

ORDINANCE NO. 378-

**AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SHASTA
AMENDING ORDINANCE NUMBER 378, THE ZONING ORDINANCE OF THE
COUNTY OF SHASTA
A PORTION OF THE ZONING PLAN
(ZONE AMENDMENT NO13-004,STEPHENS)**

The Board of Supervisors of the County of Shasta ordains as follows:

SECTION 1. The following described real property is hereby rezoned from the to the Planned Development (PD) zone district, to a new Planned Development (PD) zone district associated with Tract Map 2003.

Area - generally located in the Cottonwood area on approximately 122 acres located adjacent to and west of Rhonda Road, approximately one-mile north of the intersection of Castlewood Drive and Rhonda Road (portion NW1/4 of Section 35 T.30N., R.4W. MDBM). Assessor's Parcel Number(s) 086-080-024, 086-080-025, 086-080-010, 086-080-026, & 086-080-027.

SECTION 2. The following regulations and standards shall apply to the Planned Development (PD) district:

A. Intent:

1. The regulations and standards of the Planned Development (PD) district are intended to facilitate the development of Tract Map 2003, with consideration of the environmental sensitivity of the site, existing terrain, soil conditions and the fire severity of the project area.

B. Uses permitted:

1. Lots 1 through 98, Parcel B, Parcel C, and Parcel D; All those uses permitted by right in the One-Family Residential (R-1) zone district (County Code Section 17.30.020).
2. Parcel A; All those uses permitted by right in the Open Space (OS) zone district (Ordinance Section 17.16.020), except that low-intensity recreational uses which require only minor improvements, such as a non-motorized fishing and/or hunting club that does not provide food service and/or lodging facilities shall only be allowed if a Use Permit is issued (see section E (2) below).

- C. Uses permitted if a Zoning Permit is issued:
 - 1. Lots 1 through 98, Parcel B, Parcel C, and Parcel D; All those uses permitted with a zoning permit in the One-Family Residential (R-1) zone district (County Code Section 17.30.030).
- D. Uses permitted if an Administrative Permit is issued:
 - 1. Lots 1 through 98, Parcel B, Parcel C, and Parcel D; All those uses permitted with an administrative permit in the One-Family Residential (R-1) zone district (County Code Section 17.30.040).
- E. Uses permitted if a Use Permit is issued:
 - 1. Lots 1 through 98, Parcel B, Parcel C, and Parcel D; All those uses permitted with an use permit in the One-Family Residential (R-1) zone district (County Code Section 17.30.050).
 - 2. Parcel A; Low-intensity recreational uses which require only minor improvements.
- F. Development Standards:
 - 1. Lots 1 through 98 shall meet the development standards of the One-Family Residential (R-1) district (County Code Section 17.26.060), except for the rear yard setbacks for those lots along Rhonda Road and Road "E" which shall be subject to a rear yard setback of 20 feet.

Parcel A shall meet the development standards of the Open Space (OS) district (County Code Section 17.26.060), except for minimum lot area which shall be as shown on the recorded final map.

Parcel B and Parcel C shall meet the development standards of the One-Family Residential (R-1) district (County Code Section 17.26.060), except for minimum lot area which shall be 0.5-acres with public water and sewer services.

Parcel D shall meet the development standards of the One-Family Residential (R-1) district (County Code Section 17.26.060), except for minimum lot area which shall be 25-acres.

SECTION 3. The final map for Tract Map 2003 is hereby designated as a Special Zoning Map pursuant to Shasta County Ordinance Section 17.020.03(B).

SECTION 5. This ordinance shall be in effect from and after thirty (30) days after its passage. The provisions of this ordinance shall become operative upon recording by the County Recorder of the Final Map for Tract Map TR 2003. If the Tentative Map for Tract Map TR 2003 expires, or is withdrawn, or if for any reason the Final Map is not timely recorded, this ordinance shall have no force or effect and shall be null and void. The Clerk of the Board shall cause this ordinance to be published as required by law.

DULY PASSED AND ADOPTED this 21st day of March, 2017 by the Board of Supervisors of the County of Shasta by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSE:

DAVID A. KEHOE, CHAIRMAN
Board of Supervisors
County of Shasta
State of California

ATTEST:

LAWRENCE G. LEES
Clerk of the Board of Supervisors

By: _____
Deputy