LAND USE ELEMENT

I. INTRODUCTION

A. BACKGROUND

The development and use of land in a community can dramatically affect the quality of life in that community for residents and employees. The availability, type and cost of housing together with commercial services and employment opportunities largely determines the number of people who can live in the community. Access to commercial, retail and employment areas can dictate whether residents spend substantial time commuting to work in other areas or driving to and from shopping or work in other communities. The arrangement of commercial and residential uses can affect whether residents or workers can walk, use bicycles, and public transportation to commute or for shopping trips, or whether they must use private vehicles. Access to parks and recreation facilities can expand the opportunities for use of leisure time. The presence and protection of undeveloped open space can enhance a community's identity and can avoid subjecting residents and businesses to landslides and other hazards. In these ways, and many others, the development and use of private and public property set the "Stage" upon which residents and visitors experience the community. The Land Use Element provides the framework to address these issues together with the other elements contained in the community's General Plan.

B. PURPOSE

The Land Use Element, as part of the General Plan, is a set of City Council-adopted policies providing for the future of the community. The Land Use Element has the broadest scope of the seven mandatory elements of the General Plan. It plays the central role of correlating all land use issues into a set of coherent and consistent development guidelines. Its goals, objectives, policies and programs relate directly to all other Elements. For these reasons, it is the most visible and often used Element of the General Plan. Although all General Plan Elements carry equal weight, the Land Use Element is often perceived as being the most representative of the "General Plan."

The Land Use Element designates the proposed general distribution, location, and extent of land uses for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private land uses. The emphasis is on the desired or intended future development of the City which may incorporate areas of the City where existing land use and development patterns are desired to remain, areas where different land uses or development patterns are to be encouraged, and undeveloped areas within the City or within its Sphere of Influence where new development or land uses are planned.

Long-term direction and guidance to development including policies, programs and actions for managing the development of private and public property within the City of Weed is provided by the Land Use Element. This Element sets forth the goals of the General Plan in regards to development. While the general character of the City has been established by past land use decisions, there are many such decisions to be made in the future which must recognize and protect the existing character of the community, as well as provide a balance of new land uses to assure maintenance of the quality of life aspects sought by Weed and to enhance its economic viability. It is the intent of the Land Use Element that these goals will result in a "full service" community that maintains a desired quality of life, while providing for a wide range of residential, commercial shopping, employment and recreational opportunities.

The General Plan along with the land Use Element is intended to be responsive to changes in the community rather than being a static document. While all development reviewed by the City is required to be consistent with the General Plan, the plan may be amended up to four times a year.

The Land Use Diagram of the Land Use Plan Chapter illustrates the general proposed distribution of the land use categories described in this Land Use Element. The Diagram is intended to serve as a general guide to future land uses. Zoning classifications, consistent with the land use categories, are established for this purpose in the Zoning Ordinance and Zoning Map.

C. AUTHORITY

California law requires cities and counties to adopt Land Use Elements of their General Plans (ref. California Government Code Section 65300 et seq.). Section 65302(a) states that each General Plan must include):

> "A Land Use Element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The Land Use Element shall include disposal facilities, and other categories of public and private uses of land. The Land Use Element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the General Plan. The Land Use Element shall identify areas covered by the General Plan which are subject to flooding and shall be reviewed annually with respect to those areas."

D. ORGANIZATION

The Land Use Element is organized into four sections to address the land use requirements of the General Plan.

- The Land Use Conditions section addresses existing land use patterns within the planning area, the capacity of schools and other public facilities, and a summary of natural resource and environmental considerations.
- The Issue and Concerns section presents the issues and concerns related to land use that is to be addressed by the plan, goals, objectives and policies of the Land Use Element.
- The Land Use Plan section contains the land use plan diagram identify the allowed General Plan land uses within Weed, and a description of allowed uses and densities for each land use. The section also contains buildout projections based upon the existing population and developed uses along with the area and allowed densities for undeveloped areas of the City.
- The Goals, Policies and Programs section identifies the overall goals of the community related to land use and follows through with policies and programs to guide the community in achieving its goals.

E. RELATIONSHIP TO GENERAL PLAN ELEMENTS AND ZONING ORDINANCE

The General Plan must be internally consistent and the regulations of the town for subjects covered by the General Plan must also be consistent with the General Plan. The Zoning Ordinance, which typically implements the Land Use Element of the General Plan, contains detailed requirements for land use and development within Weed. The General Plan has precedence over the Zoning Ordinance, and the Zoning Ordinance is required to be consistent with the Land Use Element and all other elements of the General Plan.

II. LAND USE CONDITIONS

A. PLANNING AREA AND SPHERE OF INFLUENCE

The planning area within the incorporated area of Weed is approximately four square miles. The total sphere of influence of the City encompasses approximately 27 square miles. See Figure 1. The Land Use Element addresses the planning area within the incorporated area in detail, while areas outside the city limits are addressed only in concept pending future evaluations of appropriate land uses for annexations.

B. LAND USES

Most of the residential portion of Weed has been developed, while much of the commercial and employment areas remain vacant. The following is a summary of the existing development and public facilities within the City. Natural resources and constraints within the planning area are also summarized.

The Sphere of Influence surrounds Weed and contains valleys; rolling, moderate and steep hillsides (20-60%), alluvial plains, hilltops and ridgelines, and flowing creek(s). Significant vegetation includes forested areas, creek associated vegetation, and wetlands.

Existing land uses and structures in the Sphere of Influence range from ranch house complex, agricultural, animal grazing, single-family residential, to industrial businesses including manufacturing, truck freight operations, and machine shops. There are also electrical transmission lines and oil and gas pipeline easements throughout the Sphere area.

1. Residential

According to State Department of Finance projections, on January 1, 1999, Weed had a population of 2,973 of which 2781 resided in households and 192 resided in group quarters. There are 1,276 housing units of which 1189 were occupied. The housing units include 896 single-family houses, 310 multiple family units and 70 mobile houses. Additional description of the housing within Weed is presented in the Housing Element.

The City has 11 different housing areas commonly known as Angel Valley, Lincoln Heights, Stringtown/Davis, Woodridge, C-Camp, Downtown, Boles Creek, Bel Air, South Highway, Newton Annexation, and South Weed. Much of the housing in the Angel Valley, Lincoln Heights, Stringtown/Davis, C-Camp, and Downtown (north of Division) areas originated as lumber company built and owned housing for its mill workers. The houses in general, date from the early 1900's and started out with four rooms, pyramid or gabled roofs, and shingled outer walls.

Angel Valley is located in the northeast area of the City on flat land. It consists of approximately ten blocks of single-family residential housing. Houses are wood frame, generally one story with two and three bedrooms. Lots are generally sized at 40 feet wide by 90 feet deep. This housing is located directly to the north of a peninsula of unincorporated land currently in heavy industrial use. The area is generally at build out with the exception of 22 acres that are vacant and unsubdivided but zoned for residential use to the west of the developed housing. There are 29 unsubdivided acres in single ownership in agricultural use located on the northerly border of the developed area.

Lincoln Heights flanks Highway 97 in the northwest area of the City. Six blocks of housing are on the east side of the highway, and four blocks are on the west side of the highway. The houses are of wood-frame construction and two and three bedroom in size. The lumber company originally built the majority of these houses to house mill workers. In the 1950's and 1960's, the land was subdivided and sold to individual owners. Because the land was subdivided subsequent to construction, the lot sizes range from 3,000 square feet to over 10,000 square feet. This area is in single-family use and is built out however 55 acres zoned for rural residential/ agricultural use with a 5 acre minimum is undeveloped and unsubdivided to the west of Highway 97. An additional approximate 15 undeveloped and unsubdivided acres zoned for single-family residential are also available west of Highway 97 and south of the undeveloped acreage previously mentioned.

The Stringtown/Davis area is located in the northeast area of the City to the south and east of an unincorporated peninsula of land currently in heavy industrial use. This area comprises Weed Subdivision Unit 2 (15 blocks) and the Mountain Vista Subdivision (2 blocks). These houses are of wood-frame construction with two and three bedrooms. The lumber company originally built the majority of the houses in Weed Subdivision Unit 2 to house mill workers. In the 1950's and 1960's, the land was subdivided and sold to individual owners. Because the land was subdivided subsequent to construction, the lot sizes vary, but the median approximates 5,000 square feet. The Mountain Vista Subdivision recorded in 1966 with the houses constructed in the late 1960's to early 1970's. These houses are single story, wood-frame in construction, and three and four bedroom in size. The lot sizes approximate 10,000 square feet, and the area is built out in single-family residential use. An additional 52 unsubdivided acres in single ownership and zoned for single-family residential use are undeveloped and adjacent to this area to the south of Hillside Drive.

The Woodridge Subdivision was recorded in late 1978. It is comprised of 29 single-family residential lots, and 4 zoned for multi-family residential use. The subdivision is 80 percent built out. One acre remains for multi-family development. The majority of the wood-frame houses are single story, three bedrooms in size, and constructed in the late 1970's, early 1980's, and early 1990's. The average lot size is 7,000 square feet, and the average house size is 1500 square feet.

The C-Camp area is Weed Subdivision Unit 1A, which was recorded in 1959. There are approximately 37 lots and the area is completely built out. It is another area of lumber company built and owned houses which, after subdivision, were sold to individual owners. The area is located in the central west area of the City, south of the unincorporated peninsula of heavy

industrial land use sandwiched between Highway 97 and the railroad tracks. The majority of the houses are wood-frame construction with two and three bedrooms built prior to the 1950's. The lots are not uniform in size ranging from 2,700 square feet to 10,000 square feet with the median between 4,000 and 5,000 square feet.

The downtown residential area is split about equally between housing which was primarily company owned originally, and other, privately built housing. Division Street once divided the company-owned area of Weed from the section known as Shastina, which was first started by merchants wanting a "slice of the payroll pie of the lumber company employees". The area is fully developed. The houses are typical of those previously described, i.e., wood frame construction, generally one story, two or three bedroom, with pitched and/or gabled roofs. The lot sizes vary from a minimum of 2,800 square feet to 7,000 square feet. The Gilman Avenue/Main Street houses are subject to flooding in times of high storm runoff. Also subject to flooding is the area along Boles Creek including Lake Avenue, and Main, Grove and Park Streets to the culvert under Highway 97.

Boles Creek Subdivision is zoned for multi-family residential uses. It is located in central Weed on the east side of Interstate 5 and Weed Boulevard, and bounded by a railroad spur to the Southern Pacific Main Klamath Falls line. Approximately seven acres is developed with one and two story; one, two, and three bedroom apartments constructed in the 1980's. Approximately 15 acres remains undeveloped for multi-family residential use.

The Bel Air Subdivision was recorded in mid-1959, and houses were built in the 1960's and early 1970's. It is located in the west central area of Weed north of College Avenue and the College of the Siskiyous. Originally, there were 47 lots ranging from 7,000 - 8,000 square feet in size, and these are fully developed with wood-frame single story, ranch-style houses generally with three bedrooms and two bathrooms. Subsequently, another 24 lots were subdivided and built upon in the late 1980's with similar style housing although average house and lot square footage is lower than in the original subdivision. This second subdivision is almost completely developed. An additional 78 unsubdivided acres in single ownership and zoned for single-family residential use is undeveloped and adjacent to this area to the north.

The South Highway area, so-called because it was built up around the highway, which formerly flowed through Weed, flanks S. Weed Boulevard. This area was incorporated into the City as Sullivan's Highway Additions and De Bon Park Subdivision. Lots are generally uniformly rectangular in size, ranging from 5,000 square feet to 13,000 square feet with the median at 7,500 square feet. Construction dating from the 1950's through the early 1980's leaves the area 98 percent developed. This area is zoned for multi-family residential use and approximately 10 multi-family structures exist. Most are two-story, and most have two bedroom units. The single-family housing is predominantly three bedroom. Also located here is a mobile home park with 16 spaces and rental duplex cabins.

The Newton Annexation has 100 acres of undeveloped and unsubdivided land zoned for rural residential/agricultural use with 5 acre minimum parcels. This area is located in South Weed at the west side of Interstate 5.

South Weed's residential use is found in a 47-space mobile home park on 8 acres off Kellogg Drive, and approximately five other single-family residences exist with an additional 28 acres undeveloped and zoned for multi-family residential use. A recreational vehicle park is located on 2.5 acres here. Much of the area is bounded by a railroad spur to the Southern Pacific Main Klamath Falls line and/or Interstate 5 on the west.

2. Commercial

Retail businesses in Weed currently provide a limited range of shopping and service opportunities, which include food, drugs, video rentals, and other "convenience" goods. Legal, medical, dental, chiropractic and bookkeeping services are available in town. However, most of the residents must leave Weed to shop for goods and services beyond these basic essentials. Retail businesses that market arts and crafts to visitors and local residents are becoming established.

Commercial businesses in Weed provide relatively few jobs. Most residents commute to work and drive to shopping areas.

3. Industrial

Weed has a limited range of industries, most are associated with wood products manufacturing. The largest industry in town is Roseburg Forest Products located in the unincorporated area east of City Hall. The major employers of town residents include College of the Siskiyous, Siskiyou Development Company and Roseburg Forest Products.

FIGURE 1:

WEED CITY LIMITS AND SPHERE OF INFLUENCE

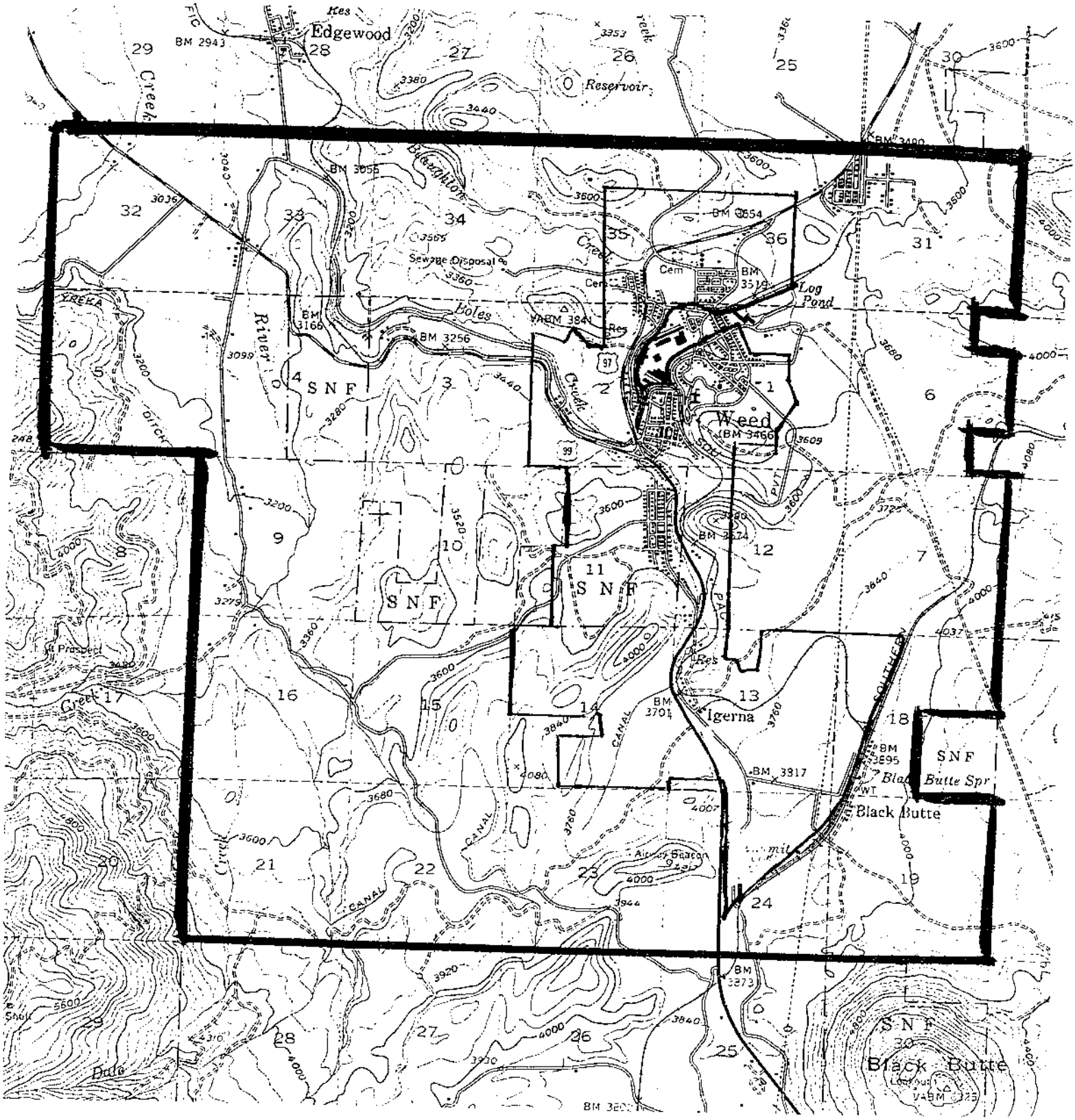


TABLE 1

TABLE 1: CITY OF WEED LAND USE DISTRIBUTION

General Plan Land Use Designation	Zoning	Existing Land Use Element Occupied (acres)	Existing Land Use Element Vacant (acres)	Existing Land Use Element Total (acres)	Proposed Land Use Element Occupied (acres)	Proposed Land Use Element Vacant (acres)	Proposed Land Use Element Total (acres)	Revised (acres)
RESIDENTIAL								
Rural Residential (RR)	R-R	0.0	0.0	0.0	0.0	155.7	155.7	70.0
Single Family-Low Density (RL)	R-1	164.2	426.9	591.1	248.5	598.3	846.8	400.0
Single & Multi-Family-Med Density (RM)	R-2	0.0	0.0	0.0	27.9	84.3	112.2	0.0
Multi-Family-High Density (RH)	R-3	76.2	15.3	91.4	5.6	27.3	32.9	80.0
Mixed Use-High Density (RMU)	R-4	29.4	37.8	67.2	28.9	56.4	85.3	60.0
COMMERCIAL								
Retail Commercial (CR)	C-1	45.0	29.6	74.6	28.9	56.4	85.3	75.0
General Commercial (CG)	C-2	47.3	24.7	72.0	57.0	253.8	310.8	150.0
Downtown Commercial (CD)	C-D*	0.0	0.0	0.0	0.0	0.0	0.0	0.0
INDUSTRIAL								
Light Industrial (LI)	C-M	31.2	763.1	794.3	509.1	326.0	835.1	545.0
General Industrial (I)	M	4.4	0.0	4.4	4.4	115.9	120.3	75.0
PUBLIC/SEMI PUBLIC								
Public /Semi Public (P/SP)	P/SP *	284.1	0.0	284.1	0.0	0.0	0.0	260.0
Open Space (OS)	OS	0.0	172.4	172.4	0.0	0.0	0.0	390.0
TOTAL		**681.8**	**1469.8**	**2151.5**	**910.3**	**1674.1**	2584.4	2,105.0
Hwy 97								90.0
Interstate 5								170.0
Railroads								125.0
Total Land Area								**2,490.0**

* new designation

(revised - 01/02/03)

4. Public and Semi Public

Schools: the Siskiyou Union High School District and the Weed Elementary School District, which provides K-8 class levels, serve Weed. Weed High School High School has 220 students and a capacity of 370 students. Weed Elementary School currently has 430 students and a capacity for 600 students. Student populations have been decreasing recently resulting in significant capacity for additional students in the future. See Table 2 below.

TABLE 2: EXISTING SCHOOL ENROLLMENT AND CAPACITY AND PROJECTED SCHOOL ENROLLMENT

Schools	Existing Enrollment	Existing Capacity	2005 Enrollment	Surplus (Deficit)
Elementary School District	430	600	560	40
High School District	220	370	278	92
TOTALS	650	970	838	132

Source: Siskiyou Union High School District, 1997; and Weed Elementary School District, 1997 & 1999.

College: College of the Siskiyous locate on the western area of Weed is a public community college providing Associate degrees, Certificates of Completion in a variety of vocational areas, and continuing education and general interest classes.

City: The City administrative offices are located in City Hall on the northern end of Main Street adjacent to the Post Office. The City provides water and sewer service to the community. The water service is supplied by wells with a maximum pumping capacity of 2.1 million gallons per day (mgd). Current average consumption is 1.5 mgd. The wastewater treatment plant operated by the City has a capacity of 0.6 mgd.

Parks, Recreation and Open Space: The City of Weed has 3 parks and 3 playgrounds. Bel Air Park is adjacent to the College of the Siskiyous and opposite Bel Air Subdivision on College Avenue. The seven-acre site includes a softball field, children's playground, picnic facilities, and a swimming facility. Lincoln Park is adjacent to Highway 97 in Lincoln Heights and accessed via Railroad Avenue at E. Lincoln Avenue. The ten-acre site includes a basketball court, children's playground, and picnic facilities. Weed Son's Park is adjacent to Weed High School

on Hillside Drive. This seven-acre site includes a Little League ball field, a baseball field, children's playground, and picnic facilities.

TABLE 3: PARKS AND OPEN SPACE

	Existing Acreage	Proposed Acreage	Total Acreage
Neighborhood Parks			
Bel Air Park	7		7
Lincoln Park	10	6	16
Weed Sons Park	7		7
Total	24	6	30
Public Open Space Areas			
Roseburg in Angel Valley	5		5
Zeravica	30		30
Winerna Cemetery	7		7
Lincoln Cemetery	1		1
Total	43		43

Fire and Police Stations: The Weed Police station is located in City Hall. The Weed Fire station is a two-story facility of wood frame construction owned by the local lumber company and located on mill site property in the northeast area of the City. The local lumber company built the fire station in 1919. A subsequent addition in the 1940's increased the size to four bays. The facility is operated by the City of Weed, and houses three fire engines and a rescue unit.

Due to the City's elongated shape, a constraint exists with regard to the location of the fire and police stations in the north third of the City and service to the southerly two thirds of the City. Emergency responses to the southern areas require crossing railroad tracks, which can be subject to delay when long freight trains are passing.

Utilities: Pacific Gas and Light Company (PP&L) maintains an electricity substation at Highway 97.

Transportation Facilities: Interstate 5, the main interstate highway along the West Coast of United States passes through Weed with three interchanges serving the city. U.S. Route 97 to Klamath Falls, which is the start of the Alaskan/Canadian Highway, begins in Weed and provides access to recreation areas north of Mount Shasta.

The West Coast main line of the Union Pacific Railroad serves Weed, providing north/south rail service to Portland and Los Angeles and service east to Salt Lake City. The Central Oregon and Pacific Railroad (CORP) serves Weed to the main line of the Union Pacific.

The Weed Airport is located a few miles north of Weed and provides general aviation and commuter/business jet service on a 5,000-foot runway.

5. Agricultural and Natural Resource Lands

The incorporated area of Weed includes no land used for agricultural purposes or containing significant natural resources. Some of the properties in the Sphere of Influence (SOI) are used seasonally for grazing cattle, some of which are in Williamson Act agricultural preservation contracts. Some properties within Weed's SOI are in Timber Protection Zones.

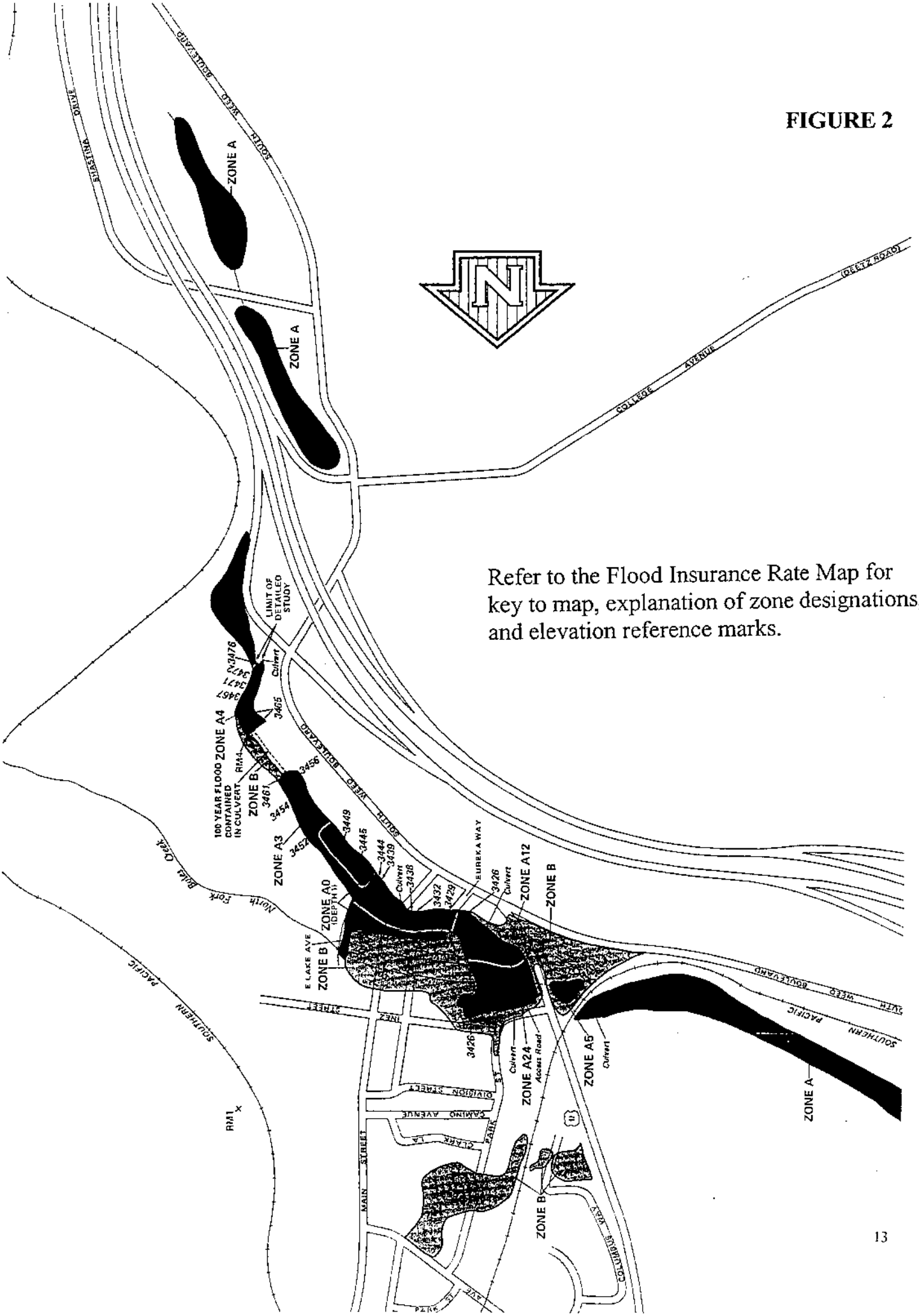
The Surface Mining and Reclamation Act of 1975 (SMARA) was adopted by the State of California with a recognition that the extraction of minerals is essential to the continued economic well-being of the state and to the needs of society. SMARA promotes the reclamation of mined lands as necessary to prevent or minimize adverse effects on the environment and to protect the public health and safety. Where significant mineral resources are identified and designated, SMARA requires local agencies to prepare and adopt mineral resource management policies as part of the jurisdiction's General Plan. These policies 1) recognize mineral information classified by the State Geologist, 2) assist in the management of land use which affects areas of statewide and regional significance, and 3) emphasize the conservation and development of identified mineral resources. Before their adoption, local jurisdictions must submit these policies to the State Mining and Geology Board for review and comment.

There are no significant mineral resources in Weed as identified by the state. If needed, mineral resources and mineral resource management policies are to be found in the Open Space and Conservation Element.

6. Areas Subject to Flooding

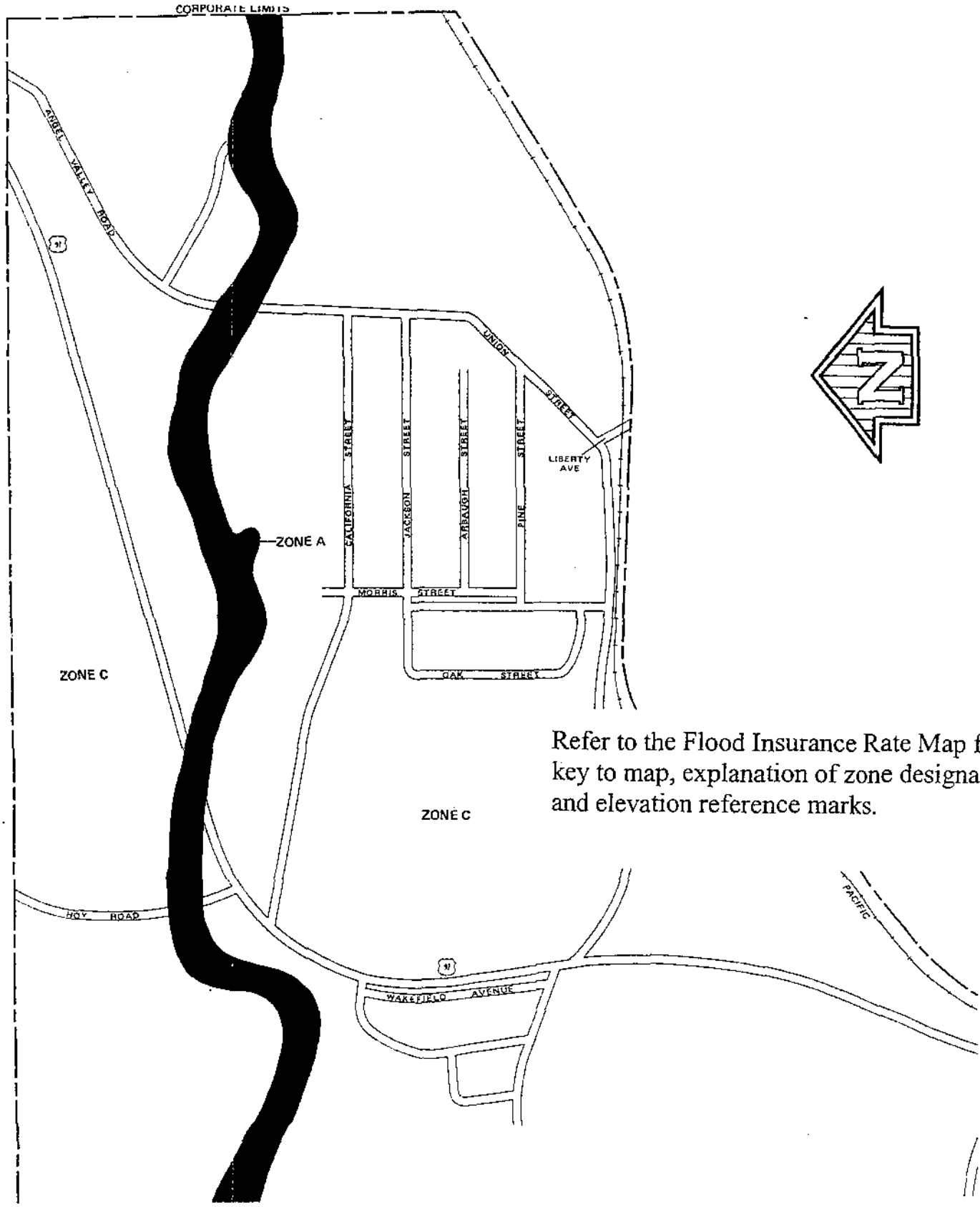
Boles Creek traverses the middle of Weed, running from east to west, and drains much of the central community. The flood zones within the City are shown in Figure 2. Safety Element provides more detailed discussion of flood hazards and provides policies to minimize exposure to flooding.

FIGURE 2



Refer to the Flood Insurance Rate Map for key to map, explanation of zone designations, and elevation reference marks.

FIGURE 2 (continued)



Refer to the Flood Insurance Rate Map for key to map, explanation of zone designations, and elevation reference marks.

7. Solid and Hazardous Waste Facilities

Solid Waste: The City of Weed provides solid waste collection service in Weed through a franchise for collecting and disposing of waste from residential areas and nonresidential areas.

Solid waste from the City of Weed is currently trucked to the Black Butte Landfill in Mt. Shasta. The City of Yreka Landfill will be the ultimate site of solid waste disposal for the City of Weed. The City of Yreka Landfill is expected to have capacity until year 2026 based upon projected use and disposal capacity.

As required by State legislation (AB939), each local agency is responsible for implementing a variety of programs in order to divert 25 percent of its solid waste from landfill sites by 1995 and 50 percent by 2000.

Hazardous Waste: The Hazardous Waste Management Plan of the Siskiyou County General Plan addresses the management of hazardous wastes generated within the City. Detailed information on these facilities and other small quantity generators is presented within the County's Hazardous Waste Management Plan.

C. PROJECTIONS

Weeds current population is 3000 people. By 2010, Weed's population is projected to increase to 3218. In 2010, Weed is expected to continue to have substantially more employed residents than local jobs and most residents will continue to commute to work. Table 2 shows the existing capacity of the schools and the projected student populations. Currently, adequate classroom capacity exists in both the elementary and high school districts and significant capacity exists for future increases in student enrollment.

III. LAND USE ISSUES AND CONCERNS

This Land Use Element is intended to respond to and address a number of community issues and concerns in order to achieve the General Plan goals. The issues and concerns are as follows:

- Lack of retail and service opportunities within Weed requires residents, local employees and businesses to shop outside the City;

- Weed's Main Street downtown has been economically depressed and its vitality may be further threatened by vigorous freeway related commercial development in the southern area of Weed. Better circulation and exposure to the traveling public is needed for Main Street if it is to redevelop and prosper. Weed may desire to emphasize the difference in the commercial zones, South Weed for the travelling public and downtown for local shopping and a unique tourist area.

- Substantial regional and interstate traffic on Interstate 5 creates the opportunity to develop local and regional commercial uses; and has resulted in the southern area of Weed being developed with freeway related commercial uses that are indirectly connected to the community.

- New development in the southern area of Weed provides an economic opportunity for the City and a land use planning challenge. New commercial development that enhances the southern entrance to Weed and promotes a rational and attractive development pattern while complementing the commercial services in the downtown area is desirable.

- The main employer and industry in Weed has a history of cyclical employment levels. Availability of other commercial and industrial employment is insufficient for the City's population, resulting in an imbalance between jobs and housing. New employment opportunities are needed within the City to provide a stable source of income for community residents.

- There is a lack of housing availability and diversity within Weed. Additional areas suitable for a range of new housing are needed.

- There are emergency response constraints for fire and police service to the southerly two thirds of the City due to the at grade railroad crossings which can be subject to delay when trains are passing. Additional fire and police stations may be needed in south or central Weed.

IV. LAND USE PLAN

The Land Use Diagram illustrates the location of the different land uses in Weed. The Land Use Diagram is based upon the goals of the General Plan, the City's economic development strategy, and the community's vision for a balanced community.

The Land Use Diagram identifies specific Land Use Categories. The distribution of land uses designated in the Land Use Diagram is shown in Table 1. The definitions for these categories and the allowed intensity and/or density of such land uses must are defined below. The intensity, bulk, and scale of commercial and industrial development are measured in terms of maximum allowable lot coverage and maximum allowable height.

The Land Use Categories, including the density or intensity of development, (and population generated by residential uses) are for land uses shown on the Land Use Diagram. All intensity, density and population measures are calculated on gross acreage, prior to public streets, public easements, and other public dedications from the site acreage. Development shall be consistent with the designations for properties shown in Land Use Diagram and the allowed uses and density ranges described in the Land Use Designations.

A. LAND USE CHANGES

The 1999 Amendment to the Land Use Element proposes several minor amendments to the Land Use map. The following land use changes identify properties within the Weed Planning area that will have changed land use designations as a result of the adoption of the Land Use Element. These changes are incorporated into the Land Use Diagram

1. Highway 97 area: The property west of Highway 97 and south of parcel 060-241-120 is designated General Industrial (I) and High Density Residential (RH) from its former limited industrial, high density residential and single-family residential designations and zoning.

2. Woodridge Area: The GNC and school property is designated Residential Mixed Use High Density (RMU) from its former Residential Multi-Family – High Density (former kindergarten building & bus barn property) and Residential Single Family - Low Density (GNC property) designations.

3. Downtown residential area: An area east of Main Street and North of Camino Avenue is designated Residential Mixed Use High Density (RMU) from its former Residential Single Family - Low Density designation.

4. Park Street Area: The convalescent hospital property north of Clark Lane is designated Residential Mixed Use High Density (RMU) from its former Residential Single Family - Low Density designation.

5. South Weed Boulevard area: The area of mixed residential, trailer park and office uses from Siskiyou Way on the west, and from Greyhound and Campus on the east

to and through the 900 block is designated Residential Mixed Use High Density (RMU) from its former Retail Commercial designation. This excludes the commercial business parcels closest to Shastina Drive on the west.

LAND USE DIAGRAM

NOTE: Figure and mapping of proposed new land uses to be provided by Great Northern – Jim Cook

B. RESIDENTIAL LAND USE DESIGNATIONS:

Residential development is typically measured by density. The density is the number of residential units per net acre. A 10-acre site, which allows 4 units per acre, could result in 30 residential units if 25% of the site were dedicated to streets and sidewalks (not taking into consideration other issues/constraints.) The residential land use categories assume a population density derived by multiplying 2.4 persons per household times the units per acre. The density of residential development allowed on any parcel within the City should take into consideration General Plan goals, policies and requirements; zoning regulations and other City ordinance regulations. Site specific considerations including but not limited to: geologic and hydrologic constraints, topography, public service and utility availability and capacity, provision of a diverse housing stock, neighborhood compatibility, market conditions, and design suitability should also be taken into account when evaluation a development proposal or change in land use designation. Residential districts should allow for nearby neighborhood commercial uses for the convenience of local residents.

The residential land use categories reserve property for single-family and multi-family residential uses and structures. They may also be developed with uses and structures that support residential uses (e.g. churches, schools, day care houses and centers) and secondary units (as allowed by State law), provided that substantial adverse impact on nearby residences will not occur. Residential development on individual properties may be clustered on portions of the property so as to create a mixture of densities or housing types on the property. These "sub-area" densities may exceed the maximum density or may be less than the minimum density stated in these definitions, provided that the overall density of the property is within the limits stated in these designations.

Rural Residential (RR) - This land use category is intended to provide sites for large lot rural residential houses and small acreage farming with limited livestock. This designation is appropriate for areas of the city where there are constraints such as topography, geology, drainage, natural habitats, public facilities, etc. limiting the density of housing development. (The existing R-R Zoning district implements this land use designation.)

Allowable Density:	1 unit 5 acres (resulting in an approximate population of 2 persons per 5 acres)
Maximum Building Height:	35 feet
Minimum Parcel Size:	1 acre
Building Coverage:	20% of the building site, not to exceed 14% of the gross acreage of the property.

Residential Single Family - Low Density: (RL) - This land use category is intended to provide areas for single-family houses and single-family subdivisions. Second residential units are allowed as existing uses on the rear half of the lot. New second residential units are allowed when they conform to state law regulating such uses. Public and semi-public uses such as public buildings and facilities, churches, and medical facilities may also be allowed if compatible with surrounding

residential uses and subject to a use permit. (The existing R-1 Zoning district implements this land use designation.)

Allowable Density:	5 units/net acre on gentle slopes and level lands; 4 units/net acre on hillside areas and slopes over 20% (resulting in an approximate population of 10 to 12 persons per acre)
Maximum Building Height:	35 feet for residential uses, 45 feet for public and semi-public uses
Minimum Parcel Size:	6,000 sq. ft. for a corner lot, 5,400 sq. ft. for an interior lot, unless a smaller lot size is allowed by an approved planned development plan.
Maximum Building Coverage:	40% of the building site, not to exceed 28% of the gross acreage of the property.

Residential Single and Multi-Family – Medium Density: (RM) - This land use category is mainly intended to provide sites for duplexes and triplexes, although single-family houses are also allowed. Public and semi-public uses such as public buildings and facilities, churches, and medical facilities may also be allowed if compatible with surrounding residential uses and subject to a use permit. (The existing R-2 Zoning district implements this land use designation.)

Allowable Density:	not to exceed 8 units/net acre (resulting in an approximate population of up to 19 persons per acre)
Maximum Building Height:	35 feet for residential uses, 45 feet for public and semi-public uses
Minimum Site Size:	6,000 sq./duplex corner lot and 5,400 sq. ft./ single family and duplex interior lot; 7,000 sq./triplex corner lot and 6,000 sq. ft./triplex interior lot; unless a smaller lot size is allowed by an approved planned development plan.
Minimum Lot Area/Unit:	3,500 sq. ft/single-family unit; 2,500 sq. ft./duplex unit and 2,000 sq. ft./triplex unit
Maximum Building Coverage:	50% of the building site, not to exceed 38% of the gross acreage of the property.

Residential Multi-Family – High Density: (RH) - This land use category is intended to provide areas for multi-family residences including duplexes, triplexes, and apartments; although single-family houses are also allowed. Lodges, clubs, rest homes, group homes and boarding houses may also be allowed subject to a use permit. Public and semi-public uses such as public buildings and facilities, churches, and medical facilities may be allowed if compatible with surrounding residential uses and subject to a use permit. (The existing R-3 Zoning district implements this land use designation.)

Allowable Density:	12 units/net acre (resulting in an approximate population of 29 persons per acre)

Maximum Building Height:	35 feet, 45 feet for apartments, public and semi-public uses, boarding houses, lodges, clubs and rest homes.
Minimum Site Size:	7,000 sq. ft. corner lot and 6,000 sq. ft. interior lot
Minimum Lot Area/Unit:	3,500 sq. ft/single-family unit; 2,500 sq. ft./duplex unit; 2,000 sq. ft./triplexes, apartments and group homes.
Building Coverage:	60% of the building site, not to exceed 48% of the gross acreage of the property.

Residential Mixed Use High Density: (RMU) - This land use category is intended to provide higher density housing, transient residential, professional offices, and limited commercial uses that are accessory to the residential and professional uses. All types of uses permitted in the RH designation are allowed, except that single-family residences are allowed only if existing, and use permits are required as in the RH designation. Motels, hotels, mobile home parks and trailer courts are allowed by use permit, as are the commercial and professional uses. (The existing R-4 Zoning district implements this land use designation.)

Allowable Density:	17 units/acre (resulting in an approximate population of 41 persons per acre)
Maximum Building Height:	35 feet, 45 feet for apartments, public and semi-public uses, boarding houses, lodges, clubs, hotels, motels and rest homes.
Minimum Site Size:	7,000 sq. ft. corner lot and 6,000 sq. ft. interior lot; group homes 6,000 sq. ft. corner lot and 5,400 sq. ft. interior lot; professional offices 5,400 sq. ft; mobile home parks and trailer courts 5 acres.
Minimum Lot Area/Unit:	2,500 sq. ft./duplex unit; 2,000 sq. ft./triplexes; 1,500 sq. ft. for apartments and group homes; 1,800 sq. ft. for mobile home parks and trailer courts; and 500 sq. ft. for lodges, clubs, hotels, motels and rest homes.
Maximum Building Coverage:	60% of the building site, not to exceed 48% of the gross acreage of the property.

C. COMMERCIAL LAND USE DESIGNATIONS

Commercial uses provide the community with goods and services needed to support the residents of Weed. In addition, commercial uses are an important source of employment within the town. Commercial activities are usually confined to specific areas, which are integrated into the major transportation corridors allowing for easy access and local as well as visitor shopping.

The commercial land use designations provide for a range of densities and types of commercial activities. In addition, the Downtown Commercial designation is intended to help revitalize the Main Street commercial area.

Retail Commercial: (CR) - The Retail Commercial designation is intended to allow for a full range of retail commercial uses along with personal and business services, theaters, restaurants, and professional and business offices. Public facilities and utilities are also allowed uses; excluding storage yards, warehouses or repair yards. Service stations and car washes may be allowed by use permit. Hotels, motels and residential uses allowed under RMU are also allowed by use permit in the CR designation. (The existing C-1 Zoning district implements this land use designation.)

Minimum Site Size:	2,500 sq. ft. for commercial uses, as per RMU district for residential, hotel and motel uses.
Maximum Lot Coverage:	100% for commercial uses, as per RMU district for residential, hotel and motel uses.
Maximum Height:	45 ft. for commercial uses, as per RMU district for residential, hotel and motel uses.

General Commercial: (CG) – The General Commercial designation allows for commercial uses that are of greater impact and intensity than normal retail commercial uses, including auto related services, nurseries, wholesale outlets, and services generating traffic or noise outside of normal working hours. Uses allowed in the RC designation are also allowed in the GC designation. However, new residential uses not associated with the commercial uses are generally discouraged to avoid conflicts between land uses. (The existing C-2 Zoning district implements this land use designation.)

Minimum Site Size:	2,500 sq. ft. for commercial uses, as per RMU district for residential, hotel and motel uses.
Maximum Lot Coverage:	100% for commercial uses, as per RMU district for residential, hotel and motel uses.
Maximum Height:	60 ft. for commercial uses, as per RMU district for residential, hotel and motel uses.

Downtown Commercial: (CD) – The Downtown Commercial designation is similar to the Retail Commercial designation in allowed uses, but places a greater emphasis on uses that with strengthen the commercial vitality of the Main Street area and are compatible with Weed's historic small town character. Mixed uses of ground floor retail and second floor residential are also encouraged to increase use of Main Street commercial areas, and provide additional housing opportunities. (A new zoning district needs to be adopted to implement this district.)

Allowable Residential Density:	as per RMU district
Minimum Residential Lot Area/Unit:	none
Minimum Site Size:	2,500 sq. ft. for commercial uses, as per RMU district for residential, hotel and motel uses.

Maximum Lot Coverage:	100% for commercial uses, as per RMU district for residential, hotel and motel uses.
Maximum Height:	45 ft. for commercial uses, as per RMU district for residential, hotel and motel uses.

D. INDUSTRIAL LAND USE DESIGNATIONS

Industrial uses provide the community an employment base and an economic base that is more diverse and usually stronger than commercial uses alone. The City of Weed has good freeway and rail access to support local industries. The major industry, Roseburg Forest Products is located within Weeds urbanized area, but is outside the City limits. A new industrial area is located in the southern area of Weed by Interstate 5.

Light Industrial: (LI) – Light industrial uses include those industries that do not produce significant point source pollution, create an average volume of less than of 10 commercial trucks trips per hour, and employ less than 100 full time employees. Light industries include various types of assembly, fabrication, component manufacturing, small parts processing, warehousing and shipping plants and shops. Uses allowed under the general commercial designation are allowed, but lower intensity commercial retail and service uses are generally discouraged from developing in light industrial areas unless they serve industrial uses or employees. (The existing C-M Zoning district implements this land use designation.)

Minimum Site Size:	10,000 sq. ft.
Maximum Lot Coverage:	33%
Maximum Height:	50 ft.

General Industrial: (I) – General Industrial uses include heavy industries and light industries. Use permits are required for industries that that may produce offensive odors, dust, noise, bright lights, vibration or other potentially significant land use conflicts and environmental effects. Commercial uses that are accessory to the industrial uses may be allowed by use permit. (The existing M Zoning district implements this land use designation)

Minimum Site Size:	2,500 sq. ft.
Maximum Lot Coverage:	100 %
Maximum Height:	100 ft. for industrial uses, 60 ft. for commercial uses

E. PUBLIC/SEMI-PUBLIC AND OPEN SPACE LAND USE DESIGNATIONS

The public and semi-public designations are intended to allow for public and private semi-public uses and open space areas.

Public/Semi-Public (P/SP) - Public/Semi-Public uses include parks, city facilities, school facilities, public utilities and services. Private uses that are of a semi-public nature and serve the

public such as utilities, private schools and transportation facilities may also be allowed by use permit. (A new zoning district shall be adopted to implement this district.)

Minimum Site Size:	None, except as specified in a use permit
Maximum Lot Coverage:	None, except as consistent with type of use or neighboring land uses
Maximum Height:	None except as consistent with type of use or neighboring land uses

Open Space (OS) – The open space designation is intended for public and private open space areas where the land is to be maintained in an open space and agricultural condition. The designation applies to agricultural and timber areas, publicly owned open space areas, open space areas dedicated by development projects, and areas with high environmental sensitivity or public safety risks. Structures within open space areas are limited to those associated with uses accessory to the open space and consistent with the character of the open space area. Use permits are required for all private or semi-public structures within open space areas. (The existing OS zoning district implements this land use designation.)

Minimum Site Size:	None
Maximum Lot Coverage:	Only minimal coverage by uses accessory to the open space, or coverage necessary to support agricultural/timber management of the area.
Maximum Height:	20 ft. or as per use permit.

V. LAND USE GOALS, OBJECTIVES, POLICIES AND PROGRAMS

A. GOALS

The goals of the Land Use Element are set forth in the following Vision Statement of the community:

Weed is a clean, safe, attractive rural community, know for it's civic pride, citizen involvement, cultural diversity and unspoiled mountain environment; where seniors may retire in peace and security; where working men and women have an abundance of well paying jobs and a variety of available goods and service; where young people find wholesome stimulating recreational and social activities; and where our children grow up with love respect, guidance and the opportunity to remain here while pursuing meaningful and challenging careers; a friendly town where visitors are always welcome to share the beauty, culture and creativity that this community nurtures and supports.

B. POLICIES AND PROGRAMS

Community Development

Policy 1: New development shall be consistent with the Land Use Diagram, Land Use Designations and Goals, Policies and Programs of the Land Use Element, and other elements of the General Plan.

Program 1A: Procedures to evaluate development applications for consistency with the Land Use Diagram; Land Use Designations; and Goals, Policies and Programs of the Land Use Element shall be incorporated into the application review procedures of the Zoning Ordinance.

Policy 2: Zoning shall implement the land use designations as shown on the Land Use Diagram.

Program 2A: The Zoning Map shall be amended to reflect the land use designations shown on the Land Use Diagram, and Zoning districts shall be amended as necessary to reflect the descriptions and requirements of the land use designations.

Policy 3: Development that balances housing, jobs, and commercial/industrial opportunities and achieves a level of population and employment that preserves and enhances the desired character of the community shall be sought and encouraged.

Program 3A: The City shall implement an economic development outreach program to contact and aid potential employers and developers that could help provide desired housing, jobs and economic diversity in Weed. In doing so, the City should promote its enterprise zones.

Program 3B: The City shall periodically review and update the use of properties within and adjacent to the City boundaries and identify suitable areas for specified types of development.

Policy 4: The City has established a redevelopment agency. The City shall evaluate the feasibility of establishing a redevelopment district to aid economic development within Weed and provide revenues to implement its economic development goals.

Program 4A: The City should hire a qualified consultant to prepare a redevelopment feasibility study if the committee and council determine that a redevelopment district is desirable.

Program 4B: The City should then establish a redevelopment district if this is found to be both desirable and feasible.

Policy 5: Areas to be annexed shall be planned and prezoned to meet General Plan goals and policies.

Program 5A: Master development plans showing conceptual land uses, circulation, utility services and phasing shall be prepared as part of the prezoning application and review process for areas of more than 10 acres proposed for annexation. The conceptual master plan and prezoning designations shall be reviewed for consistency with General Plan goals and policies.

Residential

Policy 6: A diversity of housing types, sizes and densities should be provided within Weed.

Program 6A: During the project application and review process, encourage housing developers to provide a range of housing types, sizes and densities within a project or in appropriate areas of the City. Encourage affordable and/or senior citizen housing and development of innovative types of housing, including co-housing, congregate care facilities, and other types of housing that may provide affordable cost alternatives to typical single-family market-rate housing.

Program 6B: The City should provide for density bonuses onsite and/or offsite to encourage desired housing types, sizes and densities. The Zoning Ordinance should be amended to allow for density bonuses as provided in State laws.

Program 6C: During the project application and review process encourage larger lot, upscale housing in areas that are tree covered or on steeper slopes.

Policy 7: Development within Weed should preserve and enhance the existing character of residential neighborhoods.

Program 7A: During the project application and review process, evaluate development proposals to determine if their density and design is compatible with the character of surrounding residential neighborhood.

Program 7B: Seek additional funding to continue neighborhood rehabilitation projects.

Policy 8: Encourage development of second residential units or "in-law units" in residential areas of town to provide additional housing opportunities within the service capabilities of existing utilities.

Program 8A: Implement the Secondary Unit section of the Zoning Ordinance and make information available about secondary units available to the public.

Policy 9: Adequate buffers or transition zones shall be provided or maintained between residential areas and incompatible land uses.

Program 9A: During the project application and review process, evaluate industrial, commercial and public facility development proposals to determine that adequate buffers are provided and maintained to mitigate impacts on residential uses, such as noise, vibration, light/glare and odors.

Commercial

Policy 10: Encourage a diversity of commercial services and retail uses to serve the needs of residents and visitors. Encourage community serving commercial uses in the downtown area and other locations serving Weed's residential areas.

Program 10A: Analyze the City's retail sales and property tax generation, as compared to Regional and State averages, and identify and target those sectors where the City is underserved.

Program 10B: Review the Zoning Ordinance to determine if it allows a sufficient range of commercial services and uses within the commercial districts. Amend the zoning ordinance to provide standards for community serving commercial and drive-in commercial uses in appropriate areas of the City.

Policy 11: Emphasize auto-oriented highway commercial uses on Weed Boulevard east of Interstate 5 to serve travelers and residents; and encourage attractive, well marked access drives and parking.

Program 11A: Maintain zoning for General Commercial (C-2) uses.

Program 11B: During the project application and review process, evaluate commercial development and use permit proposals on this segment of Weed Boulevard to determine that safe and attractive access to the use is provided. Allow shared entrances and parking areas between adjacent businesses to decrease traffic conflicts and increase parking efficiency.

Program 11C: In coordination with Caltrans, evaluate the need for a traffic signal at the intersection of Weed Boulevard and Main Street to increase traffic safety and control speeds of through traffic.

Policy 12: Promote a well-designed and viable highway commercial complex in the South Weed commercial district.

Program 12A: The City shall prepare a master plan and/or design guidelines for the South Weed commercial district to promote an attractive and economically strong commercial center that serves as a multiple purpose destination for the travelling public. Guidelines should be adopted for street and lot frontage landscaping and signage.

Program 12B: Require projects that are proposed within the South Weed commercial district to provide adequate offsteet parking for cars and trucks along with landscaped frontages and parking areas consistent with design guidelines for the area. Allow shared parking areas between adjacent businesses as appropriate to provide efficient parking and increased landscaped areas.

Policy 13: Encourage the establishment of bed and breakfast inns along Main Street and other appropriate areas of the City to provide more diverse overnight accommodations and to attract more visitors tending to stay multiple days.

Program 13A: Amend the Zoning ordinance to allow and set standards for bed and breakfast inns.

Policy 14: Restrict the establishment of adult entertainment uses in areas of the city where such operations would have an adverse affect on the health, safety and welfare of the community.

Program 14A: Amend the Zoning Ordinance to address adult entertainment uses and provide regulations that specify time, place and manner restrictions consistent with protecting the health safety and welfare of the community while providing sufficient opportunity for nonobscene adult entertainment uses to exist in appropriate areas.

Main Street/ Historic Area Revitalization

Policy 15: The City shall recognize the historical existence of mixed uses along Main Street and encourage additional mixed uses to rejuvenate the downtown commercial area.

Program 15A: The City should establish a Main Street Committee comprised of Main Street property owners and business owners, adjacent residents, and interested citizens. The committee should make recommendations to the City Council regarding historic conservation and rehabilitation, economic development, design guidelines, historic route signage, and Main Street promotion.

Program 15B: The City shall adopt a zoning district that implements the Downtown Commercial land use designation. The Zoning district shall allow mixed uses, including second floor offices and residential over first floor commercial, while encouraging preservation and rehabilitation of the historic character of Main Street.

Program 15C: The City should establish Main Street as an historic area of the City to both conserve its historic character and promote compatibly designed future development. Division Street should be evaluated as a potential historic boundary. An Historic Area overlay district section of the Zoning Ordinance should be prepared and adopted to provide development guidelines.

Policy 16: Main Street should be designated as an historic route linking North Weed Boulevard to Highway 97 in order to attract visitor traffic and increase the visibility of the downtown area.

Program 16A: The City will formally designate Main Street as an historic route through the downtown from North Weed Boulevard to Alamo Avenue. The historic route will continue along Alamo Avenue to Highway 97.

Program 16B: Set up historic route signs along route and at visible access points on North Weed Boulevard and Highway 97. Designate and sign North Weed Boulevard between Main Street and Highway 97 as a truck route linking Interstate 5 and Highway 97.

Policy 17: Encourage increased connectivity between the downtown, residential areas and community facilities through improved pedestrian and bicycle paths.

Program 17A: Amend the Circulation Element of the General Plan to address improved circulation to the downtown area; identify pedestrian and bicycle path routes connecting residential areas to the downtown on the circulation plan map; and adopt appropriate program(s) to implement circulation improvements.

Industrial

Policy 18: Encourage light industrial development in appropriately designated areas that increases the City's tax base and employment while resulting in low levels of impacts to the community.
See Program 3A.

Policy 19: Encourage the annexation of the mill property into the City.
Program 19A: Initiate an inquiry to evaluate the benefits and requirements of annexing the mill property in coordination with the property owner and County.

Public Facilities

Policy 20: Ensure the provision of public facilities and services needed to support desired development that balances jobs, commercial, and housing opportunities, while also protecting the quality of life in the community.

Program 20A: Prepare an updated Master Capital Improvement Plan that identifies needed improvements and funding for public facilities within the City. The Plan should assess the need for additional fire and police facilities to serve the southern and central areas of Weed. The plan should also identify potential funding sources and propose an implementation schedule.

Program 20B: Prior to annexation of new properties into the City, identify the projected additional demand for public services and the capacity of the services to meet demand. Identify needed improvements and capacity increases to serve the annexation area according to its master development plan. (See Program 5A.)

Policy 21: Provide public parks and recreation facilities to serve each residential area within the City.

Program 21A: Inventory and assess the adequacy of park and recreation facilities to serve the residential areas of Weed. Identify needed facilities and prepare a park and recreation improvement program as part of the Capital Improvement Plan. The goal is to provide needed recreation facilities to serve each residential area of the City.

Program 21B: Evaluate the City's park and recreation facilities in relationship to the existing population, then prepare and adopt park and recreation standards for new development as consistent with State law (Quimby Act, Government Code Section 66477). These standards should also be amended to the Open Space Element.

Policy 22: Coordinate with the local school districts as the City develops to ensure that adequate school sites and facilities are provided to serve the community

Program 22A: Refer applicants of new developments to the Siskiyou Union High School and the Weed Elementary School District in order to pay the Districts' required impact fees prior to the building permit issuance for individual projects. The City will promptly notify the Siskiyou Union High School District and the Weed Elementary School District of all applications for specific development projects with the potential for a significant impact on schools.

Program 22B: Work with the Siskiyou Union High School District to negotiate an agreement whereby the School District commits to expending fees received from development within Weed for facilities serving the City's residents to the maximum extent legally feasible.

Policy 23: The City shall promote flood protection improvements along Boles Creek.

Program 23A: The City shall apply for flood protection funding from State and Federal agencies and, if necessary, coordinate with adjacent property owners to evaluate the establishment of an assessment district to provide additional funding to design and construct flood protection improvements along Boles Creek. Recommended improvements shall be proposed for adoption in the Capital Improvement Plan.

Policy 24: New development shall pay its fair share of costs to provide adequate public infrastructure and services.

Program 24A: During the project application and review process, evaluate the public infrastructure and service demands of proposed development to determined available capacity and needed improvements to serve the proposed project. Identify costs associated with proving adequate the public infrastructure and service capacity and improvements. Require that the project pay its fair share as determined in conditions of approval. The following shall be evaluated:

1. Streets and circulation
2. Wastewater collection, treatment and disposal
3. Water supply, treatment and distribution
4. Drainage collection, detention if necessary, and discharge
5. Parks and recreation facilities
6. School facilities
7. Fire and Police protection
8. Solid waste disposal/Landfill capacity
9. Other public services and utilities necessary to serve the project.

Open Space and Natural Resources

Policy 25: Steep slopes, natural hazard areas, and sensitive habitat areas within proposed developments shall be designated as open space through clustering and concentrating development in other appropriate areas of the site.

Program 25A: The City shall develop overlay Zoning districts in accordance with other elements of its General Plan to protect residents and property from flooding, geologic hazards, wildfire hazards and other natural hazards.

Program 25B: During the project application and review process, evaluate site constraints and identify steep slopes, natural hazard areas, and sensitive habitat areas that should be designated for open space within the project. Allow densities to be clustered and concentrated in other, more suitable areas of the property. Require that open space areas be protected by easements as a condition of approval.

Policy 26: Identify and protect scenic view corridors of Mt. Shasta, Mt. Eddy and other important mountains from encroachment by new development.

Program 26A: Identify scenic corridors and viewsheds from public areas, and include these within the Open Space and Conservation Element.

Program 26B: During the project application and review process, evaluate the site development proposals for intrusion upon designated scenic views and view corridors. Adopt mitigation measures and conditions of approval to reduce project impacts on these scenic resources to a less than significant level.

Policy 27: New development on ridgelines shall be sited and designed so it is not silhouetted against the sky as viewed from public areas within the City or Interstate 5.

Program 27A: Prepare and adopt a ridgeline preservation program that identifies important ridgelines and sets standards for new development to avoid adverse impacts on views of the ridgeline, such as silhouettes of new structures when viewed from the City or Interstate 5.

Policy 28: Tree planting and conservation should be encouraged.

Program 28A: The City should designate major streets for tree landscaping and prepare a tree landscaping program as part of the Capital Improvement Plan. New development shall provide tree landscaping along its bordering and internal street frontages. The landscaping should soften the appearance of traffic and parking along these routes, while allowing view corridors to retail and other businesses.

Program 27B: The City should prepare a tree cutting and conservation ordinance to set standards for tree removal and replanting.

Sphere of Influence Area

The Weed Sphere of Influence area consists of approximately 26.7 square miles, mostly to the west and east of the incorporated area of Weed. See Figure 1. Lands within the Sphere of Influence are generally zoned for agricultural uses on the west, north, and northeast sides of the City limits. The exception to the agricultural uses along the northeast side of the City is a peninsula of land zoned and used for heavy industrial uses. Timber protection zones are located along the east border of the City, and rural residential zones exist within the south and southeast sphere of influence.

Several of the property owners within the Sphere of Influence have expressed a desire to be incorporated into the City of Weed. This will require annexation approvals from the Local

Agency Formation Commission, master development plans for properties over 10 acres, pre-zoning, and environmental documentation analyzing the impacts of the proposed land uses.