III. HOUSING CONSTRAINTS

The provision of adequate and affordable housing opportunities is an important goal of the County. However, a number of factors can constrain the maintenance, improvement, or development of housing, particularly housing affordable to lower income households. Housing constraints are those that add significant costs to housing development.

State housing law requires the County to review constraints to the maintenance and production of housing for all income levels. These constraints fall into two basic categories: governmental, those controlled by federal, State, or local governments; and non-governmental factors that are not created by and generally can not be significantly affected by government actions.

This section addresses these potential constraints and their effects on the supply of affordable housing.

A. GOVERNMENTAL CONSTRAINTS

Shasta County's policies and regulations play an important role in protecting the public's health, safety and welfare. However, governmental policies and regulations can act as constraints that affect both the amount of residential development that occurs and housing affordability. State law requires housing elements to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583). Therefore, the County is required to review its regulations to ensure there are no unnecessary restrictions on the operation of the housing market. If the County determines that a policy or regulation results in excessive constraints, the County must attempt to identify what steps can be taken to remove or minimize obstacles to affordable residential development.

Shasta County's primary policies and regulations that affect residential development and housing affordability are land use controls; development processing procedures, fees, and improvement requirements; and building and housing codes and enforcement. Special district management and the State and federal governments impose additional constraints.

1. LAND USE CONTROLS

Land use controls guide local growth and development. Shasta County applies land use controls through its General Plan, along with the Zoning Plan and Subdivision Ordinance. The General Plan and Zoning Plan establish the amount and distribution of land allocated for different uses, including housing. The Subdivision Ordinance governs the process of converting undeveloped land to building sites.

General Plan

Shasta County's principal land use policy document is the Land Use Element of its General Plan. Additional policies related to land use that could potentially affect housing are contained in the Circulation, Open Space and Recreation, Agricultural Lands, and Timberlands General Plan Elements.

California's planning laws require each jurisdiction's general plan to establish "standards of population density and building intensity" for the various land use designations in the plan (Government Code Section 65302). One of the primary objectives of Shasta County's General Plan is to direct intensive development to the identified Town and Rural Community Centers where public facilities and infrastructure are generally more available. Policies in each of the elements referenced above are designed to achieve the desired land use patterns, coordinate development with infrastructure availability, and preserve agricultural and timber lands, natural resources, and open space.

As noted in Appendix B, the General Plan provides more than 21,546 acres for residential development. This acreage could accommodate over 6,868 housing units for nearly 17,170 persons in the unincorporated area of Shasta County. When compared with estimated population increases for the County, the General Plan provides an ample supply of developable land for residential use for at least the next ten years.

Table III-1 shows the four predominant land use designations and density limits specified within County's General Plan which allow for residential development.

TABLE III-1		
RESIDENTIAL LAND USE CATEGORIES AND DENSITY		
Land Use Category	**Purpose**	**Residential Density**
Urban Residential (UR)	Provide living environments receiving full-range of urban services within an Urban or Town Center.	16 units per acre
Suburban Residential (SR)	Provide living environments receiving most urban services, but characterized by lower population densities than the urban residential category and located within an Urban or Town Center.	3 units per acre[1]
Rural Residential A	Provide living environments receiving no or only some urban services usually located within or near a Rural Community Center.	1 unit per two acres[2]

TABLE III-1 (cont.)		
RESIDENTIAL LAND USE CATEGORIES AND DENSITY		
Rural Residential B	Provide living environments receiving no urban services and located in areas characterized by one or more of the following conditions: • Severe limitations on septic tank use. • Questionable water supply. • Proximity to resource lands such as agriculture or timber. • Separated from Urban, Town, and Rural Community Centers. • Extreme wildland fire hazard. • Not served by County maintained roads.	1 unit per five acres

Notes:
1. SU density is 3 du/ acre if property if served by community sewer. If served by septic system, density is 1du/5 acres.
2. Density is 1 du/3acres in Centerville Community Service District.

Source: Shasta County General Plan

General Plan policies directing growth to Town and Rural Community Centers and concurrency policies requiring adequate public utilities and infrastructure could be viewed as governmental constraints. However, when viewed as a necessary method to direct growth to areas that are most suitable for development and to protect agricultural and timberlands, open space, and natural resources, the benefits outweigh any constraints that may be imposed. Directing infill and new growth to Town and Rural Community Centers would generally be more affordable and is more likely to result in affordable housing, as costs associated with services to and infrastructure development in support of the development would be substantially less.

Currently, the only mixed use allowed within the County is a single-family residence within the Mixed Use (MU) land use designation at a density of one dwelling per acre, if within a rural community center, and one dwelling per two acres, if not within a rural community center. Implementation Programs 5 and 6 provides the County will amend the General Plan and Zoning Plan to permit mixed use development within areas designated for commercial uses and certain commercial zone districts, subject to specified site development standards.

Zoning Plan

The County's Zoning Plan is among the chief implementing tools for the General Plan. The Zoning Plan specifies traditional development standards for all applications such as setbacks, parking requirements, height limits, and lot coverage for individual zoning districts. Periodically, the Zoning Plan is reviewed to ensure its consistency with the policies of the General Plan as required by Government Code Section 65860 and amendments are initiated to enhance its value in accommodating new development. The Zoning Plan provides for an array of residential districts throughout the County that respond to the residential needs of each particular locality. Complementing the General Plan, the Zoning Plan allows primary and secondary residences and accessory uses systematically grouped into a neighborhood fabric for the County's town and rural community centers.

Table III-2 shows the principle residential districts which are compatible with appropriate General Plan designations. Residential uses are also allowed by right in both agricultural districts (Limited Agriculture [A-1], Exclusive Agriculture [E-A]), the Timberland (TL) district, the Habitat Protection (HP) district, the National Recreation Area, Shasta Unit (NRA-S) district, the Planned Development (PD) district, and the Unclassified (U) district. In the Mixed Use (MU) district, a single-family residence is allowed with nonresidential uses subject to issuance of an administrative permit. As noted in the General Plan discussion, the County is proposing to implement programs to amend the General Plan and Zoning Plan to permit high-density mixed use development within certain commercial zone districts, subject to specified site development standards.

TABLE III-2
LAND USE CATEGORIES AND ZONING

Land Use Category	Zone Districts
Urban Residential (UR)	One-Family Residential (R-1) One-Family Mobile Home (R-M) Two-Family Residential (R-2) Multiple-Family Residential (R-3) Mobile Home Park District (MHP) Interim Residential (I-R)
Suburban Residential (SR)	One-Family Residential (R-1) One-Family Mobile Home (R-M) Mobile Home Park District (MHP) Interim Residential (I-R)
Rural Residential A (RA)	Rural Residential (R-R)
Rural Residential B (RB)	Limited Residential (R-L)

Source: Planning Division

Table III-3 shows the maximum residential density permitted in each zone district. In order to reduce the overall cost of development and facilitate the supply of low-income housing, the County will propose to increase the maximum density allowed for residential development within the R-3 and R-2 zone districts during the update of the County's General Plan.

TABLE III-3

ZONING PLAN – MAXIMUM DENSITIES

Zone district	Maximum Density – One dwelling unit per:
Multiple-Family Residential (R-3)	2,722 sq. ft. [1]
Two-Family Residential (R-2)	3,000 sq. ft. [2]
Mobile Home Park District (MHP)	3,000 sq. ft. [3]
One-Family Residential (R-1)	6,000 sq. ft. [4]
One-Family Mobile Home (R-M)	6,000 sq. ft. [4]
Habitat Protection (HP)	1 acre [5]
Rural Residential (R-R)	2 acres
National Recreation Area, Shasta Unit (NRA-S)	2 acres/5 acres [6]
Limited Residential (R-L)	5 acres
Interim Residential (I-R)	5 acres
Limited Agriculture (A-1)	5 acres
Timberland (TL)	40 acres/60acres/80 acres [7]
Exclusive Agriculture (E-A)	40 acres/120 acres/160 acres/760 acres [8]

Notes:

1. Maximum density allowed under the Urban Residential (UR) land use designation is16 units per acre. Minimum lot size is 8,000 sq. ft.
2. Minimum lot size is 6,000 sq. ft.
3. Minimum space required for mobile home is 3,000 sq. ft. Minimum lot size is one acre. Maximum density determined by land use designation.
4. Minimum lot size is 6,000 sq. ft. Maximum density determined by land use designation.
5. Maximum density is variable, depends on location. 1 unit/5acres in Day Bench Area.
6. Maximum density is 2 acres within Rural Community Centers and 5 acres outside these areas.
7. Maximum density dependent upon Dunning Site Classification of property (i.e. I (40 acres), II (60 acres), III-V (80 acres).
8. Maximum density dependent upon current primary agricultural use and location of property (e.g., Crop Production (40 acres), Irrigated Pasture (120 -160 acres), Grazing (760 acres).

Sources: General Plan, Zoning Plan. Prepared by Planning Division

Table III-4 provides setback, coverage, and height requirements for various zone districts within Shasta County which allow for residential development. Setbacks and heights in multi-family residential zones are slightly less restrictive, providing the option for a larger footprint and more

units on the parcel. The setbacks and height requirements are comparable to other communities throughout the State and are not considered a constraint to the development of affordable housing. In regards to maximum site coverage, with the exception of a minimum 20% (of lot) area for a courtyard in Multiple-Family residential zones and setback areas in all zones, Shasta County is less restrictive than most other jurisdictions since it does not require a maximum percentage of buildings allowed to be constructed on a particular parcel.

Table III-4
Zoning District Setbacks

Zone District	Front Setback	Side Setback	Rear Setback	Maximum Height
One-Family Residential (R-1)	20 feet	5feet/12 feet	15 feet	30 feet
Two-Family Residential (R-2)	20 feet	5feet/12 feet	15 feet	30 feet
Multiple-Family Residential (R-3)	20 feet	5feet/12 feet	10 feet	45 feet
Rural Residential (R-R)	30 feet	30 feet	30 feet	35 feet
Limited Residential (R-L)	30 feet	30 feet	30 feet	35 feet
Limited Agriculture (A-1)	30 feet	30 feet	30 feet	35 feet

Source: Shasta County Zoning Plan

Parking Requirements

Table III-5
Residential Off-Street Vehicle Parking Requirements

Residential Use	Minimum Off-Street Parking
One or two-family residence	2 spaces per dwelling unit
Multiple-family or group residences, condominiums or townhouses	1.5 parking spaces per one-bedroom or studio unit; 2 parking spaces per unit for two or more bedroom units; plus 1 guest parking space for each 5 units, plus 1 recreational vehicle parking space for 10 units.
Senior citizen residence	1 parking space per residence
Boarding house	1 space per bedroom
Mobile Home Park	2 parking spaces per unit (tandem permitted), plus 1 guest parking for each 4 units, plus 1 recreational vehicle parking space for each 5 units

Source: Shasta County Zoning Plan

Shasta County's parking regulations are set forth in Chapter 17.86 of the Zoning Plan. Those parking regulations pertaining to the development of residential units are shown in Table III-5.

As shown by Table III-5, the Zoning Plan requires two parking spaces (which may be uncovered) for each dwelling unit for one or two-family residences. The one or two-family residential parking requirements are not considered a development constraint and are comparable to those in jurisdictions throughout the state.

Multi-family parking requirements vary from 1.5 spaces for a one-bedroom or studio unit to 2.0 spaces for a two bedroom or larger unit. Once the parking requirement is calculated for a project, 0.2 spaces must be reserved for guest parking and 0.1 spaces for recreational vehicles. For example, a project of 100 two-bedroom units would require 230 spaces (200 for residents, 20 for guests, 10 for RV's). However, in Shasta County, parking spaces are not required to be covered, which reduces the cost of providing two spaces for each unit and allows for flexibility in the design of the parking spaces.

The requirement of 1.5 spaces for a one-bedroom or studio unit to 2.0 spaces for a two bedroom or larger unit does raise the cost of developing multifamily projects. It also reduces the amount of developable land on a particular parcel, leaving less land for the development of housing. Since certain types of housing would be for people who are not likely to own more than one car, such as senior citizens and lower income households, Implementation Program 45 has been added to require fewer parking spaces for these types of multi-family developments.

Planned Development

Within the Zoning Plan, the Planned Development (PD) classification provides a mechanism to allow flexibility in project design. Released from the constraints of conventional zoning standards, the PD zoning allows applicants to integrate mixed uses within a creative design that would otherwise not be possible using traditional setback requirements and lot coverage criteria. A mixture of residential housing types (i.e., attached, detached, single-family, condominium, senior, etc.,) as well as densities can be accommodated utilizing the PD approach. In addition, the PD zoning district allows for reduced parking requirements for multi-family and other residential developments. This tool has been used in the past and will continue in the future to enable local developers to complete projects with a series of affordable housing options.

Density Bonus

The General Plan and the Zoning Plan contain a provision wherein an applicant can receive a density bonus up to 25% beyond the underlying residential density maximum if certain project design criteria are satisfied. There are also additional incentives included within Shasta County's density bonus ordinance which allow for flexibility in development standards pertaining to building height, open space, lot-size requirements, street access, off-street parking, landscaping, fencing, or offsite improvements.

The provisions of Shasta County's density bonus ordinance require a 20% minimum percentage of total units to be developed for low-income groups and 10% minimum for very low-income groups in order to qualify for a density bonus. Currently, the State of California minimum requirements (as specified within Government Code Section 65915) in order to qualify for a density bonus are less restrictive than the County's (e.g. 5% for very low-income groups).

Although County staff refers to State law when apprising developers of density bonus provisions, the County's density bonus ordinance should be updated to be consistent with California law (see Implementation Program 20).

Farm Employee Housing

As shown by Table III-6, farm employee housing is permitted with an administrative permit in the Limited Agriculture (A-1), Exclusive Agriculture (EA), and Limited Residential (R-L) zone districts. Health and Safety Code Section 17021.6 states that "no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone." The County has proposed Implementation Program 56 to ensure that agricultural employee housing permitting procedures are in compliance with California law and that the procedures encourage and facilitate agricultural employee housing development.

Single-Room Occupancy Units

The Shasta County General Plan and Zoning Plan does not explicitly address single-room occupancy (SRO) housing. Implementation Program 55 would amend the zoning plan to define Single-Room Occupancy (SRO) units and explicitly allow SRO's as a residential use in certain zones, such as Multiple-Family Residential (R-3) zone district.

Constraints on Persons with Disabilities

Government Code Section 65008 requires localities to analyze potential and actual constrains upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons. As part of the Housing Element process, the County analyzed the Zoning Plan, permitting procedures, development standards, and building codes to identify potential constraints. This analysis represented a comprehensive review of the County's regulatory requirements and their potential impact on reasonable accommodations for persons with disabilities.

The County's analysis included an evaluation of zoning standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with the federal Americans with Disabilities Act. The County determined whether these requirements are constraints to special housing accommodations for persons with disabilities (such as handicapped access within required set-backs or yards), whether the County facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently and whether conditions for approval are reasonable.

LEAVE PAGE BLANK FOR TABLE III-6 INSERT

Zoning and Land Use

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. The County's Zoning Plan allows group homes of six or fewer persons as a use-by-right in all residential zone districts.

Group foster homes serving more than six mentally disordered or disabled persons and licensed by the State or County, are allowed in R-2, R-3, R-L, R-R, and IR residential districts subject to the issuance of a use permit (see Table III-6). No special development standards beyond those normally required of any residential development locating in these areas are applied to such projects that would discourage or otherwise obstruct the development of such projects

Second residential units can often provide an affordable housing option for special needs groups, such as the elderly and persons with disabilities, as well as other low and moderate income households. Currently, the County's primary residential zone districts permit second units by right provided the General Plan density limits for the area are not exceeded.

Included among other secondary residential units are family care units and senior citizen residences. Family care units are permitted with administrative permits, which are routinely issued based on adopted standards without the need for a review by the Planning Commission. These permits are issued in conjunction with a building permit and normally do not require a public hearing but do require public notification to property owners within 300 feet of the proposed site. If a protest against the project is registered, the application may be considered at a public hearing before the Planning Commission. In most cases, a public hearing is not needed. Senior citizen residences are permitted with a Zoning Permit, which is a ministerial process that does not require public notification of the proposed residence on the property.

Residential care facilities for the elderly are permitted in the R-2 and R-3 residential zone districts subject to the approval of a use permit. Senior citizen residences are allowed in R-1, R-M, R-R, R-L, I-R, A-1, EA, TL, HP, and OS districts subject to the issuance of a zoning permit (no public hearing required). The County also currently allows for handicapped access ramps to extend six feet into front and rear yard setback areas and three feet into side yard setback areas without a variance.

The County includes a definition of family as "one or more persons occupying premises and living as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club or similar dwelling for group use." Since Shasta County does not require persons in a family to be related, this definition does not pose a constraint to the provisions of housing for persons with disabilities in those zoning districts which allow for residential uses.

The County permits housing for above mentioned special needs groups, including those individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the County. Also, the Land Use Element of the General Plan does not restrict the siting of housing for these groups**.**

Building Codes

Shasta County has adopted and enforces the current California Building Codes including Chapter 11 which addresses the provisions for access to people with disabilities. These standards include requirements for a minimum percentage of fully accessible units in new multi-family developments. The County also permits existing and new homes to be retrofitted or fitted for features that provide for accessibility and independent living for persons with disabilities. Further, the County works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

Permits and Processing

The County does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The County consistently applies the requirements of this code in all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities. The County has received no complaints from local building contractors or low-income and/or senior citizen housing advocates regarding any impacts on the construction or rehabilitation of housing for persons with physical disabilities created as a result of Shasta County building codes.

As noted earlier, the County's Zoning Plan allows group homes of six or fewer persons as a use-by-right in all residential zone districts. The County does require a Use Permit for Group foster homes serving more than six persons in the R-2, R-3, R-L, R-R, and IR residential districts. Residential care facilities for the elderly are permitted in the R-2 and R-3 residential zone districts subject to the approval of a use permit. Senior citizen residences are allowed in R-1, R-M, R-R, R-L, I-R, A-1, EA, TL, HP, and OS districts subject to the issuance of a zoning permit (no public hearing required). However, the County does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential uses by persons within these special needs groups.

Procedures for Ensuring Reasonable Accommodations

Shasta County's Zoning Plan currently allows for structural appendages to dwellings (e.g. access ramps for disabled persons) to extend six feet into any required front or rear yard setback area, and three feet within any side yard setback area. However, a variance approval by the Planning Commission is required for these structures if they are to be located further within these setback areas.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The State of California has removed any discretion by Shasta County for review of small group homes for persons with disabilities (six or fewer residents). The County does not impose additional zoning, building code, or permitting procedures on housing for persons with disabilities. In order to remove further constraints on housing for disabled persons, such as requiring a Variance for access ramps not meeting the setback requirements of Section 17.84.020 D.5., Shasta County intends to adopt a reasonable accommodation ordinance which will include a

process for disabled persons to make requests for reasonable accommodations (see Implementation Program 57).

Universal Design

Shasta County has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change. As part of the Zoning Plan update, the County shall investigate the feasibility of adopting specific universal design standards for all new construction to encourage accessibility to the greatest extent possible (see Implementation Program 58).

Subdivision Ordinance

The County's Subdivision Ordinance are the County's official requirements governing the division of land into separate parcels for future development. The County's Subdivision Ordinance is patterned after the model version recommended by the State Office of Planning and Research and adheres to the requirements of the State Subdivision Map Act. The requirement for adequate roads, lot size dimensions, provisions for water supply and sewage disposal and drainage improvements are among the key factors addressed in the Subdivision Ordinance. The Ordinance has proven valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing County street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Annual monitoring of the effectiveness of these regulations is achieved through input received from the County's Public Works Department, Building Division, Planning Division, Environmental Health Division, and the Shasta County Fire Department.

2. DEVELOPMENT STANDARDS

Road Standards

The County has adopted an integrated series of development standards for roads built in the unincorporated area. These standards, coupled with the other requirements of the Subdivision Ordinance, work together to address potential traffic created as a result of new residential development. Specific road designs and construction standards have been refined over the past two decades and now work systematically to allow a diversity of residential projects serviced by a varying road system that can safely transport persons throughout project boundaries as well as connect them with specific destination points. These standards have been a key factor in providing County residents with many miles of paved roads that afford convenient and safe access.

The County's typical road standards have been consistently applied to new rural and urban-type subdivisions for the past fifteen years with very little change. To the extent that they may have some impact on the cost and supply of housing can not be accurately determined. It is the general consensus of local County planning and building officials that these standards do not have a negative impact on the supply of housing units in the unincorporated area. This can be partially

verified by a modest increase in the number of residential building permits issued annually. In most small rural-type subdivisions, a paved road is required with a standard fifty-foot right-of-way with an eighteen-foot-wide driving surface. These specific requirements often vary depending on the number of parcels to be served and how proposed roads may connect with the existing road system. Sloped (2:1 ratio) road shoulders are required up to two-feet-wide and fifteen-foot utility easements on either side are normally required. Right-of-way requirements can increase up to 60 feet in width with a paved surface requirement of 20 feet to 32 feet if substantial urban or suburban-type traffic is to be accommodated. Curb and gutter improvements are not required in most rural-type subdivisions but are required if located in UR or SR designated areas. Drainage swales are included as part of the road standard. There is no requirement that landscaping be included as part of rural road standards, but may be required if a project is located in a developed urban or suburban setting.

As part of the project review and approval process, developers are required to form permanent road divisions to ensure that newly-paved roads will be maintained in a systematic and equitable fashion by residents of the project throughout its life. In some cases, these standards have delayed or prevented some residential projects until road design requirements can be satisfied. However, the belief is that the value of these standards in promoting safe and accessible all-weather roads outweighs any minor inconvenience that might be experienced by project proponents.

Fire Safety Standards

Shasta County has long been recognized as a pioneer in adopting comprehensive fire safety standards that ensure rural residential neighborhoods are provided with a reasonable level of fire safety precautions. All residential subdivisions must meet County Fire Safety Standards. Included in these requirements are provisions for an adequate level of on-site fire suppression water as well as fire hydrant systems in the case of piped water subject to density criteria, building setbacks from property lines with minimum standards for vegetation clearance to remove hazardous flammable fuel loads of brush and trees, adequate ingress/egress for all fire fighting and emergency vehicles, and a safe and secure second route of access for residents to ensure a reliable means of egress from the neighborhood if or when a major fire should occur. The secondary route of access is probably the major obstacle for more rural residential projects. However, in light of recent major wildfires in the area, these standards have consistently proven their value in saving lives in remote or otherwise heavily vegetated areas.

Air Quality Standards

Shasta County monitors emissions from mobile and indirect sources as part of a comprehensive air quality program to meet both State and federal air quality standards. Currently the County is considered a non-attainment area for State air quality standards for Ozone (O^3) and Particulate Matter (PM10) and is in danger of becoming classified as a federal non-attainment area with respect to the new 8-hour ozone standard proposed by the United States Environmental Protection Agency (EPA). For ministerial permits such as residential building permits, the Department monitors emissions of the three criteria pollutants annually and does not subject these applications to any evaluations as part of the permit process. Each permit, however, is assessed an $800 air

pollution mitigation fee if primary access is provided by an unpaved road. The funds in this account are used to pave roads in areas that have been selected by the Air Quality Management District (AQMD) as critical sources of air quality impacts as a result of PM10 emissions created by vehicles traveling over unpaved roads. The AQMD works with the Department of Public Works in identifying on a priority basis which roads are selected to benefit from the use of funds collected in this account to construct paved roads.

Sewage Disposal/Water Supply Standards

The Environmental Health Division of the Department of Resource Management is responsible for ensuring that each new subdivision and residential permit application verifies an adequate supply of potable water and a sewage disposal site capable of handling and processing effluent generated from all forms of residential projects. These standards are consistent with uniform State standards adopted by the Regional Water Quality Board and the State Integrated Waste Management Board as specified by the State Health and Safety Code. In a majority of residential permit applications, these standards govern the location and development of individual on-site wells and septic tanks and drain fields. (See also discussion on Community Service Areas and/or Districts (CSAs/CSDs.).

Building Codes and Enforcement

The County, through the Building Division of the Department of Resource Management, has adopted and enforces the latest versions of the California Building, Plumbing, Mechanical, and Electrical Codes. These are standard codes generally adopted and implemented by most California jurisdictions in the review and approval of all types of building applications.

Code enforcement is accomplished with the aid of the County's Code Enforcement Officer who generally responds to complaints by individuals or neighbors complaining of potential building or land use violations. The County enforces all elements of the updated Uniform Building Code. Apart from the normal permit application review through the plan check process, the County, for the most part, relies on an individual complaint basis to respond to allegations that the building code is being violated. One person functions as the County Code Enforcement Officer. Other building inspectors provide field assistance to the Code Enforcement Officer as part of their routine project field reviews.

Generally, building or zone violation complaints are addressed on a first-come first-served basis unless there is evidence that there is an eminent public safety issue that must be addressed immediately. Persons reporting any code violations are required to provide a reasonable description of the violation, an address, and their name, address, and phone number. An inspection of the property in question is made and documentation made to verify the extent of the alleged violation. An appropriate file is made for each violation and becomes a public document in the event the public wishes to review the case background. Contact with the property owner is made to begin discussion on the extent of the violation and a timely remedy for any code violations. If a suitable solution cannot be achieved, the County pursues appropriate legal action to bring any buildings or sites into compliance with the building and zone codes. This practice, while not perfect, seems to be effective in addressing the most serious building and/or zone code

violations. The County building inspectors and land use planners assist in bringing to the attention of the Code Enforcement Officer any noticeable code violations witnessed while conducting their daily field inspections or project reviews. Investigations are conducted and written records are maintained to ensure compliance with existing codes and development standards. Where necessary, the County, through nuisance abatement and unsafe building provisions of California statutes, is empowered to implement the necessary legal process to eliminate illegal buildings and/or to work with persons to have such situations corrected to comply with existing development standards and codes. To date, this process has been relatively effective in dealing with unsafe and/or unhealthy situations that pose a threat to the health and safety of the County's residents.

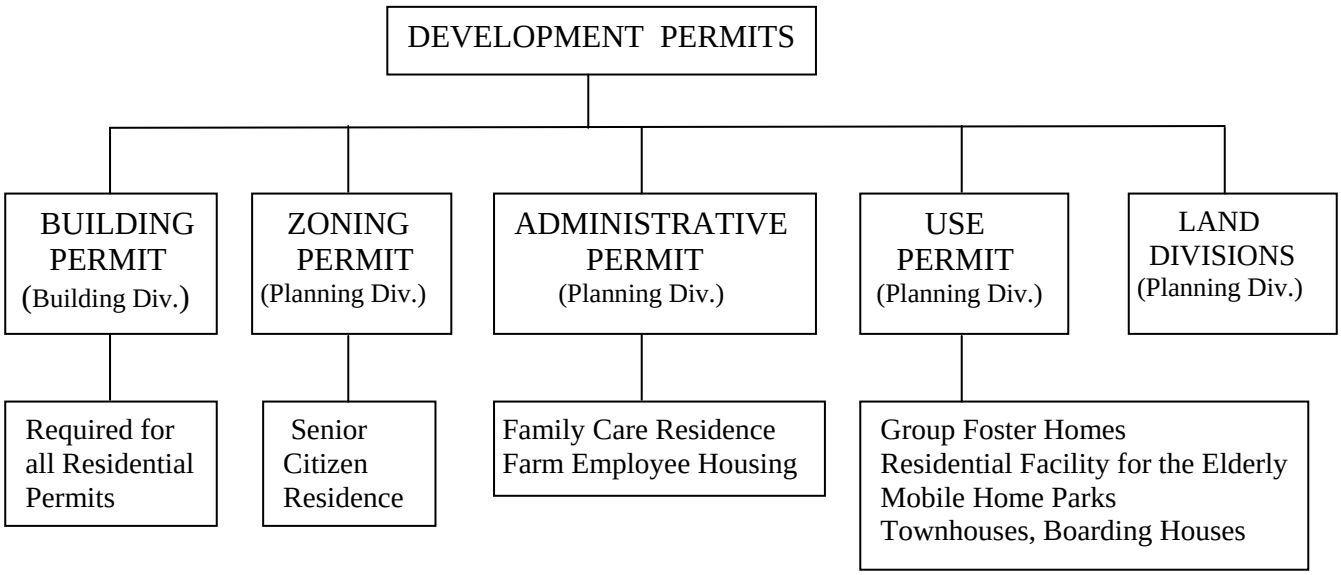
Local Agency Formation Commission (LAFCO)

The Shasta Local Agency Formation Commission (LAFCO) implements the requirements of the Cortese-Knox-Hertzberg Reorganization Act of 2000 addressing proposals for potential changes to jurisdictional boundaries as they apply to cities and independent special districts. This is particularly important when proposals are considered to expand or otherwise modify existing boundaries such as those affecting a sphere of influence of one or more districts or Cities in the County or when incorporations or annexations are considered. Such transactions could have a significant impact on areas available for residential development, particularly those areas with densities able to accommodate more intense development such as apartments, mobile home parks, or condominiums that could furnish sites to accommodate housing for the Extremely Low, Very Low, Low, and Moderate income groups. In accordance with Government Code Section 56668(l) LAFCO does consider the extent to which each proposal will affect a city or cities and the County in achieving their respective fair shares of the regional housing needs. A cooperative tax exchange agreement entered into by the Redding area local jurisdictions during the early 1990s has facilitated a more efficient process whereby such jurisdictional boundary changes can be accomplished without creating severe fiscal imbalances or impacts on housing for these groups regardless of the location within the greater Redding urban area. To enhance these goals, the County and the three incorporated Cities have worked cooperatively to implement similar development standards which benefits residential development in the event unincorporated areas are annexed.

3. LOCAL PROCESSING AND PERMIT PROCEDURES

Shasta County has established a list of traditional permits that apply to residential development projects. These permits are shown on the diagram below and are issued by the Department of Resource Management through its Building and Planning Divisions.

DEPARTMENT OF RESOURCE MANAGEMENT DEVELOPMENT PERMIT STRUCTURE FOR RESIDENTIAL PERMITS



Other permits related to residential development are required by the Environmental Health Division, specifically for review of individual well and septic systems. These are routine permits and are normally issued after an applicant demonstrates compliance with adopted technical and performance standards.

In June 1992 the Building, Planning, and Environmental Health Divisions in addition to the Air Quality Management District were merged into the Department of Resource Management. This new department is housed in modern facilities shared with the Department of Public Works. The Regional Transportation Planning Agency is also located in the same building. This spatial arrangement is particularly convenient for applicants requiring one or more permits from the different County agencies and furthers the goal of the Department for a more expeditious and convenient permit process for applicants.

In 1996, the Department of Resource Management completed construction of a building addition that included the County's first consolidated (one-stop) permit processing center. Applicants need only to submit application requests at one location and the permits of any of the four

divisions (i.e., Air Quality, Environmental Health, Building and Planning) can be processed more efficiently without the need to visit with separate departments housed in scattered locations. Staff is cross-trained to become acquainted with the full range of permit requirements for each division so questions regarding permits and applications can be more readily addressed at a central location.

To further enhance public convenience and speed the processing of permits and applications, the Department of Resource Management installed a new computerized permit processing and tracking system. The Accela Permits Plus system works effectively in considerably reducing processing time. It is estimated that processing time has been reduced between 20-30% as a result of this system. An additional convenience was added in 2000 with the provision of allowing applicants to pay permit fees with a credit card. Estimated processing time for a variety of permits and applications is shown in Table III-7. Internal departmental processing procedures that have been incorporated during the past decade have maximized resources to allow review and approval of routine residential building permits in approximately ten days or less. Also, contractors can apply via fax when suited to their convenience. Some minor building permits can also be issued electronically.

TABLE III-7

ESTIMATED PROCESSING TIME FOR DEVELOPMENT PERMITS

PROJECT	ESTIMATED TIME
Land Division	10-12 weeks
Rezoning	4-6 months
Use Permit	3-6 months
Administrative Permit	6-12 weeks
Zoning Permit	1-4 weeks
Property Line Adjustment	4-8 weeks
General Plan Amendment	6-12 months
Variance	3-6 months
Certificate of Compliance	3-5 weeks
Specific Plan	12-18 months
Land Use Verification	2-4 weeks
Pre-Application	4-12 weeks

Note: All processing times are estimates. Actual processing time will vary with the complexity of the individual project, environmental reviews and public input and response.

Source: Planning Division.

In the early part of the 1990s, the Board of Supervisors eliminated one level of permit review when the Board of Administrative Review was abolished. All discretionary permits are now considered by the Planning Commission. Additionally, the County moved to convert a number of routine land use permits including mobile home applications from a discretionary permit status to a ministerial category.

All development applications subject to review by the Planning Commission or the Board of Supervisors are considered weekly at staff meetings with representatives from the four divisions, Public Works, and the County Fire Department. These project review meetings assist in minimizing processing delays and facilitate an excellent source of communication between the applicant and the County regarding project questions. In some cases, development conditions mirror those used by the adjacent Cities thus contributing to greater uniformity in Countywide processing of applications. The Planning Commission meets once each month and considers all land divisions, use permits, variances, zone changes, and General Plan amendments.

For the past twenty five years, the County has cooperated with other governmental agencies in refining a set of standard development conditions which have been instrumental in streamlining the local permit review process. These standards have found general acceptance by the local building community in gaining advanced knowledge of development requirements that may be associated with their project.

The County permit review process adheres to the requirements of Government Code Section 65920. Electronic permit tracking procedures have been instituted to ensure that all applications are determined complete or incomplete within the mandated thirty-day time period. Monthly printouts of all permits and applications in the system are reviewed to comply with the time limits for approval as established under Government Code Section 65950. The normal ministerial review process for a standard single-family building permit takes approximately ten working days. This assumes that all the necessary information required for such a permit has been submitted by the applicant. Typically, a permit counter person accepts a completed submittal package with all the required copies. The application is then entered into the County permit tracking system for monitoring until the application is approved and a final building permit is issued. Standard residential permits are reviewed within several days of acceptance by the local fire department for compliance with County fire safety standards. Compliance with County Zone Plan requirements are verified by the permit counter personnel and plan checking occurs shortly after a file is made for a project and then given to the plan checker. A building inspector is assigned to review the various stages of the proposed project through its completion. Routine inspections are made of the project while under construction and amendments to the original plans can be made with the assistance of the permit counter personnel or with designated persons within the Building Division.

This same ministerial review process is followed for a multiple-family project. In some cases, depending on the size and complexity of the project and the number of units in separate building elements or stages, the review and approval process may take an additional three or four working days. In most cases, the time within which such permits can be processed is often dictated by the speed with which an applicant responds to requirements for plan or project changes in order to satisfy County building standards.

The County annually evaluates its permit and development application forms to ensure they are concise, accurate, and user-friendly in terms of fully explaining the submittals requirements for land development projects. Routine permit applications are available electronically through the Department's web site.

The County Zoning Plan, Subdivision Ordinance, and General Plan are available on-line through the Department's web site for the convenience of potential or current applicants to review development requirements that may apply to their specific project.

The County has adopted uniform procedures for complying with the requirements of the California Environmental Quality Act (CEQA) for assessing the potential environmental impacts of those development applications determined to be "a project" as defined by Public Resources Code 21000-21177. The Department has developed a comprehensive Environmental Initial Study format for project application evaluations. These forms are available to the public upon request.

4. DEVELOPMENT PROCESSING FEES

Shasta County collects application fees for various land use projects including a variety of residential projects (see Table III-8). All application fees are consistent with the intent and policies of the Government Code Sections 66000-66008 and Sections 66016-66018 as well as the Permit Streamlining Act (Government Code Section 65920). All fees levied are based on a defensible nexus between the cost of potential impacts of the project's costs on local government services and reasonable fees charged by the County to process an application and implement reasonable options to mitigate those costs. Fees are adjusted periodically as inflationary and departmental processing costs dictate. Surveys of surrounding jurisdictions of a similar population base have been conducted to determine a level of uniformity and reasonableness. Shasta County's development fees are generally consistent with those charged by other rural counties in the northern California region and have not been found to be excessive.

TABLE III-8
PLANNING AND DEVELOPMENT FEES[1]

PROJECT TYPE	FEE AMOUNT	DEPARTMENT
Use Permit – Major	$2,891[2,3] $405 $93/($212)[4] $125	Planning County Fire Environmental Health General Plan Maintenance Fee
Use Permit – Minor	$2,891[2] $245 $93/($212)[4] $125	Planning County Fire Environmental Health General Plan Maintenance Fee
Administrative Permit – family care Administrative Permit – all others	$497 + $125 $985 + $125	Planning & GP Maint. Fee Planning & GP Maint. Fee
Zoning Permit	$187 $125	Planning General Plan Maintenance Fee
Variance	$979 $85 $27 $125	Planning County Fire Environmental Health General Plan Maintenance Fee

Rezone – Major	$6,183[2,3] $405 $93/($212)[4] $190 $125	Planning County Fire Environmental Health Board of Supervisors General Plan Maintenance Fee
Rezone – Minor	$6,183[2] $85 $93 $65 $125	Planning County Fire Environmental Health Board of Supervisors General Plan Maintenance Fee
General Plan Amendment	$5,776[2] $85 $190 $125	Planning County Fire Board of Supervisors General Plan Maintenance Fee
Specific Plan	$4,437[2,3] $405 $186 $190 $125	Planning County Fire Environmental Health Board of Supervisors General Plan Maintenance Fee
Development Agreements	$979[3]	Planning
Land Divisions – 4 or fewer parcels	$6,142[2] $245 $100/($265 + $32 per lot)[4] $150 + $40 per lot[5] $125	Planning County Fire Environmental Health Public Works General Plan Maintenance Fee
Land Divisions – 5 or more parcels	$11,133[2] + $100 per lot $405 $100/($265 + $32 per lot)[4] $150 + $40 per lot[5] $125	Planning County Fire Environmental Health Public Works General Plan Maintenance Fee
Property Line Adjustment	$1,495 $93** $125	Planning Environmental Health General Plan Maintenance Fee
Certificate of Compliance	$1,221 $85 $93** $125	Planning County Fire Environmental Health General Plan Maintenance Fee

Notes:
1) Fees in effect as of 7/1/09
2) Includes cost of Initial Environmental Study and CEQA Determination. If an EIR is required, cost is based on a third-party contract for consultant services plus $63/hour rate for document preparation and processing.
3) An additional $63/hourly rate is charged for major projects when processing

costs exceed these fees.
4) Public Water/(Well or Septic)
5) See following Public Works fee schedule for additional costs.
* Fee charges only in County Fire responsibility area.
** $133 additional fee if sewage disposal testing is required

The Department of Public Works (DPW) implements a fee schedule for development projects consistent with the requirements of applicable government codes and based on the project's pro rata share of public service impacts such as roads, bridges, drainage improvements, and any special sewer or water districts needed to accommodate a project. Routine processing fees are charged for subdivision maps, floodplain clearance letters, and driveway encroachment requests. The DPW collects a nominal encroachment fee whenever private driveways are constructed to connect with a County road. A dust mitigation fee is also collected by DPW to contribute to a fund that is used to pave dirt roads within the unincorporated portions of the Redding Metropolitan area. Collection of these fees is coordinated within a standardized processing system that expedites approval and permit issuance. A schedule of development permit fees is attached to Appendix C. Significant among the DPW fees are those levied for creation of zones of benefit, County Service Areas, Private Road Divisions, and similar improvement district requests for provision of services such as sewer, water, lighting, and storm drainage. Capital improvement fees charged are consistent with the provisions of Government Code Sections 66000-66025.

Impact fees

Impact and other fees are assessed with building permit applications to offset the impact of new construction on various services and infrastructure needs that Shasta County and other agencies provide. As shown by Table III-9, the estimated development fees collected by the County and special districts operating in the County are between $12,700 to $28,600 for a 1,000 sq. ft. home, and $12,600 to $25,300 for a 900 sq. ft. apartment, both on community water and sewer systems. Fees for the development of apartment buildings ranges from almost the same in some areas of the County, such as Fall River Mills, to approximately 13% less in Cottonwood.

Depending upon the location, type, size, and design of the home, development fees could represent between 5 and 19 percent of the total sales price of a new home (assuming a sales price of between $150,000 and $250,000) provided with community water and sewer services. However, in those areas of Shasta County where these services are not provided by the County or other services districts, fees for the development of a single-family residence are reduced from $5,700 up to $12,000, or by 40-45%. Total fees for residential development in these areas are substantially lower and represents between 3 and 11 percent of the total sales price of a new home

As noted in Table III-9, a portion of total fees are payable to entities other than the County (i.e., fire districts, school districts, and community services districts). The County has no authority to change or waive fees assessed by non-County entities. County-levied fees for residential dwellings are based on costs to process applications (building permit and septic system fees) and costs to construct improvements. As noted in the previous section, developments may also have additional processing fees depending upon the type and size of the project (e.g., a large

subdivision project may require preparation of an Environmental Impact Report pursuant to the California Environmental Quality Act, which would be funded by the applicant).

Periodically, all development fees are reviewed and recommended for adjustment to the Board of Supervisors. Fees are adjusted, as needed, based on the cost of providing staff services and related processing costs associated with the formation of a district and assessments for initial construction costs and annual maintenance. When fees are considered for modification, public hearing and noticing requirements are followed in accordance with the requirements of Government Code Section 66016-66018.5.

TABLE III-9		
RESIDENTIAL DWELLING IMPACT AND OTHER FEES[1]		
Fee Category	**Single-Family Unit**	**Multi-Family Unit[2]**
Building Permit		
- Building Fee	.73/sq. ft.	.95/sq. ft.
- Plan Check	.47/sq. ft	.61/sq. ft.
- Grading	$48	$48
- Encroachment Permit	$80	$80
- General Plan Maint. Fee	$125	$125
- Other[3]	$379	$294
General Government	$831	$796
Public Protection	$1,173	$1,124
Public Health	$534	$511
Library	$95	$90
Sheriff	$562	$539
Animal Control	$156	$150
Fire Protection[4]		
- County Fire	$1,040	$996
- Other Fire Districts	$1,252- $1,500	$1,252- $1,500
Traffic[5]		
- SCR area	$748	$461
- County-wide[6]	$800	$563
- 24 South County TIF	$2,872[7]	$2021[7]
- 37 South County TIF	$5,362[7]	$3774[7]
- Deschutes Interchange	$1,453	$1023
Schools[8]	$2.75 - $2.97sq. ft.	$2.75 - $2.97sq. ft.
Sewer Hook-up		
- CSA	$6,000	$4,800
- Burney	$6,131	$6,131
- Fall River Mills	$3,000	$3,000

Water Hook-up - CSA - Burney - Fall River Mills - Cottonwood	$1,500 $3,488 $3,450 $6,900	$1,500 $3,488 $3,450 $6,900
Water Well, Permit to Drill	$265	n/a
Septic System	$581	n/a

Notes:
1. Fees in effect as of 7/1/09
2. Fees shown are per unit cost.
3. Includes Planning Review($47), Fire Department Review($45), Building Division Fire Fee ($5), Addressing Fee ($105). Estimates for SMIP, EPM (Electrical, Plumbing, Mechanical), and SB1473 fees are based on 2,000 sq. ft. dwelling (for single-family unit) and 900 sq. ft. apt (for multi-family unit).
4. Burney Fire District does not charge impact fees, but does have a $100 application review fee.
5. Traffic Impact Fees vary based on location.
6. This traffic fee is not applied to outer areas of Shasta County.
7. These traffic fees include County-wide fee.
8. No school fees charged in Fall River Joint Unified School District.

As noted previously, only a portion of the impact fees associated with residential development are established by the County. The combination of the County's fees and those of other agencies and service providers collectively pose a constraint to the development of affordable housing because developers can not as easily pass the cost on to the buyer or future homeowner. Implementation Program 44 is designed to be used to offset development fees for affordable housing construction.

B. NONGOVERNMENTAL CONSTRAINTS

Governmental Code Section 65583(a)(5) requires a Housing Element to contain an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. The cost parameters of these elements fluctuate significantly in response to a wide variety of local, State, natural, and global economic and social events. The influence that Shasta County government has on these factors is negligible. As regional and State economic conditions change, the demand and supply of affordable housing is impacted. Historically, the cost of housing in general in Shasta County, relative to California Bay area counties, has been considered low to moderate.

1. Price of Land

The price of residential building sites is influenced by fundamental factors such as location, topographical or geographical constraints, environmental amenities such as existing streams or lakes, tree cover, and the availability of services (i.e., road systems, public utilities, schools, shopping outlets, etc.). In the unincorporated areas, land prices are usually represented by cost per acre as there are relatively few parcels in the developed parcel inventory priced in the traditional urban small-lot manner (i.e., lots generally smaller than one-half acre). Generally,

rural property is subdivided in two or more parcels ranging in size from one to two acres to ten acres or larger, although many parcels in excess of twenty acres are often favored for small ranch, farm, and estate development purposes. According to recent real estate data, the cost of purchasing a one- to three-acre residential building site in the unincorporated area for a detached single-family unit is typically between $50,000 to $70,000 per parcel. For those properties located in urban areas which are 1 acre or less in size, the cost is between $35,000 to $67,000 per lot (*Source: Shasta Association of Realtors – Multiple Listing SVC, January, 2010*). Based on County Assessor's records, the cost of vacant property zoned for multiple-family units in the unincorporated area (which sold within the last four years) is roughly estimated at between $104,000 to $173,000 per acre. Land costs in Shasta County are consistent with other counties in the region with similar characteristics.

2. Cost of Construction

Construction costs vary depending upon the type, size, and amenities of the development, the price of materials and labor, financing cost, development standards, and general market conditions. Multi-family residences such as apartments can generally be constructed for slightly less per square foot than single-family homes due to cost-efficient building methods. Wage rates for the Shasta County area historically have remained below the general index for the northern Sacramento Valley. The County has no influence over materials and labor costs, and the building codes and development standards in Shasta County are not substantially different than most other counties in northern California.

3. Availability of Financing

For projects that meet lender's credit approval requirements, residential construction loan rates are currently at their lowest level within the past decade. However, since interest rates reflect deliberate monetary policy selected by the Federal Reserve Board, it is not possible to forecast what will happen to interest rates during the upcoming Housing Element planning period. If interest rates rise, not only will it make new construction more costly, but it will also raise the sales price reduce the affordability of housing. Since interest rates are currently at relatively low levels, it is easier for households to finance purchases of housing. However, due to the recent collapse of the "sub-prime" mortgage market, loan qualifications standards are considerably stricter and the availability of financing is considerably reduced.

4. Infrastructure Constraints

Perhaps the most significant limitation to providing a greater incentive for the development of an expanded supply of affordable housing is the limitation of public sewer and water services in the unincorporated area. Some areas of the unincorporated county have community water systems, and some have community sewer, but few have both. The lack of these combined systems inhibits multiple-family housing projects with densities high enough to warrant government-assisted funding for families in the lower income brackets.

In Shasta County, areas in which both water and sewer services are provided by either the County or non-County services districts exist only in the town centers of Cottonwood, Burney, Fall River Mills, and Palo Cedro. Currently, service capacity in these areas is limited to planned densities of development under Shasta County's current General Plan within existing service district areas.

In reviewing water and sewer availability to those sites identified as having reasonable potential to be rezoned to accommodate high-density development within the current 2009-2014 Housing Element period, only those services districts located within the town centers of Cottonwood, Burney, and Fall River Mills were analyzed due to their more favorable proximity to services, transportation, and potential jobs. As noted in Program 8 only those sites within Cottonwood, Burney, and Fall River Mills currently located either on or adjacent to existing water and sewer service lines were selected for potential rezoning to accommodate additional high-density residential development

Cottonwood

Sewer: County Service Area (CSA) #17 currently provides sewage treatment services to the Cottonwood area. CSA #17 estimates they currently provide 2,150 Household Equivalents (HEs) with the current excess capacity to serve 120 additional HEs. CSA #17 states that the existing excess capacity is currently held in reserve by owners of vacant or underutilized parcels largely determined by the current zoning of the property. Within CSA #17, any increase in the density of residential units to accommodate additional sites for low income housing listed in Program 8 would require the developer pay for any needed improvements to their existing treatment facility and infrastructure. It should be noted that on November 30, 2010, CSA #17 received grant funding to develop a Capital Improvements Plan for their sewage treatment system. This plan will evaluate the build out of their existing system to a 1 million gallon/day average dry weather flow which is approximately double their existing capacity.

Water: Representatives of the Cottonwood Water District state they presently do not have any planned improvements or upgrades to their existing water system. The District estimates they currently have 1,170 customers and their current service capacity is 1,270 customers. The District states that they can accommodate the additional residential development for low income housing on those sites listed in Program 8 beyond their existing excess capacity (100 customers) provided the developer pay or share the cost for additional improvements (such as a. new well and water storage tanks) because their existing connection fees collected for new developments would not cover the entire cost of making these improvements.

Burney

Water and Sewer services are provided by the Burney Water District to the Burney area. The Burney Water District states they presently do not have any planned improvements or upgrades to their existing water and sewer systems. Although the District currently has capacity to serve approximately 700 additional customers, they state developers may be required to pay for additional improvements to upgrade either their water and sewage service systems depending upon the scale of the proposed residential development.

Fall River Mills

Water and Sewer services are provided by the Fall River Mills Community Services District (CSD) to the Fall River Mills Community. The District also provides water services only to the community of McArthur. The Fall River Mills CSD states that their sewer treatment system currently provides service to 260 customers and that they are operating at 41% of their potential capacity, which means they have the capacity to serve approximately 371 additional customers. For water, the Fall River Mills CSD states they currently provide service to 403 customers and that they are operating at 55% of their potential capacity, which means they have the capacity to serve approximately 329 additional customers. Although the District currently has capacity to provide both water and sewer services to approximately 329 additional customers, they state developers may be required to pay for additional improvements to upgrade either their water and sewage service systems depending upon the scale of the proposed residential development.

Other County Service Areas

Water Supply:

Maps H-1 and H-2 indicate the location of the ten County Service Areas (CSAs) administered by the Department of Public Works. Eight of these CSAs provide water service to the various unincorporated areas (see Table III-10). Combined, these CSAs serve approximately 1,162 Household Equivalents (HEs) with the combined current excess capacity to serve 444 additional HEs. They operate as enterprise funds with water usage charges and related fees used as the basis for financing service delivery and system operation and maintenance.

Wastewater Treatment:

Other than CSA#17 discussed earlier, there are two CSAs which also provide sanitary sewer service to commercial development and residential communities in the unincorporated area (see Table III-10). These two CSAs, located in Palo Cedro and Alpine Meadows, currently serve 429 Household Equivalents (HEs) with the combined current excess capacity to serve 174 additional HEs. Customers pay monthly service and standby charges to finance system operation and maintenance. In addition, property owners may be subject to an assessment to meet the debt service requirements incurred when the system was constructed. Based on these estimated service capacities provided by these districts, they have the ability to accommodate their respective planned population increases through the period of this element.

Other Non – County Water Districts

Water Supply:

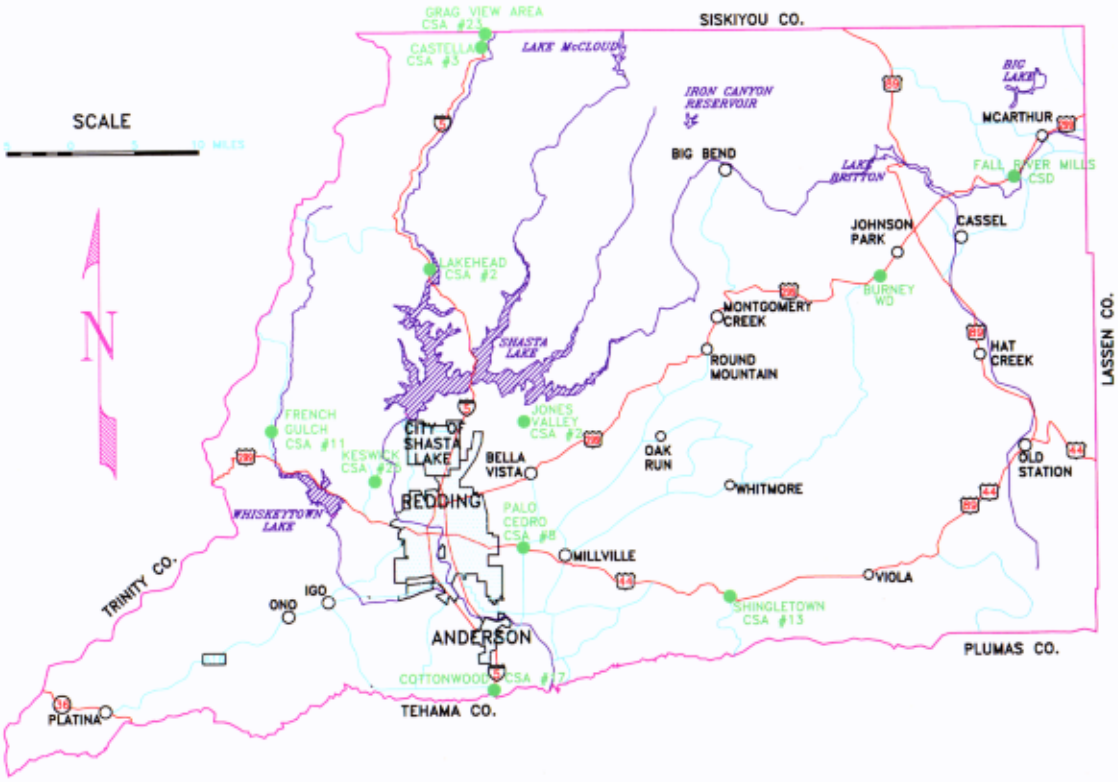
Eight non-County operated Water Districts (WDs) or Community Service Districts (CSDs) serve rural residents in the greater Redding Basin area (aka South Central Region or SCR) and several communities located in the northeast portion of Shasta County. These districts are listed on Table III-10. Not counting the Cottonwood Water District, Burney Water District, and the Fall River Mills Community Services District discussed earlier, the five

other CSAs currently serve approximately 10,828 customers and have an estimated combined current capacity to serve 8,296 additional customers.

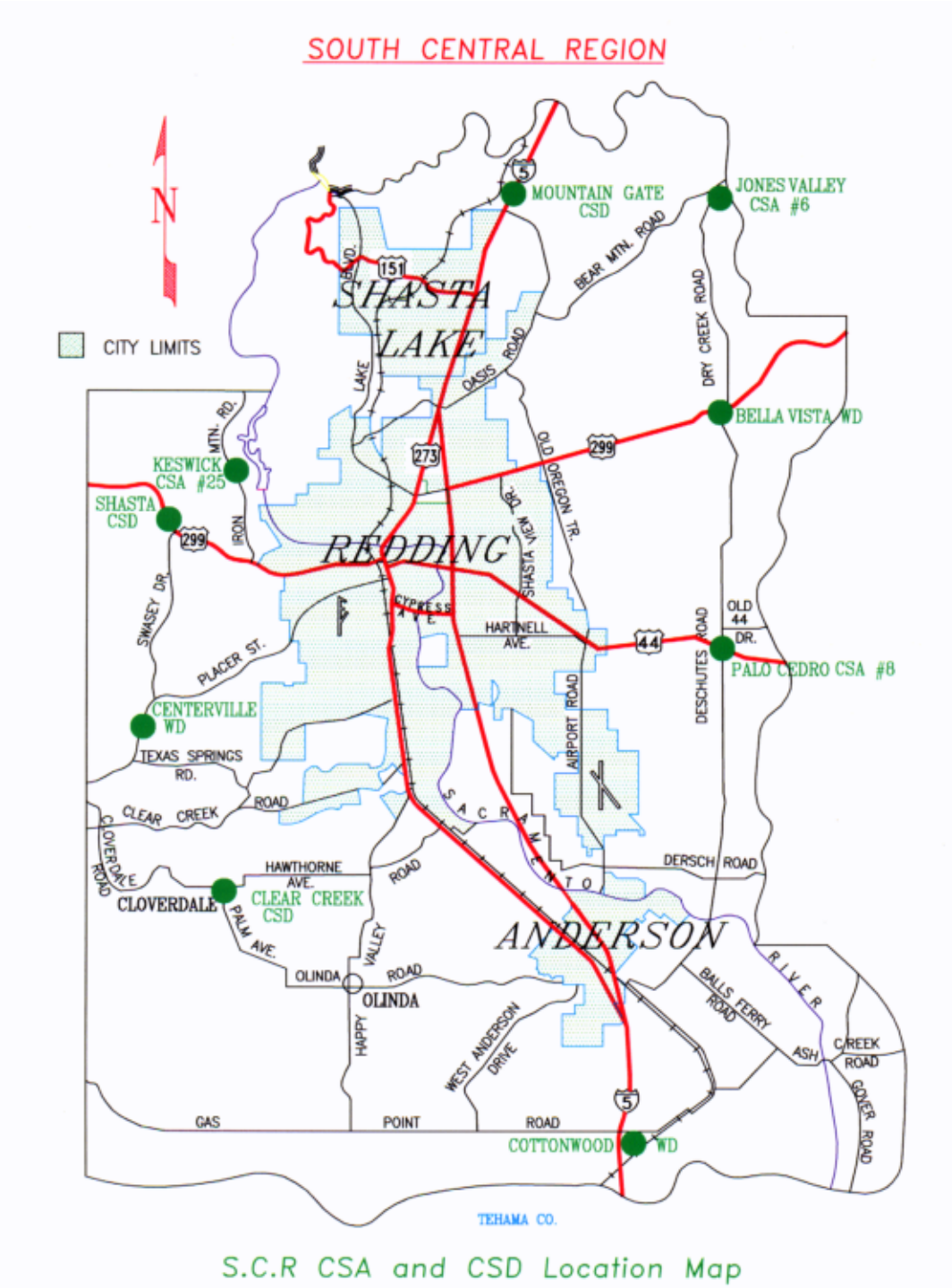
Summary

Based on the information provided by the Department of Public Works and the non-County service districts, existing water and sewer service capacity within Cottonwood, Burney, Fall River Mills exists or can be increased to accommodate the additional residential development for low income housing allocated to the County provided the developer is willing to pay some or all of the cost of necessary improvements or upgrades to their systems. In addition, the Department of Public Works states that they will continue to seek State or Federal grants for upgrading their sewer and water systems to increase the service capacity.

TABLE III-10	
SEWER AND WATER SERVICE PROVIDERS WITHIN SHASTA COUNTY – UNINCORPORATED AREA	
SEWER DISTRICTS	**PLANNING AREA**
County Sewer Districts	
CSA #8 Palo Cedro	South Central Urban Region
CSA #13 Alpine Meadows	Eastern Forest
CSA #17 Cottonwood	South Central Urban Region
Non-County Sewer Districts	
Burney Water District	North East Shasta
Fall River Mills	North East Shasta
WATER DISTRICTS	
County Water Districts	
CSA#2 Lakehead	Sacramento Canyon
CSA#3 Castella	Sacramento Canyon
CSA#6 Jones Valley	Eastern Upland
CSA#8 Palo Cedro	South Central Urban Region
CSA#11 French Gulch	French Gulch
CSA#13 Shingletown	Eastern Forest
CSA#23 Castle (Crag View)	Sacramento Canyon
CSA#25 Keswick	South Central Urban Region
Non-County Water Districts	
Bella Vista WD	South Central Urban Region
Burney WD	North East Shasta
Cottonwood WD	South Central Urban Region
Clear Creek WD	South Central Urban Region
Centerville WD	South Central Urban Region
Fall River Mills CSD	North East Shasta
Igo Ono CSD	Western Upland
Mountain Gate CSD	South Central Urban Region
Shasta CSD	South Central Urban Region
Source: Planning Division	



Shasta County CSA and CSD Location map



S.C.R CSA and CSD Location Map

5. Fair Housing

Government Code Section 65583(c)(5) requires a housing element to "include a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and State financing and subsidy programs when available and the utilization of moneys in a Low and moderate income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code)."

In order to make the adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following as stated in the following section of the Health and Safety Code:

"Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability."

Shasta County complies with all State and federal laws pertaining to the guarantee that persons shall be given equal opportunity to seek and find appropriate housing and to take advantage of available housing programs. Most application forms for various development permits within the Department of Resource Management or the Public Works Department contain language that acknowledges its commitment to implement non-discriminatory practices to ensure that all persons are treated fairly and in an unbiased fashion to promote equal opportunity and fair housing practices.

The County Department of Housing distributes literature to various County departments and displays pamphlets and related information in its office describing the County's policies regarding compliance with State and federal fair housing laws. All housing assistance programs administered by the County Department of Housing clearly state its intent to fully comply with actions necessary to promote fair housing opportunity. All County agencies involved with administering housing assistance programs and/or issuing residential development permits comply with the Americans with Disabilities Act. Shasta County participates with local landlord/tenant organizations as well as local lending institutions and housing assistance providers to create an awareness of the need to regularly monitor compliance with all fair housing laws. Additionally, the County, through programs sponsored by the County Department of Housing, works annually to improve the local network that facilitates action on claims of discriminatory practices in the sale or rental of housing units, financing, advertising, appraisal, or provision of real estate brokerage services. In those cases where alleged claims of housing discrimination complaints arise in the unincorporated area, they are referred to the County's District Attorney's Office or the State Department of Fair Employment and Housing for investigation.

Shasta County regularly reviews its housing and development permit programs to ensure that it is in full compliance with all State and federal laws that prohibit discrimination against persons seeking housing assistance of all types or residential development permits on the basis of race, color, sex, religion, ancestry, marital status, age, sexual orientation, familial status, mental or physical disability, or source of income.