

LAND USE PLAN
FOR THE
**ROSEBURG COMMERCE
PARK**
CITY OF
MOUNT SHASTA
SISKIYOU COUNTY, CALIFORNIA
AUGUST 2016



0 50 100 200 300
Feet

South Mt. Shasta Boulevard

A

B

C

K

J

I

H

D

G

E

F

Union Pacific Railroad

Interstate 5

Development Area I

Development Area I - 32.5 Acres

The purpose of Development Area I is to provide for light commercial and office uses that will serve the Mt. Shasta community and nearby towns, with emphasis on highway and visitor-serving commercial uses.

Permitted Uses

Arboretums and horticulture gardens, art galleries, exhibit centers, automobile rental agencies (offices only), barber and beauty shops, bicycle rental shops, eating and drinking establishments, gift, novelty and souvenir shops, hotels, motels, and accessory shops, indoor commercial recreational facilities such as ice skating rinks, amusement centers, bowling alleys, travel agencies, ticket agencies, theaters, dance halls, community assembly halls, and any other visitor serving uses as determined by the City Council to serve the purpose of this Area.

Administrative Uses

Administratively the Planning Department can issue permits for antennas and communications facilities on undeveloped lots.

Conditional Uses

Permitted uses in DA-II, retail business establishments permitted in the C-1 zone, as set forth in the City's Zoning Ordinance, and service stations.

Sub-Development Areas

Development Area I is separated into multiple separate sub-development areas. The sub-development areas are meant as suggestions to the division of each Development Area to encourage multiple uses within the area and encourage appropriate scaling of individual developments.

Division A - 1.5 acres

Division B - 3.0 acres

Division C - 3.5 acres

Division D - 2.0 acres

Division E - 2.0 acres

Division F - 1.0 acres

Division G - 2.0 acres

Division H - 6.0 acres (Not City Owned)

Division I - 3.5 acres

Division J - 6.0 acres

Division K - 2.0 acres

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Development Area II

B

A

C

Development Area II - 8.5 Acres

The purpose of Development Area 2 is to provide for light commercial and office uses that will serve the Mt. Shasta community and nearby towns.

Permitted Uses

Accountants, attorneys, business and management consultants and other professional offices, administrative or executive offices of any type, architects, landscape architects, planners, engineers, surveyors, geologists, graphic designers, interior designers, barber shops, beauty salons, eating and drinking establishments, employment agencies, travel agencies, airline ticket sales, financial institutions, government buildings and service facilities, health and exercise clubs, indoor commercial recreational facilities such as ice skating rinks and amusement centers, insurance brokers and services, real estate brokers, medical, dentist, and health related offices, oculists, opticians, optometrists, prescription pharmacies, schools and studios for arts, crafts, photography, music, and dance, theaters, dance halls, and community assembly halls.

Administrative Uses

Administratively the Planning Department can issue permits for antennas and communications facilities on undeveloped lots and accessory uses and buildings customarily appurtenant to permitted uses.

Conditional Uses

Commercial laundries, community care facilities, child care centers, hotels, motels and accessory shops and other visitor serving uses, light industrial uses that meet the performance standards set forth for the site as a whole and that are not incompatible with the permitted uses in this Area, outdoor commercial entertainment and recreation facilities, printing and publishing or lithographic shops, public and quasi-public uses, and veterinary clinics subject to special conditions.

Sub-Development Areas

Development Area 2 is separated into three separate sub-development areas. The sub-development areas are meant as suggestions to the division of each Development Area to encourage multiple uses within the area and encourage appropriate scaling of individual developments.

Division A - 5.0 acres

Division B - 2.0 acres

Division C - 1.5 acres

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Development Area III



Development Area III - 3.5 Acres

The purpose of Development Area 3 is to provide for light industrial uses such as manufacturing, processing, assembly, and storage. Outdoor manufacturing is not permitted in this area. Uses that may include outdoor storage and the emission of visible gases, steam, heat, vibration, particulates, and noise must comply with City standards.

Permitted Uses

Cabinet shops and furniture manufacturing, ceramic products manufacturing using only pulverized clay and kilns fired by electricity or gas, cold storage plants, die and pattern making, machine shops, sheet metal shops, soils engineering and testing firms, upholstering shops, wholesale distribution manufacturing, assembly and repair of: aircraft accessories and parts, electronic and computer equipment and components, business machines, electrical devices, garments, household appliances, machine tools, medical instruments, devices, and equipment, accessories and parts for motor vehicles, motorcycles, recreational vehicles, motorcycles, boats, and trailers, outdoor and indoor recreational clothing and equipment, and small miscellaneous consumer products.

Administrative Uses

Administratively the Planning Department can issue permits for antennas and communications facilities on undeveloped lots, administrative offices directly related to the activity on site, guard offices, excluding those with living facilities, employee cafeterias, and outdoor storage areas.

Conditional Uses

Commercial laundries, heavy equipment sales and rental, repair and painting of motor vehicles, recreational vehicles, boats, farm equipment, and motorcycles, mini-storage and warehousing, research offices and laboratories for the conduct of scientific research, eating and drinking establishments, and trade schools and training centers.

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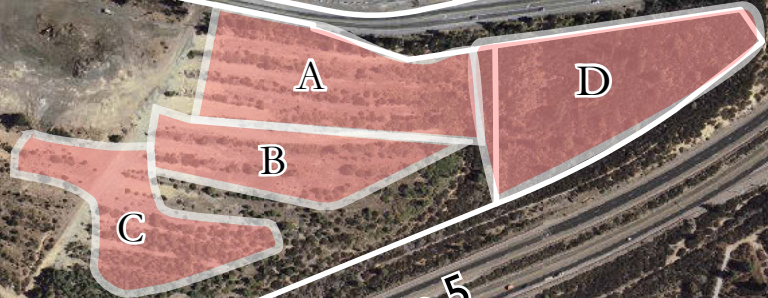
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South Mt. Shasta Boulevard

Union Pacific Railroad

Interstate 5

Development Area IV



Development Area IV - 12.5 Acres

The purpose of Development Area 4 is to provide a variety of uses that serve the Mt. Shasta community, some of which may not be considered appropriate in other development areas at the Roseburg Site. In some portions of Development Area 4, industrial uses permitted in Development Area 3 are allowed here.

Permitted Uses

Bakeries, bottling plants, contractor shops, offices, storage where entirely within completely enclosed building, furniture and major appliance sales, home furnishing sales, microbreweries, new and used automobile sales and service centers, recreational vehicle and boat sales and service centers, civil engineering and testing firms, and wholesale distribution.

Administrative Uses

Administratively the Planning Department can issue permits for antennas and communications facilities on undeveloped lots and accessory uses and buildings customarily adjacent to permitted uses

Conditional Uses

Eating and drinking establishments, hotels and motels with no accessory shops, outdoor and indoor entertainment and recreation facilities, printing and publishing or lithographic shops, public and quasi-public uses appropriate in a commercial/office area, uses generally and conditionally in DA-III may be permitted on sites adjacent to DA-III.

Sub-Development Areas

Development Area 4 is separated into four separate sub-development areas. The sub-development areas are meant as suggestions to the division of each Development Area to encourage multiple uses within the area and encourage appropriate scaling of individual developments.

Division A - 4.0 acres

Division B - 3.0 acres

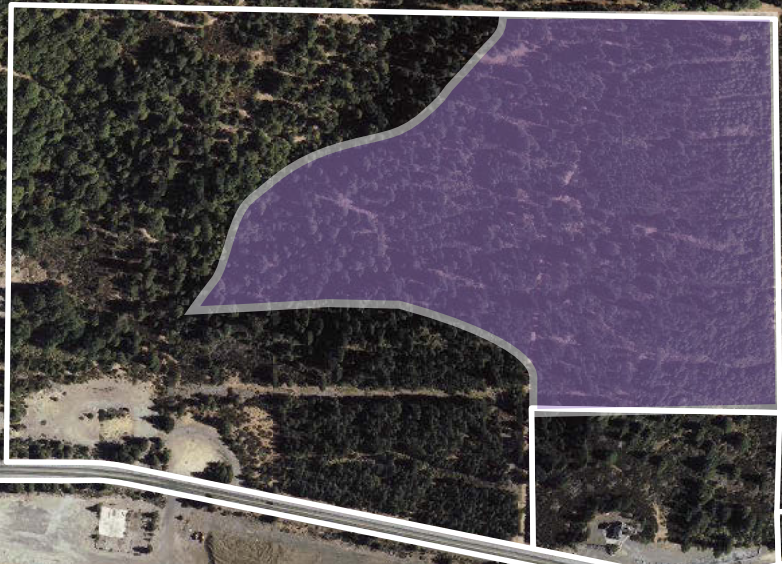
Division C - 2.5 acres

Division D - 3.0 acres (Not City Owned)

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Development Area V

Development Area V - 24.5 Acres

The purpose of Development Area 5 is to provide for commercial uses primarily oriented towards visitor services.

Permitted Uses

Hotels, motels, and accessory shops (such as gift shops, beauty shops, etc.) and any other visitor-serving uses as determined by the City Council to serve the purpose of the Area, eating and drinking establishments, resorts, conference centers, theaters, dance halls, nightclubs, indoor recreational facilities such as ice skating rinks, amusement centers, schools and studios for arts, crafts, photography, music, and dance, arboretums and horticulture gardens, and art galleries, exhibit centers.

Administrative Uses

Administratively the Planning Department can issue permits for antennas and communications facilities on undeveloped lots and accessory uses and buildings customarily adjacent to permitted uses

Conditional Uses

Uses permitted in Development Area 2, outdoor commercial entertainment and recreation facilities, and health and exercise clubs.

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VI

VII

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Development Area VI & VII

Development Area VI - 15.0 Acres

Development of Area 6 is difficult due to the presence of hillside slopes exceeding 25% and jurisdictional wetlands. Development Area 6 has been set aside for open space and recreational uses.

Permitted Uses

Recreational trails, habitat and wetland restoration, and wildlife, wilderness preserve

Administrative Uses

Administratively the Planning Department can issue permits for interpretive trails and signage, offices, and storage sheds.

Conditional Uses

Uses that are essential to adjacent Development Area 5 and visitor center adjacent to permitted uses.

Development Area VII - 13.5 Acres

The purpose of Development Area 7 is to provide a site for a park, along with recreational uses appropriate to a park. Another purpose is to provide an area for the promotion and enhancement of the natural and cultural resources of the Mt. Shasta community and region.

Permitted Uses

Wetland Restoration, natural community creation and enhancement area, and trails

Administrative Uses

Administratively the Planning Department can issue permits for facilities to accommodate park users, such as: restrooms, picnic areas, playgrounds, park benches, interpretive trails and signage, parking lots, outdoor lighting, and public telephones. Other administrative uses are water features with fish, outdoor sports fields and activities, amphitheater, and historical displays.

Conditional Uses

Seasonal or year-round concessions selling goods and services, arboretums and horticulture gardens, and drainage channels, watercourses, spreading grounds, and basins