

ORDINANCE NO. 378-_____

**AN ORDINANCE AMENDING ORDINANCE NUMBER 378, THE ZONING ORDINANCE
OF THE COUNTY OF SHASTA, A PORTION OF THE ZONING PLAN
(Z 16-002 – HIGHMARK LAND CO.)**

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

SECTION 1. The following described real property consisting of approximately 13.86 acres, is hereby rezoned from the Timberland (TL) zone district to Community Commercial combined with Design Review (C-2-DR) zone district, along with a revised Design Review (DR) district on the 2.65-acre portion of the subject property currently zoned Community Commercial combined with Design Review (C-2-DR) zone district (as shown on Exhibit A). Assessor's Parcel Number 028-370-025 (portion).

Burney area - Generally located adjacent to State Highway 299E, east of the intersection of Black Ranch Road and State Highway 299E. Zone District Map Section 16, T. 35N. R.3E.

SECTION 2. The following regulations and standards shall apply to the Community Commercial - Design Review (C-2-DR) district on the subject property:

- A. Intent: The Board of Supervisors finds and declares that the Community Commercial (C-2) district is generally appropriate for the area. Due to the highly visible location, the mountain community setting, and the desire to be compatible with existing commercial development in the vicinity, it is desirable to establish design standards. It is the intent of this ordinance to establish a Design Review (DR) district to accommodate commercial uses compatible with surrounding development and community setting, and establish design and development standards.
- B. Uses Allowed: These uses permitted outright and those permitted with a zoning, administrative or use permit in the Community Commercial (C-2) district subject to the issuance of a use permit, except as provided in Shasta County Code Section 17.78.015 Design Review District – Uses requiring administrative permit.
- C. Development Standards: The following specific regulations and standards apply to this Design Review district.
 - 1. The provisions of Shasta County Code Section 17.44.050 Community Commercial District - Site Development Standards apply except as modified herein.
 - 2. Building Design
 - a. Natural finishes such as stone, wood, brick, and tile shall be integrated into the building design. Exclusive use of metal finishes and/or metal buildings is not permitted. Painted surfaces shall be harmonious with the natural finish. The color and the materials utilized for the trim, siding, and roofing shall follow a consistent theme.

3. Site Development

- a. All uses shall provide permanent screening or enclosure of all equipment including, but not limited to, roof mounted equipment, electric equipment, trash enclosures, satellite dish antennas, and other mechanical equipment when visible from adjacent land, public view, or State Route 299E. Ground mounted equipment and services shall be screened by fencing, landscaping or other appropriate and acceptable means and painted to blend with the surrounding land uses to the satisfaction of the Director of Resource Management. Plans shall be submitted for plan check and shall indicate location, and screening of said equipment and services. All roof mounted equipment details shall be accompanied by an elevation of the building to indicate the location and relative height of the equipment.
- b. A development plan shall be submitted with all building and/or discretionary permit applications. The development plan shall include, in addition to the applicable information required by this ordinance, the following information, exhibits, or diagrams:
 1. All sidewalk improvements.
 2. Areas to be dedicated or reserved for public use including, but not limited to, public utility easements and bus stops.
 3. Parking and interior vehicular traffic flow.
 4. Preliminary building plans including building exterior elevation profiles.
 5. Minimum setbacks from interior property lines and street right-of-ways.
 6. Descriptions of all proposed building materials and colors of the exterior of any buildings, signs, architectural features, and accessory structures.
 7. Type and pitch of all roofs.
 8. Location and design of all exterior mechanical equipment and other appurtenances such as trash enclosures and screening proposals.
 9. A complete sign plan to include the description of the location, size, height, lighting, and colors for all project related signing.
 10. Any other reasonably related project information necessary to aid the Planning Director in understanding of any proposed development within this district.
 11. A landscaping plan, including the type, number, location, and plant species of all materials, and verification of compliance with Shasta County's landscape water efficiency standards.

3. Controlled Access

Access to and from the land within this zone district and any subsequent individual parcels shall be limited to specifically designated ingress/egress points along State Route 299E as approved by Caltrans. Single access points are encouraged to serve multiple uses. A local interior street is preferred.

- D. Modification: Modification to Section C may be permitted upon application for, approval of, and issuance of a use permit.

SECTION 3. The Shasta County Board of Supervisors has independently reviewed and considered the proposed Zone Amendment to rezone a 13.86-acre portion of a 378.85-acre property (identified by Assessor's Parcel Number 028-370-025) from Timberland (T) to Community Commercial combined with Design Review (C-2-DR) zone district; along with a revision to the existing Design Review (DR) district on the 2.65-acre portion of the subject property currently zoned Community Commercial combined with Design Review (C-2-DR) zone district, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program, as well as the oral and written testimony received prior to and at the public hearing and, based on that review and consideration, makes the following environmental findings:

- A. An Initial Study has been prepared by the Shasta County Department of Resource Management, Planning Division, to evaluate the potential for significant adverse environmental effects and there is no substantial evidence in light of the whole record before the agency that Zone Amendment 16-002 as revised to incorporate the recommended mitigation measures may have a significant adverse effect on the environment;
- B. A Mitigated Negative Declaration has been prepared and circulated to the State Clearinghouse (State Clearinghouse Number 2017062002) pursuant to the California Environmental Quality Act (CEQA). The environmental documentation as considered for this project reflects the independent judgment of the approving authority; and
- C. Mitigation monitoring provisions have been considered pursuant to County Mitigation Monitoring and Reporting Procedures. Feasible mitigation measures have been specifically identified in the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and have been agreed to by the Applicant and incorporated in the Development Standards / Operational Conditions and Mitigation Monitoring and Reporting Program within the Ordinance. The Mitigation Monitoring and Reporting Program is the program designed to ensure environmental compliance during project implementation. This program, as required by Public Resources Code Section 21081.6, is based on those documents and materials referred to in the Mitigated Negative Declaration, and incorporated therein by reference, which are maintained at the County Planning Division's office located at 1855 Placer Street, Suite 103, Redding, California.

SECTION 4. The Board of Supervisors hereby adopts the Mitigated Negative Declaration along with the Mitigation Monitoring and Reporting Program prepared for Zone Amendment 16-002 (Highmark Land Co.) (State Clearinghouse Number 2017062002) as the environmental document for this ordinance.

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 Parcel Map 14-005. If the Tentative Map for Parcel Map 14-005 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 this day of _____, 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