

4.0 IMPLEMENTATION

4.1 Implementing the Plan

Implementation of the Shasta County General Plan requires a major commitment of public and private resources. The most significant part of the implementation program will be maintenance of the Zoning Plan. A comprehensive and thorough overhaul of the County's Zoning Plan was adopted by the Board of Supervisors in 1986, approximately two years following the 1984 adoption of this General Plan. A subsequent revision was completed in 1995 with subsequent amendments completed in 2002 and thereafter. A program for continued updating and refinement of the zoning ordinance should be a high priority of the County's General Plan implementation effort.

A zoning revision and maintenance program of the magnitude described above inevitably and understandably raises concerns among property owners regarding its impact on property values. The particular zoning of a parcel of land does help establish its value in the marketplace, although other factors also come into play. As a result of the rezonings prescribed, some properties in Shasta County may decline in market value, others may increase, and others may remain unaffected. In evaluating this situation, it is important to keep in mind certain legal principles governing the law of land use regulation.

It is a well-established principle of law that property owners have no legally protected or "vested" right to the maintenance of the existing zoning of property. It is also well-established that a diminution of property values as the result of a proper rezoning is not legally compensable by the cognizant governmental agency. Likewise, government cannot expect payment for enhancement of property values occasioned by rezonings. These principles are founded on the importance of a local government's ability to exercise its police power to advance the legitimate interests of the whole community. These principles are also founded on the fact that whatever value is lost or gained by a rezoning was initially gained or lost through a prior exercise of the police power.

Plan Maps and Their Implementation

In addition to text, the General Plan contains maps, of which there are two types -- land use and illustrative. Land use maps show the geographic application of General Plan policies, while illustrative maps are merely visual aids for the reader. Only land use maps shall be consulted to determine how Plan policies apply to geographic areas within the County.

To be of any value, land use maps must be at a scale which facilitates their use and understanding. For this reason, Shasta County has been divided into ten planning areas, as shown in Figure PRE-3.

A limited number of land use maps using much smaller scales are contained within the Plan text. The official land use status of these maps is indicated when referenced by a policy. All other maps in the text are illustrative only and shall not be used for policy interpretation purposes.

The purpose of official General Plan land use maps is to show the geographic application of Plan policies. Use of official General Plan land use maps in this manner must respect the limitations of these maps with regard to their precision and level of detail. Past practice in Shasta County was to directly translate General Plan land use map designations into land use regulations applicable to a specific parcel of property. Before a General Plan map is given direct regulatory effect, it must first be translated into a map, usually a Zoning Plan map, with precise, legally definable boundaries. The following guidelines are provided for this purpose.

The principal rule to be followed is one of common sense. Taking a comprehensive view of all relevant Plan policies, the result must further the intent of these policies in a practical, workable, and sound manner. Unusual, awkward, and strained solutions are not intended by the General Plan and should be avoided.

The starting point in translating a General Plan map into a legally definable boundary is the Plan itself. All pertinent policies, standards, and criteria should be thoroughly reviewed and understood. At times it may be necessary to review background information used to prepare General Plan maps. This may provide useful insights into the policy rationale for the General Plan boundary. Once reviewed, the information should be applied to the General Plan map to determine how this map expresses the relevant policies. Inspection of the General Plan map should determine when General Plan designations appear to follow physical boundaries, either natural or man-made, and non-physical, man-made boundaries, e.g., section lines, City limits.

Account should also be taken of existing physical conditions in the geographic area in question. Physical and non-physical boundaries noted on General Plan maps should be related to these boundaries as they actually exist. Field surveys may be necessary for this purpose. Once a definable and legally describable boundary has been preliminarily established, it should be compared with any other non-physical boundaries in the vicinity, such as property ownership lines, political entity boundaries, section lines, etc. Applying the common sense rule, impractical or unusual preliminary boundaries should be revised provided this is consistent with Plan policies.

Use of the General Plan by Officials and Citizens

The General Plan is designed to be used by County officials on a daily basis in making decisions with land use implications. Failure to use the General Plan will quickly cause it to become out of date and irrelevant.

County residents and property owners are expected to be major users of the General Plan. The General Plan must be used comprehensively and General Plan objectives and policies must be viewed in the context provided by all other relevant objectives and policies. To assist the reader in taking this comprehensive approach, the General Plan elements are cross-referenced and each element group contains an introduction explaining the relationship of its elements to those of the other groups.

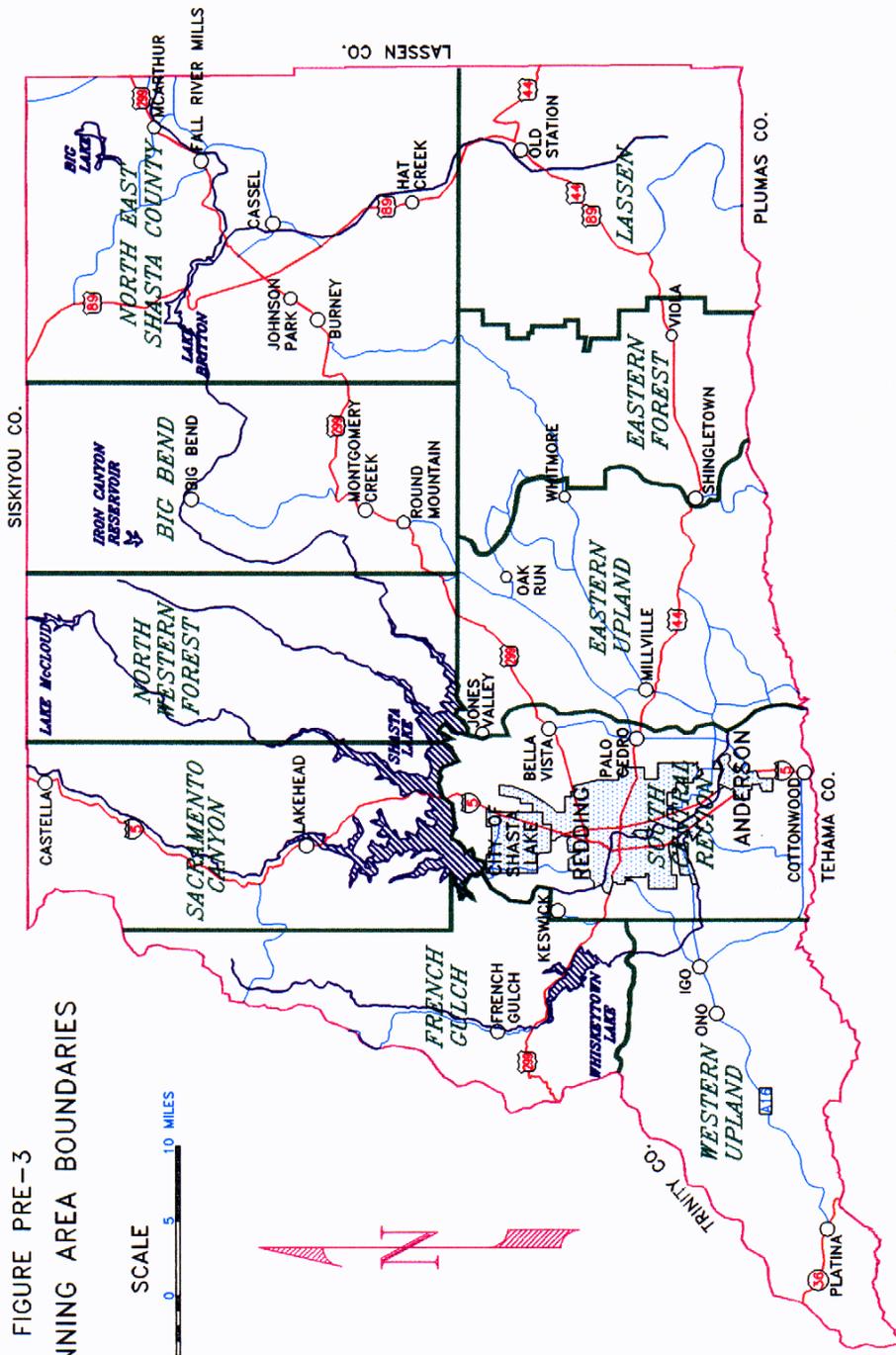
A major function of the General Plan is to inform property owners of the policies applicable to their lands and the long-term implications of these policies. To this end, public access to and understanding of the General Plan is encouraged and the Planning Division will be available to the public to answer questions concerning the General Plan.

4.2 Implementation Objectives

The Shasta County General Plan is designed to be used by other government agencies to provide a framework for interjurisdictional coordination of land use planning efforts. The function of these objectives is to provide guidelines for the implementation of the General Plan and the operation of the planning process.

- I-1 Recognition of planning as a comprehensive process that is derived from public policies clearly stated in the General Plan and includes the application of these policies to lands within the County through zoning, subdivision, and other regulations.
- I-2 To develop a General Plan which is both internally consistent among all its elements and which provides the policy basis for the zoning, subdivision, and other implementing ordinances.
- I-3 To develop public trust and confidence that the objectives, policies, and standards shall be faithfully adhered to and equitably applied to all land use matters.
- I-4 To provide public assurance that the General Plan shall be applied in a manner that responds to local conditions and local concerns through the interpretation of its policies, but only within well-defined and understood limits intended to preserve the overall integrity of the plan.

FIGURE PRE-3
PLANNING AREA BOUNDARIES



General Plan Revision Program: SHASTA COUNTY, CALIFORNIA

- I-5 Development of a planning process that resists short-term pressures exerted by narrow interests to modify the General Plan, but is capable of thoughtfully responding to significantly changed conditions or shifts in community values.
- I-6 Administration of the planning process which is characterized by:
- The efficient and expeditious handling of planning matters through the coordination of the various agencies of the County and other government agencies.
 - Timely and decisive action on all planning matters.
- I-7 To promote a planning process which is accessible to all citizens, demonstrates a commitment to sustainable development, and strives to promote an equitable distribution of resources.
- I-8 To fashion a planning process which recognizes the continuing need for citizen review of the objectives, policies, and standards contained in the General Plan.
- I-9 To convert the General Plan land use boundaries to precise zoning boundaries through the use of natural and man-made physical boundaries such as creeks, ridges, roads, etc., and non-physical boundaries such as property lines, section lines, etc.

In an effort to better promote and realize these objectives, the County will prepare and maintain a matrix which identifies the General Plan's objectives and policies and how they are generally to be accomplished. The matrix should summarize such key information as the agency responsible for implementation, approximate time frames, general budget, financial, and other important considerations. The implementation matrix is meant to be an administrative and informational tool which helps to guide implementation of the Plan's adopted objectives and policies. Once this tool is established, it should be reviewed and updated annually as part of the County's annual report on the General Plan pursuant to Government Code Section 65400(b).

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