/ Office** mixed-use development
- Key **connection** between historic downtown, College of the Siskiyous, and South Weed.



Bel Air

Bel Air Preference Results



Bel Air Handout

BEL AIR KEY FEATURES

Check if you like -or- dislike this feature: Additional comments:

MIXED USE DEVELOPMENT ALONG COLLEGE AVE.



LIKE

DISLIKE

RETAIL AND ENTERTAINMENT OPPORTUNITIES FOR STUDENTS



LIKE

DISLIKE

EXPAND SINGLE-FAMILY HOMES



LIKE

DISLIKE

MEDIUM DENSITY HOUSING FOR COS STUDENTS AND EMPLOYEES



LIKE

DISLIKE



Bel Air Poster

CITY OF WEED PREFERRED SCENARIO Key Growth Area: Bel Air

EXISTING



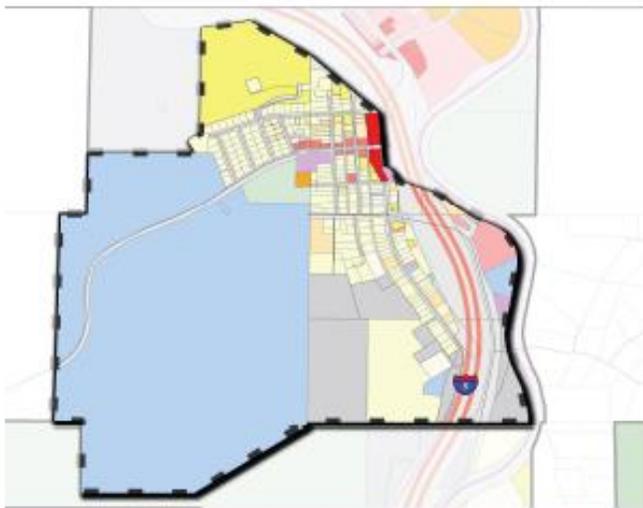
EXISTING



PROPOSED



PROPOSED



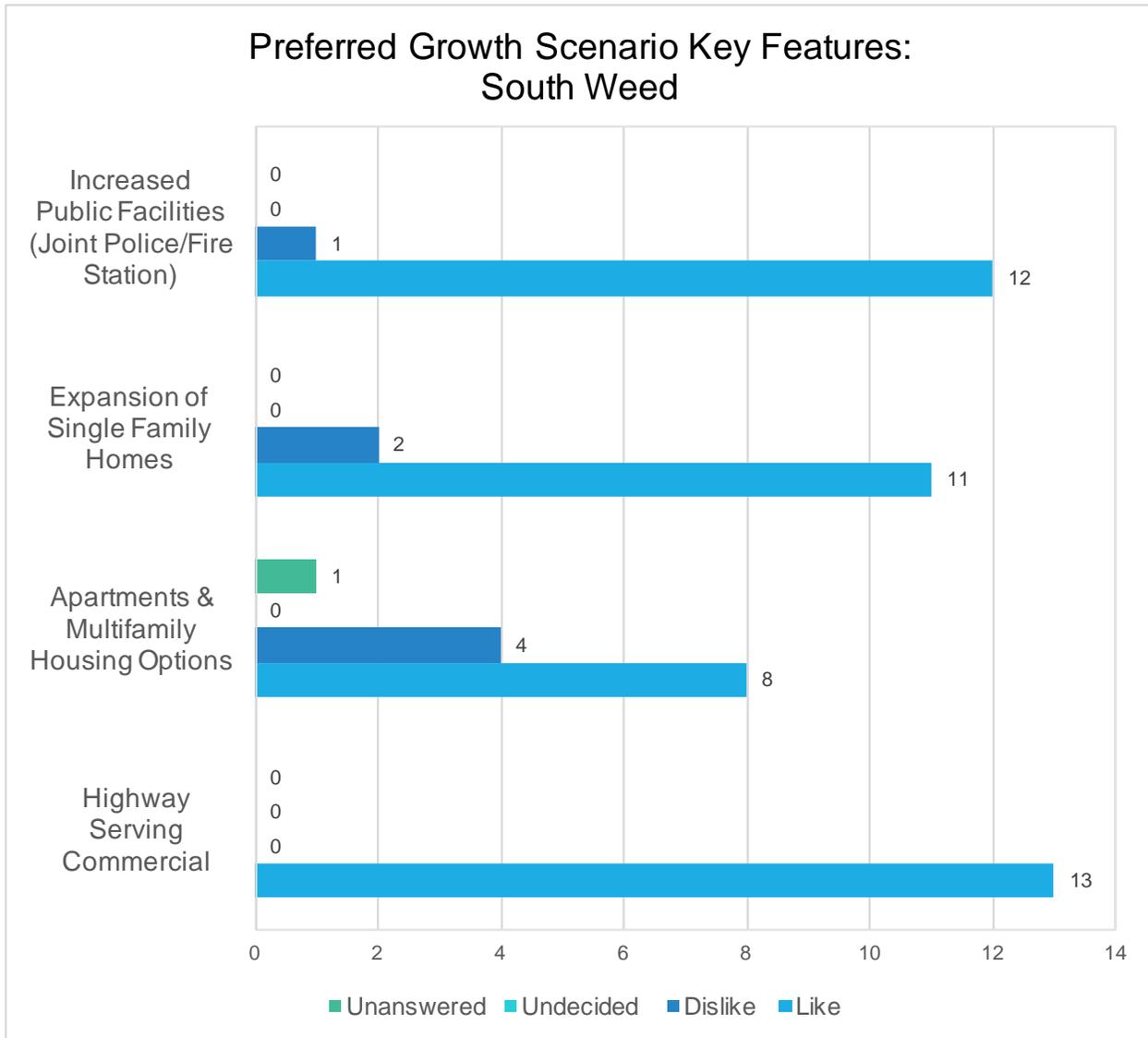
KEY FEATURES

- Mixed-use development along College Ave.
- Medium-density housing for COS students and employees
- Retail and entertainment opportunities for students
- Expand single-family homes



South Weed

South Weed Preference Results



South Weed Handout

SOUTH WEED KEY FEATURES

Check if you like -or- dislike this feature:

Additional comments:

EXPANSION OF HIGHWAY-SERVING COMMERCIAL DEVELOPMENT



LIKE

DISLIKE

MULTIFAMILY HOUSING OPTIONS



LIKE

DISLIKE

LOW DENSITY, SINGLE FAMILY HOMES EXPANSION (VISTA HEIGHTS)



LIKE

DISLIKE

PUBLIC FACILITIES INCLUDING A FIRE STATION



LIKE

DISLIKE



South Weed Poster

CITY OF WEED

PREFERRED SCENARIO

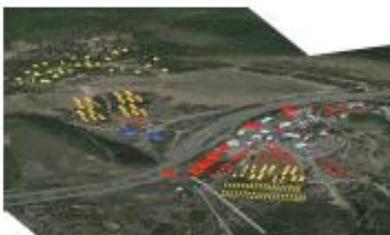
Key Growth Area: South Weed



EXISTING



PROPOSED



KEY FEATURES

- Expanded Highway-serving commercial development along Mack-Burns Drive
- Multifamily housing options
- Expansion of single-family homes in Vista Heights area east of IS
- Neighborhood-serving commercial development west of IS
- Public facilities to serve new development
- Expanded space for industrial use
- Preservation of open space

