



SHASTA LAKE PLANNING COMMISSION

SPECIAL MEETING AGENDA

OCTOBER 16, 2025

6:00 P.M.

Shasta Lake City Council Chambers

4488 Red Bluff Street ■ Shasta Lake, CA 96019

Chair: Darlene Brown

Vice Chair: Cherrel Kirkland

Planning Commissioners: Jeff Bowman, Duke Fleming, Randy Trotter

OTHER WAYS TO PARTICIPATE IN THE MEETING

- Watch a livestream of the meeting online or view the recording any time after the meeting concludes at the following: cityofshastalake.gov/meetings
- Submit public comment electronically before the meeting to: claam@cityofshastalake.gov. Public comments by email will be read into the record during consideration of the item the comment addresses. Each public comment will be limited to three minutes of reading. Include the item number you are commenting on in the subject line of the email. Once the vote has taken place on an item, no additional public comments will be accepted.
- Submit public comment by mail addressed to City Clerk, City of Shasta Lake, PO Box 777, Shasta Lake, CA 96019. Mailed comments must be received one day prior to the meeting to be included.

1.0 6:00 PM CALL TO ORDER – REGULAR MEETING

1.1 Statement for the record of Planning Commissioners Present

1.2 Pledge of Allegiance

2.0 APPROVAL OF PLANNING COMMISSION MEETING MINUTES

2.1 Approval of Minutes for the Planning Commission Regular Meeting of September 4, 2025. (pg.3)

3.0 PUBLIC COMMENT - for non-agendized matters within the City's jurisdiction.

Each speaker is allocated three (3) minutes to speak. Speakers may not cede their time. Comments should be limited to matters within the pervuew of the Planning Commission. Pursuant to The Brown Act, the Planning Commission cannot take action on Public Comment Items.

4.0 PLANNING COMMISSION REGULAR AGENDA

4.1 **Comprehensive Zoning Ordinance (CZO) Update Workshop #13 - Consideration of Administrative Draft Chapter 17.42 – Signs. (pg.5):**

This workshop focuses on the administrative draft of a new sign ordinance - Draft Chapter 17.42 - of the CZO. It includes a request to authorize the posting of the draft ordinance on the CZO website, which will allow the public, policymakers, and other interested parties to consider the ordinance well in advance of formal public adoption hearings.

Recommendation: Planning Commission participation in the workshop, consider the staff presentation, and accept any public comment on the draft ordinance. Further, staff recommends that the Commission provide direction on any desired modifications, and if appropriate authorize the posting for public review.

5.0 PUBLIC HEARING

5.1 Tentative Parcel Map Lot 15 Shasta Gateway Industrial Park – PM 17-02, Filed by Tery Scott and Edward Blanck (pg.27):

Requested Action: Staff recommends that the Planning Commission approve Tentative Parcel Map 17-02 as the proposed project, as conditioned, would not be detrimental to the public health, safety, and welfare of the community or neighboring property owners. The proposed use is consistent with the General Plan and Zoning Designations for the property, and as conditioned, the proposed use will meet the standards required by all City Departments and Shasta Lake Fire Protection District.

Environmental Determination: Categorical Exemption – Class 15 Section 15315-California Environmental Quality Act (see qualification in environmental analysis)

6.0 COMMUNICATIONS / REPORTS

- 6.1 Planning Commissioner's Reports
- 6.2 City Staff Reports
- 6.3 Information Items

7.0 ADJOURNMENT

Meetings are broadcast on the Wednesday following the meeting at 6:00 PM and the following Friday at 2:00 PM on Charter Channel 181. Videos of meetings are also available through the City website:
www.cityofshastalake.gov

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (530) 275-7407. Notification 48 hours prior to the meeting is requested to enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).



SHASTA LAKE PLANNING COMMISSION
REGULAR MEETING MINUTES
September 4, 2025
6:00 P.M.

Shasta Lake City Council Chambers
4488 Red Bluff Street ■ Shasta Lake, CA 96019

1.0 6:00 PM CALL TO ORDER – REGULAR MEETING

1.1 Chair Brown stated for the record that all Planning Commissioners present except Duke Fleming (excused absent)

1.2 Commissioner Kirkland led the Pledge of Allegiance

2.0 APPROVAL OF PLANNING COMMISSION MEETING MINUTES

2.1 A motion was made/seconded (Trotter/Kirkland) and passed to Approve Minutes for August 7, 2025, Planning Commission Meeting

3.0 PUBLIC COMMENT PERIOD - for non-agendized matters within the City's jurisdiction.

3.1 There was no public comment.

4.0 PLANNING COMMISSION REGULAR AGENDA

4.1 Consideration and Recommendation to City Council re: Policy to Facilitate Housing Development in Fire Hazard Severity Zones

Public Comment

Gracious Palmer, Shasta Lake Resident

A motion was made/seconded (Trotter/Bowman) and carried; the item was approved.

5.0 PUBLIC HEARING

5.1 None

6.0 COMMUNICATIONS / REPORTS

6.1 Planning Commissioner's Reports

6.2 City Staff Reports

6.3 Information Items

7.0 ADJOURNMENT: With no further business, Chair Brown adjourned the meeting at 6:51 pm.

APPROVAL DATE: October 16, 2025

Charity Tatlow, CMC
City Clerk



CITY OF SHASTA LAKE

PLANNING COMMISSION
(SPECIAL MEETING)
STAFF REPORT
October 16, 2025

Staff Assigned: Jim Hamilton, Annuitant Planner

Project	Comprehensive Zoning Ordinance (CZO) Update and Workshop #13, Consideration of Administrative Draft Chapter 17.42 – Signs.
File	RZ 24-01
Assessor's Parcel #	Citywide
Location	Citywide
Applicant	N/A
Property Owner	N/A
Representatives	N/A
Significant / Applicable Legal Authority	Shasta Lake Municipal Code Title 17.04; and California Government Code Title 7. Planning and Land Use [65000 - 66499.58]
Environmental Determination:	Not applicable at this time.

SUMMARY:

On September 19, 2023, the City Council initiated a comprehensive update (CZO) to Title 17—Zoning of the Municipal Code. In August 2023, the City Council adopted an interim zoning ordinance (IZO) as a first step in the update effort to ensure that development entitlements and project activities would continue uninterrupted following the adoption of the Plan.

Following the Council's adoption of the IZO, City staff and the Commission began their work on the CZO Update project. The code diagnostic report (which established the CZO scope of work) was approved by the Commission in March 2024.

Since that time, substantial work has been completed, and multiple public meetings on the CZO project have been held. This item represents the 14th Commission workshop on the CZO, and **Attachment A** to this report provides an administrative draft of *Chapter 17.42 – Signs* for Commission consideration.

REQUEST:

This workshop focuses on the administrative draft of a new sign ordinance - Draft Chapter 17.42 - of the CZO. It includes a request to authorize the posting of the draft ordinance on the CZO website, which will allow the public, policymakers, and other interested parties to consider the ordinance well in advance of formal public adoption hearings. Attachment A to this report is the draft ordinance prepared for Commission consideration.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission participate in the workshop, consider the staff presentation, and accept any public comment on the draft ordinance. Further, staff recommends that the Commission provide direction on any desired modifications to the draft ordinance, and if appropriate authorize the posting for public review.

RECOMMENDED MOTION:

Staff recommends the following motion:

"I move that the Commission authorize the posting of the administrative draft of *Chapter 17.42 – Signs*, of the CZO project, for public review and comment."

BACKGROUND:

The following is a general discussion of the purposes and uses of sign ordinances. It includes summary detail on the content of the draft ordinance, as well as identification of new sign provisions to reflect changing legal requirements governing sign regulation. Attachment A provides the administrative draft of *Chapter 17.42*. As an administrative draft, it is subject to change as the CZO evolves towards a final version, one suitable for potential adoption. This allows for further refinements to be made to the administrative draft before the formal adoption process commences.

- *What is the purpose of a sign ordinance?*

Sign ordinances are intended to promote public safety, support commercial activity, preserve neighborhood and business aesthetics, in addition to protecting property values by regulating the potentially negative physical characteristics of signs.

- *What are the legal requirements for sign ordinances?*

To be legally compliant, sign ordinances must meet the following tests:

- 1) Content Neutrality: With some specific exceptions, a sign ordinance cannot regulate based on the message or subject matter of a sign. This determination was most recently addressed in the Supreme Court decision *Reed v. Town of Gilbert*. Courts have ruled that any restrictions on the content of signs must balance community values with constitutional free speech protections. This means that ordinances that regulate signage must distinguish between *commercial* and *noncommercial* speech in a manner that complies with both the U.S. and state constitutions.

“Commercial” speech is related to the economic interests of the speaker and their audience, typically advertising of goods or services. “Noncommercial” speech includes political, religious, ideological, or personal messages which are not tied to a specific economic transaction or marketing intended to generate for commercial activity. These distinctions will determine the scope of a court’s review when evaluating sign regulations.

- 2) Time, Place, and Manner: Sign ordinances can be based on the physical attributes of signs including their location and scale or size, and the duration and manner of their display. This is required to satisfy the three-prong free speech legal test first established in the court case *Ward v. Rock Against Racism*. As discussed above, the regulations must be content-neutral and tailored to serve a significant governmental interest such as community appearance and public safety.
- 3) Alternative Channels of Communication: Sign ordinances must leave open alternative channels for communicating the desired messages. The draft sign ordinance is consistent in this regard because it allows for signage for both commercial and non-commercial speech. In addition, online platforms and other media services provide significant abilities for both the general public and commercial interests to communicate in ways that are not regulated by a City’s sign ordinance.

- *How is the ordinance used?*

The sign ordinance is used to establish the appropriate time, place, and manner regulations for signs to ensure well-planned and orderly development in the community, thereby avoiding the potential negative effects that can result from unregulated signage. Key uses include:

Land Use Regulation: Identification of appropriate standards to be applied in residential, commercial, industrial, or mixed-use zoning districts. This allows the user to determine which criteria apply based on the property’s zoning designation and the purpose of the underlying zoning district.

Complete standards for the Village Mixed Use (VMU) zoning district are not included, pending completion of the *Village Mixed Use District - Design Guidelines and Objective Development Standards* project that is currently underway. The draft ordinance will be updated following completion of this work.

Community Planning: The ordinance helps the community manage its growth and development more efficiently by establishing permissible signage standards at the local level. In turn this supports the implementation of General Plan goals and policies, as required by state law.

Property Development Guidance: The sign ordinances provide business, property owners and the public with information on what types of signage (manner), how much signage (manner), sign locations (place), and display timing for each district. This guidance is provided by the development standards and permitting criteria applicable to a zoning district (see *Section 17.42.050*).

Land Use Compatibility: The ordinance standards also prevent incompatible signage that would negatively impact adjacent but dissimilar uses (e.g., large, bright commercial signs immediately adjacent to a residential neighborhood).

Legal Enforcement: The ordinance is a legal document that is necessary to allow effective enforcement of a community's property use and development standards.

- *How was the draft ordinance created?*

The draft ordinance was prepared using the city's current sign ordinances. They were collected and reorganized to reflect the organization of the CZO. Current sign provisions are scattered widely throughout the current Title 17 and can vary dramatically from zoning district to district. The draft ordinance assembles all sign related provisions into a single chapter.

- *How does the draft ordinance deviate from the current sign ordinance?*

As discussed, the draft ordinance standards parallel the provisions of the current ordinances. It also includes those additions or modifications necessary to reflect the reduction in the number of zoning districts from those in the current Title 17. Allowable sign area, sign types, and sign locations remain substantially the same. It also includes some changes in sign permitting and acceptable practices that have occurred over the decades since the City's original ordinances were created. The draft ordinance (**Attachment A**) includes recommended additions to the current sign ordinances to reflect these gaps and changes. Specific changes address the following:

- 1) Signs in residential districts. The draft ordinance includes provisions for signage within residential districts which ensure regulation consistent with the Court case "Reed v. Town of Gilbert" – the court ruling that struck down content-based sign regulations. Today if a city allows business signs in a commercial zone(s), it must allow for residents to display noncommercial signs on their property, subject to reasonable size, placement, and permitting requirements. Draft *Section 17.42.050.A – Residential Districts* has been added to allow for noncommercial signage in residential districts. The current ordinances do not permit or speak to this court standard, effectively contradicting it.
- 2) Temporary signage. Signage is necessary for both permanent uses (e.g., business identification), and for temporary or unique events (e.g., grand opening of a business or for a community event). Current regulations are limited in this regard and lack the necessary time, place, and manner provisions. *Section 17.42.040 – Standards for Certain Types of Signs* has been prepared and organized to address this.
- 3) Unique signs. Signage can come in many forms – for example permanent signs on poles, ground level monuments, and on buildings. It can include moving or floating signs, and electronic signs that rapidly change color, content, or brightness. The current sign ordinances address this to some degree. However, because of their origination in the county and their age (30 plus years), they lack information needed for effective and efficient use. *Sections 17.42.020 – Applicability and Permitting Process; 17.42.030 – General Sign Standards, 17.42.040 – Standards for Certain Types of Signs, and 17.42.090 – Prohibited Signs*, address this.
- 4) Permitting processes. The sign permitting processes have been updated to reflect the permitting structures and goals of the CZO update. The permitting updates maintain the streamlining direction in the CZO, while retaining the practice of permitting based on application of known standards, and at the most efficient and lowest level of staff involvement. The majority of approvals will occur with a zoning clearance and/or building

permit. At the same time flexibility is provided to allow alternative sign practices or design through administrative level permits or commission level

PLANNING COMMISSION OPTIONS

The Planning Commission has the following options with respect to the staff request:

1. **Approve the staff request.** The draft ordinance and related information will be posted on the project website for public review and comment.
2. **Approve the staff request with modifications.** The Commission would direct specific changes and approve the posting of the modified ordinance.
3. **Continue action to a future meeting.** If the Planning Commission desires additional information or time to review the materials, the Commission can continue action on this matter until a future Commission meeting.

ATTACHMENTS:

- A. Comprehensive Zoning Ordinance Update, Draft Chapter 17.42 - Signs

Chapter 17.42 SIGNS

17.42.010 Purpose.

These content-neutral, time, place, and manner regulations to advance substantial governmental interests in traffic and pedestrian safety including visibility at intersections, protection of public property, and community aesthetics, while preserving ample alternative channels for expression. The specific purposes of these sign regulations are:

- A. To encourage the effective use of signs as a means of communication, while avoiding unnecessary signs and sign clutter.
- B. To maintain and enhance the aesthetic environment of the community and the ability to attract sources of economic development and desirable community growth.
- C. To maintain and improve pedestrian and traffic safety.
- D. To minimize the possible adverse effect of signs on nearby public and private property.
- E. To enable the fair and consistent enforcement of sign regulations.
- F. To establish a permit system to allow a variety of types of signs in commercial and industrial zones and a limited variety of signs in other zones, subject to the standards and the permit procedures of this ordinance.
- G. To prohibit signs not expressly allowed by the municipal code.
- H. To enforce the provisions of this ordinance and reasonably regulate the size, type, and location of signs.
- I. To require a permit when necessary to ensure the proper application of this ordinance.
- J. To require plans and elevation(s) that illustrate and explain the requested signage and its proposed location.
- K. To address aesthetic concerns and encourage advertising signs to complement the architectural features of the buildings and uses with which they are associated.
- L. To protect public health, safety, and welfare by prohibiting signs that may contribute to blight where the overt sexual nature or message of a sign has a deleterious effect on surrounding properties.

17.42.020 Applicability and permitting process.

A sign may be erected, placed, established, painted, created, or maintained in the city when in conformance with the standards, procedures, and other requirements of this ordinance. This chapter does not authorize signs on public property or within public rights-of-way unless expressly permitted in the Municipal Code.

- A. Permit required. No sign shall be erected, placed, displayed, enlarged, or altered within the City except as provided for by this chapter and title, and the building code.
- B. Properties within the boundaries of a Specific Plan. Refer to the applicable specific plan for additional sign specifications and regulations, if any. When no such standard exists, this ordinance shall apply.
- C. Zoning clearance. At a minimum, a zoning clearance shall be issued for any sign that is not exempt from this ordinance. The director, or designee, shall review and approve or disapprove zoning clearances for all signs, including those subject to the issuance of a building permit.
- D. Permits (Signs). This section establishes the procedures for the application and approval of sign permits as required for certain signs described herein.

Attachment A
Title 17 - ZONING
Division IV. - Regulations Applying in All Districts
Chapter 17.42 Signs (DRAFT)

1. Authority of the director. The director, or designee, shall review and approve or disapprove applications for sign approvals. The director may refer approval of such applications to the planning commission when there is doubt as to the compliance of signage with the requirements of this title, or the findings necessary for approval.
2. Application. An application for the applicable sign permit, accompanied by the required fee, shall be filed with the Director in the prescribed form and shall be accompanied by a site plan, sign elevations, sign copy, lighting plan (if appropriate), landscape plan (for pole and monument signs only), and any other information deemed necessary to evaluate the request.
3. Required findings. The director shall approve the application as it was applied for or in modified form if, on the basis of the application and review of the site and surrounding circumstances, the director finds:
 - a. The sign will not be injurious or detrimental to the property or to public improvements in the neighborhood.
 - b. The sign will not be injurious or detrimental to the general welfare of the city and its residents as established by the purposes of this ordinance.
 - c. The proposed sign is not, and will not, following placement, be inconsistent with the goals and policies established by the General Plan.
- E. Conditions of approval. In granting a sign permit or other approval, the director may impose such conditions or require modification of the request when necessary to: implement the general plan; achieve consistency with this title; ensure compatibility with surrounding properties; reduce or eliminate signage that does not conform with this chapter; and preserve the public health, safety, and welfare.
- F. Determination by director. Within 10 working days of receiving a complete application, the director shall make a determination to deny, approve, or conditionally approve the administrative sign permit, or to refer it to the planning commission for consideration.
- G. Appeals. A discretionary sign approval or permit shall become effective at the end of the 10-day appeal period unless appealed to the planning commission. Appeals shall be processed in accordance with the provisions established in Chapter 17.11, Common Procedures.
- H. Revocation. Revocation of a permit shall be in accordance with procedures established in Chapter 17.11, Common Procedures.

17.42.030 General sign standards.

In addition to the specific sign requirements in this chapter, the following general standards shall also apply where applicable given the type or location of a sign:

- A. Under-Canopy signs. In a shopping center, an under-canopy sign may be permitted for each business, provided it shall not exceed five feet in length or one foot in height. Under-canopy signs shall be located perpendicular to the face of the building under the canopy, and there shall be an eight-foot clearance between the bottom of the sign and the sidewalk or other pedestrian way.

Attachment A
Title 17 - ZONING
Division IV. - Regulations Applying in All Districts
Chapter 17.42 Signs (DRAFT)

- B. Sign area measurement. Sign area shall include the sum of the area enclosed within a geometric form or forms drawn around all writing, representations, emblems or designs on all surfaces which contain or are designed to contain the advertising.
- C. Color and lighting.
 - 1. No blinking, flashing, rotating or animated signs, or signs that change color or intensity or emit odors, fluids, noise, smoke, etc., shall be permitted on the exterior of any building, except to display time, date or weather information.
 - 2. Lights used to illuminate signs or advertising structures shall be installed so as to concentrate the illumination on the sign or advertising structure and minimize glare or direct illumination upon a public street or adjacent property.
 - 3. No red, green or amber lights or illuminated signs may be placed in such positions that they could reasonably be expected to interfere with or be confused with an official traffic control device or traffic signal or official directional guide signs.
- D. Monument (ground) signs.
 - 1. Design. Monument signs shall be constructed with a solid decorative base that is flush with the ground. The amount of opaque areas framing the sign copy shall not exceed 100 percent (100%) of the area of the sign copy. An alternative design, excluding exceptions to the allowed sign height or size, may be approved by the director by an administrative sign permit.
 - 2. Setbacks. Signs shall be set back a minimum of five feet (5') from the property line, and in no case shall a sign placement violate the clear vision requirements of the municipal code for street corners or driveways.
 - 3. Landscape. Monument signs require an automatic irrigated landscape at the base equivalent to a minimum size of one-half the total sign area of the freestanding sign. Alternatives to this standard may be approved with issuance of an administrative permit as set forth in Chapter 17.14 of this title.
- E. Pole signs.
 - 1. Freestanding pole signs shall be erected within an automatic irrigated landscape area equivalent to a minimum size of the total sign area of the sign. Alternatives to this standard may be approved with issuance of an administrative permit as set forth in Chapter 17.14 of this title.
 - 2. Setbacks. Signs shall be set back a minimum of five feet (5') from the property line, and in no case shall a sign placement violate the unobstructed vision requirements of the municipal code for street corners or driveways. Alternatives to this standard may be approved with issuance of an administrative permit as set forth in Chapter 17.14 of this title.
- F. Placement on a building.
 - 1. Roof signs shall not be permitted in any zone. Mansard signs shall not project above the top line of the mansard or parapet.
 - 2. Roof, mansard, and building signs shall not project above roof peak or parapet wall lines or hide major building architectural features.
 - 2. All building signs projecting more than twelve (12) inches from a building face, wall or canopy upon which it is displayed shall have at least eight feet of clearance between the sign and the ground.

Attachment A
Title 17 - ZONING
Division IV. - Regulations Applying in All Districts
Chapter 17.42 Signs (DRAFT)

- G. General locational requirements for all signs.
1. There shall be no lighted, freestanding sign permitted within fifty (50) feet of a residential district.
 2. Except as is otherwise permitted herein, no sign shall be permitted in or over a public right-of-way or any driveway or walkway, except signs constructed on the face of a building that is located on the property and is parallel to such a right-of-way. The sign may project over such right-of-way a maximum of twelve (12) inches. Any such sign shall have a minimum vertical clearance of eight feet above such right-of-way, driveway or walkway. Such signs shall be set back a minimum of five (5) feet from the property line, and in no case shall such signs violate the setback or clear vision provisions for street corners or driveways established by this code.
- H. Exceptions. Exceptions may be made to the size, height, location and number of signs as specified in any district, or in this chapter, subject to approval of a use permit. The burden to justify such an exception shall be on the applicant. Justifications shall identify or demonstrate the practical difficulties or hardships that would otherwise be caused by compliance with this code. The exception request shall demonstrate that it is the most suitable and effective in relation to the location or terrain of the site or from the standpoint of the intended viewer. Exceptions granted by the planning commission for a deviation from the sign standards herein are limited to the minimum necessary deviation to satisfy the purposes of this ordinance.

17.42.040 Standards for certain types of signs.

- A. Electronic readerboard signs. The purpose of the electronic readerboard sign is to provide information on events, convey essential messages including emergency information, and communicate other noncommercial information to the public.
1. Definitions. For purposes of this section, the following words and phrases shall have the following meanings:
 - a. City shall mean the city of Shasta Lake.
 - b. Electronic readerboard shall mean a sign structure which can be electronically changed without altering the face or the surface of the sign and intended to accommodate changeable short-term messages.
 - c. Non-profit organization shall mean a corporation organized to provide religious, charitable, literary, educational, scientific, social, or other forms of public service that are exempt from federal income taxation under Section 501(c)(3) or 501(c)(6) of the Internal Revenue Code.
 - d. Sign shall mean the electronic readerboard sign.
 2. Permit requirements. An electronic readerboard shall only be allowed pursuant to this section if an administrative permit is issued by the development services director or his/her designee in accordance with Chapter 17.14. The administrative permit shall include the terms and conditions under which the permit is issued.
 3. Allowable Locations. Notwithstanding the sign regulations specified for an individual zone district, one readerboard sign may be located within the commercial or mixed-use zone districts on property abutting State Route 151 between the Union Pacific Railroad trestle and Cascade Boulevard.

Attachment A
Title 17 - ZONING
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Chapter 17.42 Signs (DRAFT)

4. Use Limitations. The sign shall be used only to publicize the following activities. The sign shall not be used to advertise any commercial business or for-profit event, endorse any specific candidate for political office, or support or oppose any ballot measure or proposition.
- a. City events and activities sponsored by non-profit organizations or local service clubs.
 - b. Candidates' night forums and general public announcements regarding voting dates and locations.
 - c. School events such as football games, graduations and reunions.
 - d. Major community events that are co-sponsored (officially recognized, approved and/or subsidized) by the city or that require downtown street closures, or are held in city parks or facilities.
 - e. Messages regarding youth sports league sign-ups occurring within the city.
 - f. Messages regarding free meetings and events of general public interest sponsored by public agencies or legislators serving the city.
 - g. Messages and alerts related to the city's emergency response system.
 - h. Other messages found to be similar in nature as determined by the director, or other approving authority.
5. Development Standards.
- a. Maximum height shall be no more than fifteen (15) feet above grade.
 - b. Maximum size of the entire sign face shall be no more than forty-eight (48) square feet per side.
 - c. The sign may have no more than two faces.
 - d. The sign shall be located in a landscaped area not less than twice the total area of the sign face.
 - e. The sign shall not imitate or resemble any official traffic sign, signal or device.
 - f. The sign shall be placed in a manner that will not adversely interfere with the visibility or functioning of traffic signs, signals or devices, or interfere with official signs, taking into consideration physical elements of the sign in relation to the surrounding area, such as physical obstruction, line of sight, brightness and visual obstruction or impairment issues.
 - g. The sign shall be placed no closer than three hundred fifty (350) feet from a crosswalk across State Route 151.
 - h. The sign shall display only static text in each of its display messages. No sign shall display animated text, graphics or video, including flashing, blinking, fading, rolling, shading, dissolving, or any other effect that gives the appearance of movement.
 - i. Each message shall be displayed for a minimum of four seconds unless a greater amount of time is set forth as recommended by the development services director in consultation with the California Department of Transportation (Caltrans).
 - j. The transition or blank screen time between one display message and the next shall not exceed one second.
 - k. Transition from one message to another shall appear instantaneous as perceived by the human eye.
 - l. To the extent feasible, each message shall be complete in itself and shall not continue on a subsequent sign message.
 - m. Font size shall be determined by the development services director based on sight distance and the speed limit of the adjacent right-of-way.

Attachment A
Title 17 - ZONING
Division IV. - Regulations Applying in All Districts
Chapter 17.42 Signs (DRAFT)

- n. The sign shall be designed and placed to prevent light and glare from being visible to adjacent residential properties.
 - o. The sign shall not emit light that could obstruct or impair the vision of any driver.
 - p. The sign shall utilize automatic dimming technology to adjust the brightness of the sign relative to ambient light.
 - q. The sign shall be turned off between 10:00 p.m. and 6:00 a.m. unless an exception is granted by the development services director or his/her designee for extraordinary circumstances, such as, but not limited to, providing emergency notifications or announcing early morning or late evening events.
 - r. The sign shall contain a default mechanism that will cause the sign to revert immediately to a black screen if the sign malfunctions.
 - s. The sign shall comply with all state requirements governing such uses, including but not limited to the California Vehicle Code.
 - t. More restrictive requirements or additional conditions of approval shall be included in the administrative permit as determined necessary by the development services director based on specific site conditions and consultation with applicable city departments and outside agencies.
 - u. The development services director may make minor exceptions to the development standards included in this section if it is determined that the revised standard meets the intent and purposes of this section.
 - v. Maintenance requirements. The administrative permit shall include the terms and required conditions for the ongoing operation and maintenance of the electronic readerboard.
- B. Gasoline price signs. Gasoline price signs are allowed if made integral with the design of the freestanding or building sign, when the size and location comply with the minimum requirements of the California Business and Professions Code (BPC) §§13470–13540 and California Code of Regulations (CCR) Title 4, Division 9, Chapter 7. Gasoline price signs wishing to exceed the minimum required size and proportion requirements of state law, or the overall sign size, location or height standards of this title, require approval of a use permit by the planning commission.
- C. Real estate signs. Property for sale or lease signs are permitted in all districts without a permit or zoning clearance, provided that there are not more than two signs per lot separated by a minimum of 100 feet, and each sign does not exceed six square feet in size or six (6) feet in height in a residential district, or thirty-two (32) square feet in area in a commercial or industrial area.
- D. Menu boards. The height and orientation of menu boards shall be designed to ensure they are not located with the purpose of creating visibility to a public street. No more than two (2) detached menu boards shall be permitted per drive-through lane.
- E. Flags. Any flag of the United States exceeding sixty (60) square feet in size, and thirty feet (30') in height, as measured from grade to the top of the flag, shall require an administrative sign permit. No flags or banners with advertising copy shall be displayed on the same flagpole that displays a flag of the United States. Flags of the United States flown in conjunction with a commercial or industrial use shall be displayed in accordance with the protocol established by the Congress of the United States as set for the Stars and Stripes (Public Law 94-344 and 90-831), which includes the provision for night lighting. Any flag not meeting these standards noted above shall be considered a banner and shall be subject to regulation as such.

Attachment A
Title 17 - ZONING
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- F. Accessory commercial signs. Accessory signs indicating prices, products, or services offered or signs with changeable copy (i.e., gas price) shall be incorporated into the design of approved wall or detached monument or pole signs. Each lot is allowed two (2) detached accessory signs, separated by a minimum of 100 feet, and no more than six (6) square feet in size each. On-site directional and information signs that are no more than six (6) square feet in size and less than 42 inches in height are exempt.
- G. Balloons and dirigibles. Balloons, dirigibles, or other inflatable devices are considered temporary signs and shall require an SDP-D permit when the straight-line distance across the inflated object exceeds three (3) feet at any point, or the number of inflated objects exceeds five (5), or the height of the aerial display exceeds twenty (20) feet, whichever is most restrictive. The display shall be limited to no more than fourteen (14) calendar days per year.
- H. Subdivision and planned development permanent project identifier signs. The following standards apply:
1. Applicability. Project identifier signs are permissible for residential development(s).
 2. Design. On-site project-identifier signs shall be monument-type signs incorporated into the entry gates or the project wall. Where this is not feasible, a freestanding monument sign may be considered.
 3. Sign height. Shall not exceed six (6) feet from finished grade.
 4. Site location and number. One identifier sign may be located at each project entry from an arterial or collector street.
 5. Size. Shall not exceed twelve (12) square feet in size per sign.
 6. Permit required. The director shall have the authority to approve identifier signs with an administrative sign permit if such a sign is not approved with the tentative map, planned development, or use permit approval.
 7. Lighting. Project identifier signs may only be externally illuminated and shall comply with all applicable lighting standards and requirements of this title.
- I. Temporary public promotion signs
1. Number of signs. For each nonprofit public organization, a maximum of four (4) temporary off-site promotion signs may be displayed on private property with the approval of the property owner. Placement in the public right-of-way is prohibited, and such signs may be summarily removed at the discretion of the director.
 2. Time limit. Signs for an event may be displayed for a maximum of thirty (30) calendar days per year.
 3. City-sponsored events. The standards of this subsection may be waived for events or activities jointly sponsored or approved by the city council.
- J. Temporary commercial signs - banners, pennants, and similar.
1. Up to four (4) temporary signs may be placed on private property for special commercial or other events with approval of a zoning clearance. Temporary signs shall not extend above the roof, parapet, fascia, or roof gutter and shall not be attached to the roof. Banners exceeding twenty-four (24) square feet in size shall require an administrative sign permit, and no sign shall exceed fifty (50) square feet. Such signs shall not be displayed for more than fourteen (14) consecutive days up to two times per year. Banners and other building signs shall be placed flat against the facade of

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the building and shall not project above the roofline of the building. No sign shall be affixed to public light poles, fences, trees, or similar objects.

- K. Wall murals and super-graphic signs. Wall murals and super graphic wall signs containing non-commercial speech are permitted in all districts, subject to the lighting and locational standards outlined in this ordinance. Such signs require approval of an administrative sign permit.
- L. Offsite outdoor advertising signs (billboards). Such signs and structures require issuance of a use permit and shall be separated by a minimum of one thousand (1,000) feet when on the same side of a public road, and at least five hundred (500) feet apart when on opposite sides of a public road. All such signs are only permitted on private property that immediately abuts the right-of-way of Interstate 5 within 300 feet of the right-of-way.
- M. Joint use pole/monument signs. Two or more contiguous parcels, not located within a shopping center or planned development, may share a common pole or monument sign, provided that an administrative sign permit is obtained. The sign may exceed the allowable size indicated for the district by up to fifteen percent. In such instances, the off-site parcel(s) shall not be permitted a freestanding sign.

17.42.050 Zoning Districts - Sign Standards

The following standards govern the size and other specifications related to the placement of signage in the city. The standards specified in Section 17.42.030 and 17.42.040 shall apply as applicable. The most restrictive of the building sites’ frontage on a public street shall determine the maximum sign area. Where a conflict exists between a zoning district standard and those standards referenced above, the more restrictive standard shall govern. Signs that obstruct traffic visibility or pose a safety hazard are prohibited in all cases.

- A. Residential Districts (RR and SR). Standards for non-commercial signs in all residential districts are as reflected in Schedule 17.42.050-A. Commercial signage is prohibited.

Schedule 17.42.050-A

Manner/Place/Time and Sign Type	Standard(s)
Freestanding signs	One sign, no more than 6 square feet in size. One additional sign is permissible when signs are separated by a minimum of 100 feet on the same property.
Window signs.	No standard.
Building-mounted signs.	One sign, no more than 15 square feet in size.
Materials	Wood, metal, paper, glass, cardboard, cloth, plastic, fabric, or as otherwise approved by the director.
Illumination	External only.
Placement	Located on private property with an established primary use. Shall not be placed in the public right-of-way or within a public easement. Signs shall be set back a minimum of 5 feet from the public right-of-way and from any property access to the right-of-way.
Maintenance	Signage shall be kept in good repair.
Permitting	Exempt.

- B. Urban Residential Districts (UR-1, UR-2, UR-3). Standards for signs located in common or communal areas as reflected in Schedule 17.42.050-B.

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Schedule 17.42.050-B

Manner/Place/Time and Sign Type	Standard(s)
Freestanding signs	One monument sign per street frontage with a maximum height of five feet. Signs shall be separated by a minimum of 100 feet. Signs are limited to two faces and shall not exceed twenty-five (25) square feet in size per face.
Temporary signs, including banners, balloons, and similar.	One sign per street frontage, no more than 20 square feet in size. Such signs may be displayed for a maximum of 30 days per year.
Window signs.	A maximum of 20% of the window area.
Building-mounted signs.	One sign, no more than 15 square feet in size.
Materials	Wood, metal, paper, glass, cardboard, cloth, plastic, or fabric, or approved alternative..
Illumination	Indirectly lit. Internally illuminated signs with approval of a use permit.
Placement	Located on private property with established primary use (placement on a vacant property is prohibited); not placed in the public right-of-way or public easement. Signs shall be set back a minimum of 5 feet from the public right-of-way and property access points. Signs that obstruct traffic visibility or pose a safety hazard are prohibited.
Maintenance	Signage shall be kept in good repair.
Permitting	<ol style="list-style-type: none"> 1. Individual residence - permit not required, subject to compliance with the standards in Schedule 17.42.050-A. 2. Common areas – zoning clearance and/or building permit, except where otherwise noted.

- C. Commercial Districts (GC, VC, HC). Standards and other requirements for signs are as reflected in Schedule 17.42.050-C.

Schedule 17.42.050-C

Manner/Place/Time and Sign Type	Standard(s)
Freestanding signs – poles	<ol style="list-style-type: none"> 1. If there is a minimum of one hundred (100) lineal feet of street frontage, one freestanding sign per building site that abuts a public street, not to exceed one hundred (100) square feet in size and twenty (30) feet in height, shall be permitted. For a double-faced sign, each face shall not exceed one hundred (50) square feet. 2. If there is a minimum of three hundred (300) lineal feet of street frontage, one freestanding sign per building site that abuts a public street, not to exceed two hundred (200) square feet in size and thirty (30) feet in height, shall be permitted. For a double-faced sign, each face shall not exceed one hundred (100) square feet.

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Manner/Place/Time and Sign Type	Standard(s)
Freestanding signs – monument.	<p>3. If there is less than one hundred (100) linear feet of street frontage, one ground sign not to exceed fifty (50) square feet in size (twenty-five (25) square feet per face if double-faced) and forty-two (42) inches in height shall be permitted, except the sign height may be six feet in height if located thirty-five (35) feet or more from the center of a driveway, the adjacent right-of-way, or a curb return at a street intersection.</p> <p>4. A monument sign may substitute for an allowable pole sign, subject to compliance with the standards of Section 17.42.030.E. The allowable pole sign area shall be reduced by twenty-five percent (25%).</p>
Building-mounted signs.	5. Signs shall not exceed a combined size of one square foot in area for each lineal foot of building frontage.
Window signs.	A maximum of 20% of the window area.
Temporary signs.	Two signs per street frontage, no more than 30 square feet in size total. Such signs may be displayed for a maximum of 30 days per year.
Materials	Wood, stone, metal, plastic, or approved alternative.
Illumination	Internally or externally illuminated signs, subject to compliance with Section 17.42.030.
Placement	Located on private property with established primary use (placement on a vacant property is prohibited); not placed in the public right-of-way or public easement. Signs shall be set back a minimum of 12 feet from the public right-of-way and property access points. Signs that obstruct traffic visibility or pose a safety hazard are prohibited.
Maintenance	Signage shall be kept in good repair. Freestanding sign support structures that do not include a sign shall be removed within 90 days.
Permitting	Zoning clearance and/or building permit, except where otherwise noted.

D. Industrial Districts (LI and I). Standards and requirements for signs are as reflected in Schedule 17.42.050-D.

Schedule 17.42.050-D

Manner/Place/Time and Sign Type	Standard(s)
Freestanding signs – poles	If there is a minimum of one hundred (100) lineal feet of street frontage, one freestanding sign per building site that abuts a public street, not to exceed two hundred (200) square feet in size and twenty (30) feet in height, shall be permitted. For a double-faced sign, each face shall not exceed one hundred (100) square feet.
Freestanding signs – monument.	1. If there is less than one hundred (100) linear feet of street frontage, one ground sign not to exceed fifty (50) square feet in size (twenty-five (25) square feet per face if double-faced) and forty-two (42) inches in

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Manner/Place/Time and Sign Type	Standard(s)
	<p>height shall be permitted, except the sign height may be six feet in height if located thirty-five (35) feet or more from the center of a driveway, the adjacent right-of-way, or a curb return at a street intersection.</p> <p>2. A monument sign may substitute for an allowable pole sign, subject to compliance with the standards of Section 17.42.030.E. The allowable pole sign area shall be reduced by twenty-five percent (25%).</p>
Building-mounted signs.	Building signs shall not exceed a combined size of one square foot in area for each lineal foot of building frontage.
Window signs.	A maximum of 20% of the window area.
Temporary signs.	Two signs per street frontage, no more than 30 square feet in size total. Temporary signs may be displayed for a maximum of 30 days per year.
Materials	Wood, stone, metal, plastic or approved alternative.
Illumination	Internally or externally illuminated, subject to compliance with this chapter.
Placement	Located on private property with established primary use (placement on a vacant property is prohibited); not placed in the public right-of-way or public easement. Signs shall be set back a minimum of twelve (12) feet from the public right-of-way and property access points. Signs that obstruct traffic visibility or pose a safety hazard are prohibited.
Maintenance	Signage shall be kept in good repair. Freestanding sign support structures that do not include a sign shall be removed as set forth in Section 17.42.090.A.
Permitting	Zoning clearance and/or building permit, except where otherwise noted.

E. Mixed Use District (MU). Standards and requirements for signs are as reflected in Schedule 17.42.050-E.

Schedule 17.42.050-E

Manner/Place/Time and Sign Type	Standard(s)
Freestanding signs – poles	If there is one hundred (100) lineal feet or more of street frontage, one freestanding sign per building site, not to exceed one hundred (100) square feet in size and twenty-five (25) feet in height, shall be permitted. For a double-faced sign, each face shall not exceed fifty (50) square feet. The sign shall be located in a landscaped island that is equal to at least one-half of the total sign area of the freestanding sign.
Freestanding signs – monument.	1. If there is less than one hundred (100) linear feet of street frontage, one ground sign not to exceed fifty (50) square feet in size (twenty-five (25) square feet per face if double-faced) and forty-two (42) inches in height shall be permitted, except the sign height may be six feet in

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Manner/Place/Time and Sign Type	Standard(s)
	height if located thirty-five (35) feet more from the center of a driveway, the adjacent right-of-way, or a curb return at a street intersection. 2. A monument sign may substitute for an allowable pole sign, subject to compliance with the standards of Section 17.42.030.E. The allowable pole sign area shall be reduced by twenty-five percent (25%).
Building-mounted signs.	Building signs shall not exceed a combined total size of one square foot in area for each lineal foot of building frontage. For a double-faced sign, each face shall not exceed fifty (50) square feet.
Window signs.	A maximum of 20% of the window area.
Temporary signs.	Two signs per street frontage, with a total size of no more than 30 square feet. Temporary signs may be displayed for a maximum of 30 days per year.
Materials	Wood, stone, metal, plastic or approved alternative.
Illumination	Internally or externally illuminated signs, subject to compliance with Section 17.42.030.
Placement	Located on private property with established primary use (placement on a vacant property is prohibited); not placed in the public right-of-way or public easement. Signs shall be set back a minimum of 12 feet from the public right-of-way and property access points. Signs that obstruct traffic visibility or pose a safety hazard are prohibited.
Maintenance	Signage shall be kept in good repair. Freestanding sign support structures that do not include a sign shall be removed as set forth in Section 17.42.090.A.
Permitting	Zoning clearance and/or building permit, except where otherwise noted.

- F. Village Mixed Use District (MU). Standards and requirements for signs are as reflected in Schedule 17.42.050-F.

Schedule 17.42.050-F

Manner/Place/Time and Sign Type	Standard(s)
Freestanding signs – poles	(TBD)
Freestanding signs – monument.	(TBD)
Building-mounted signs.	Building signs shall not exceed a combined total size of ___square foot in area for each lineal foot of building frontage. For a double-faced sign, each face shall not exceed fifty percent of the allowable sign area.
Window signs.	A maximum of 20% of the window area.

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Manner/Place/Time and Sign Type	Standard(s)
Temporary signs.	(TBD)_____ signs per street frontage, with a total size of no more than (TBD) ____ square feet. Temporary signs may be displayed for a maximum of 30 days per year.
Materials	Wood, stone, metal, glass, plastic or approved alternative.
Illumination	Internally or externally illuminated signs, subject to compliance with Section 17.42.030.
Placement	Located on private property with an established primary use (placement on a vacant property is prohibited); Shall not be placed in the public right-of-way or a public easement. Signs shall be set back a minimum of (TBD)____ feet from the public right-of-way and property access points. Signs that obstruct traffic visibility or pose a safety hazard are prohibited.
Maintenance	Signage shall be kept in good repair. Freestanding sign support structures that do not include a sign shall be removed as set forth in Section 17.42.090. A.
Permitting	Zoning clearance and/or building permit, except where otherwise noted.

17.42.060 Comprehensive Sign Plan – required.

- A. A comprehensive sign plan shall be submitted for all proposed commercial centers with 3 or more tenant lease areas, delineating the distribution of sign area for project. Sign plans shall complement the architectural features of the buildings or center.
- B. Where a nonresidential parcel does not have public street frontage and an off-site sign is not permitted by this chapter, the property owner may, with participation of abutting property(s) with street frontage, submit a comprehensive sign plan for the combined building site and parcels. The comprehensive sign plan shall include proposed signage for the non-frontage parcel. The total sign area allowed shall be based on the applicable zoning district schedule for all the parcels included in the comprehensive sign plan. To accommodate the needs of all parcels, the director is authorized to allow up to a 20 percent increase in freestanding sign area with approval of an administrative sign permit.
- C. All comprehensive sign plans shall require an administrative sign permit unless the comprehensive sign plan is submitted as part of a discretionary development entitlement for the project. Plans shall contain all sign information determined by the director to be necessary to understand what is being proposed within the sign program.

17.42.070 Nonconforming signs.

All legally constructed signs and sign structures in existence prior to the adoption of this chapter, which were in compliance with all applicable provisions in effect at the time they were established by the city, but which no longer comply with the regulations herein, are considered nonconforming signs. Nonconforming signs shall be permitted to remain in existence, provided that such signs cannot be modified to increase any nonconforming aspect of the sign, including, but not limited to, sign area, height, and location. Modifications to support and frame components of the sign shall not be permitted, except when necessary to protect the public or make the sign conform to standards. Any other modifications to the sign and/or sign structure, except for changing sign copy within the existing frame or support, shall require approval of an administrative sign permit.

17.42.080 Unpermitted Signs and issuance of permits.

The director is authorized to withhold issuance of a building permit for any new on-premises sign if there is an illegal on-premises sign related to the business or property. This prohibition only applies if both conditions below exist:

- A. The illegal sign and proposed new sign are located within the same commercial complex or on the same property for which the permit or license is sought.
- B. The illegal sign is owned or controlled by the permit applicant, and the permit applicant would own or control the proposed sign.

17.42.090 Prohibited signs.

The following specific types of signs are prohibited, unless otherwise permitted as required by this chapter and title.

- A. Abandoned signs. A sign, including its support structure, which does not apply or identify the current activity on the premises for greater than 90 consecutive days shall be considered an abandoned sign. A temporary change in ownership or management, or during marketing for sale of the business or property shall not be considered an abandoned sign unless the premises remain vacant for a period of at least one (1) year.
- C. Conflict with traffic information. It is unlawful to erect, construct, or maintain any outdoor advertising structure or sign for the purpose of advertising the goods, wares, merchandise, or business of any person when the sign displays or makes use of the words "stop," "danger," or any other word, phrase, symbol, or character in such a manner as to interfere with, mislead, or confuse traffic on an adjacent public street.
- D. Electronic message signs. Electronic message board signs are prohibited, except for signs authorized pursuant to Section 17.42.040.A, and those erected by a local, state, or federal government entity.
- F. Immoral or unlawful advertising prohibited. It is unlawful to exhibit, post, or display upon any outdoor advertising structure or sign, upon or in any window, upon any building in public view, any sign, picture, or illustration that is characterized by emphasis on depicting or describing sexual activities or specified anatomical areas as defined by this code.
- G. Moving, flashing, and windblown signs. Signs within this classification include, but are not limited to, moving, rotating, flashing, and windblown signs. Flashing signs shall include signs with rapid and repetitive changes of color intensity and includes strings of light bulbs. Windblown signs include handbills and posters.
- H. Non-appurtenant and off-site signs. Non-appurtenant and off-site signs are prohibited except as allowed by this chapter.
- I. Portable signs. Except as otherwise authorized by this code, any signs that are capable of movement, such as, but not limited to, A-frame signs and signs that are attached to devices capable of movement are prohibited without approval of a sign permit.
- J. Signs mounted on vehicles. No person shall park any vehicle, equipment (cranes or boom trucks), or trailer on a public right-of-way, on public property, or on private property without permit so as to be visible from a public right-of-way that has attached thereon any sign or advertising device for the

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purpose of providing advertisement of products and services or directing people to a business or activity, located on the property. This section does not apply to standard advertising or identification practices where such signs or advertising are painted on or permanently attached to a moving or parked vehicle.

17.42.100 Unsafe and unpermitted signs – notice, abatement, and removal.

If the director, or designee, finds that any sign regulated by this chapter is unsafe or insecure or is a menace to the public, he shall give written notice to the sign owner and to the property owner. If the sign owner fails to remove or alter the sign so as to comply with the standards set forth in this chapter within 30 days after such notice, the director may cause the sign to be removed or altered to comply at the expense of the sign owner or owner of the property upon which it is located. The building official or city engineer may cause any sign that is an immediate danger to people or property to be removed summarily and without notice, as set forth in the municipal code. No sign regulated by this chapter and code shall be erected at any location where, because of its position, it will obstruct the view of any authorized traffic sign, signal, or device.

The director or other authorized city employee may order the immediate removal of any unauthorized or unpermitted sign placed in the public right-of-way or on public property after documenting the sign location and attempting to contact the sign owner to request the owner to remove the sign. Signs that are placed on a public structure or street tree may be immediately removed. Signs placed on such structures or street trees without necessary approval may immediately be disposed of without notification or compensation to the owner. The placement of such signs is a violation of the municipal code, and such violations shall be subject to the penalties of this title or code.



CITY OF SHASTA LAKE

PLANNING COMMISSION MEETING
STAFF REPORT
October 16, 2025

Staff Assigned: Peter Bird, Senior Planner

Project:	Tentative Parcel Map Lot 15 Shasta Gateway Industrial Park
File:	PM 17-02
Assessor's Parcel #	064-440-015
Location:	Lot 15, Shasta Gateway Industrial Park
Applicants	Tery Scott, Edward Blanck
Property Owner	Tery Scott
Representatives	Edward Blanck, Tery Scott, SDS Engineering
Significant / Applicable Legal Authority	California Environmental Quality Act (Public Resources Code) Subdivision Map Act Title 15 (Grading, Erosion Control and Hillside Grading, Title 16 (Subdivision), and Title 17 (Zoning) of the City of Shasta Lake Municipal Code (MC) Shasta Gateway Industrial Park Architectural and Design Guidelines
Environmental Determination:	Categorical Exemption – Class 15 Section 15315-California Environmental Quality Act (see qualification in environmental analysis)

Summary

The Planning Commission approved this project on May 3, 2018. The applicant did not request an extension before the map expired on May 3, 2020. The parcel map was re-approved by the Planning Commission on December 3, 2020. Although the applicant again let the map expire, he has completed all required public improvements over the past five years and is now prepared to finalize the project. The attached map and project details are unchanged from previous approvals.

PROJECT DESCRIPTION:

The Applicant is requesting approval of a Tentative Parcel Map (TPM) for the development of Lot 15 of the Shasta Gateway Industrial Park, Assessor's Parcel Number 064-440-015. This project will divide the existing 3.33-acre site into four parcels ranging from 0.6 acres to 1.1 acres. This parcel is part of the Shasta Gateway Industrial Park (SGIP) project of 1992. At that time, all utilities were installed, and each parcel was graded to accommodate development. Shared access will be from Bronze Court, and all utilities are available to the site.

Staff Recommendation

Staff recommends that the Planning Commission approve Tentative Parcel Map 17-02 as the proposed project, as conditioned, would not be detrimental to the public health, safety, and welfare of the community or neighboring property owners. The proposed use is consistent with the General Plan and Zoning Designations for the property, and as conditioned, the proposed use will meet the standards required by all City Departments and Shasta Lake Fire Protection District.

Environmental Clearance

Section 15315 of the CEQA Guidelines (California Code of Regulations), Class 15, provides for a categorical exemption for minor land divisions. The Class 15 exemption applies to the division of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Subdivision Map Act:

To approve the Tentative Map, the Planning Commission must determine that none of the circumstances included in Government Code Section 66474.61 (Subdivision Map Act) exist:

66474. A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- a. The proposed map is inconsistent with applicable general and specific plans as specified in Section 65451.**

The subject property's General Plan designation is Industrial (I). Future development shall comply with applicable General Plan, Zoning Code, and City construction and development standards to ensure consistency with the General Plan.

b. That the proposed subdivision's design or improvement is inconsistent with applicable general and specific plans.

Design and improvements for future development shall comply with applicable General Plan, Zoning Code, and City development and construction standards to ensure the development is consistent with the General Plan. There is not an adopted specific plan for this property.

c. That the site is not physically suitable for the type of development.

Based on information provided as part of the environmental review for the Lot 15 project, there is no evidence that the site is not suitable for future development. At the time a building permit is submitted to the City, amendments to the Drainage and Hydrology Report will be required to identify any increase storm water runoff that may lead to development constraints or necessary changes to the initial report.

d. That the site is not physically suitable for the proposed density of development.

General Plan designation of the subject property is Industrial (I). Current zoning is SGIP-PD. Proposed development will comply with the City's zoning code and development standards.

e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The development proposal is limited to a pre-graded parcel that was created as part of the larger Shasta Gateway Industrial Park development. The site does not include wildlife or suitable habitat. The site is bordered to the east and north by paved roads, while the west property line abuts a developed industrial lot. The undeveloped land to the south is not a part of this project. Infrastructure needed to convey sewer and storm water exist in the established southern public easement. This project will also abide by all best management practices for storm water management. There is no threat to the environment associated with this tentative parcel map.

f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

Additional environmental studies may be required to identify potential adverse impacts to public health and necessary mitigation measures if any new uses of the parcels warrant them. Currently, the project is not considered to cause serious public health problems.

g. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing

body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subdivision shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

The subdivision will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, as there are no existing or proposed public easements for access.

Planning Commission Options

The Planning Commission has several options with respect to the applicant's request at this time:

1. Approve The Tentative Parcel Map.

The Planning Commission has the option to adopt the proposed Resolution of Approval as presented or with modified or added conditions.

2. Continue Action In Order To Obtain Additional Information.

The Planning Commission may desire additional information or require further investigation by Staff. The Commission has the option to continue the matter to a certain future date in order to accomplish these efforts.

3. Deny The Tentative Parcel Map.

The Planning Commission may determine, after hearing testimony during the public hearing, to deny the Tentative Parcel Map. Denial of a Tentative Map must be based on specific findings pursuant to Section 66474 of the Subdivision Map Act as discussed under "Findings of Approval" above.

RECOMMENDED MOTION:

Staff recommend the Commission make the following motion:

"I move the Planning Commission adopt the attached resolution finding the proposed project will not result in a significant effect on the environment and a Categorical Exemption – Class 15 is appropriate (CEQA Guidelines Section 21080(c)), and further approve Tentative Parcel Map 17-02 subject to the required findings and the conditions of approval as set forth in the attached resolution."

Enclosed:

Attachment A: Resolution of Approval
Attachment B: Previous Staff Reports

Attachment A: Resolution of Approval

RESOLUTION NUMBER PC XX-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHASTA LAKE APPROVING A REQUEST FILED BY EDWARD BLANCK AND TERY SCOTT FOR TENTATIVE PARCEL MAP PM 17-02, LOT 15 OF THE SHASTA GATEWAY INDUSTRIAL PARK, APN 064-440-015, FOR THE CREATION OF FOUR INDUSTRIAL PARCELS

WHEREAS, the Planning Commission of the City of Shasta Lake has considered Tentative Parcel Map PM 17-02 filed by Edward Blanck and Tery Scott for that property identified as Assessor's Parcel Numbers 064-440-015 located at the southwest of Bronze Court and Shasta Gateway Drive, in the City of Shasta Lake, in accordance with Title 15 (Grading, Erosion Control and Hillside Grading, Title 16 (Subdivision), and Title 17 (Zoning) of the City of Shasta Lake Municipal Code; and,

WHEREAS, the proposed subdivision will create four industrial lots; and,

WHEREAS, the Tentative Map was referred to affected public agencies and City departments and divisions for review and comment; and,

WHEREAS, City Staff used the following information as dated: Planning Application (12-28-17), Environmental Information Form (4-10-18), Geotechnical Report (2-20-18), Storm Drain Analysis (2-20-18) Tentative Parcel Map Revision 4 (11-11-20), and related supporting documents for review; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on October 16, 2025, to obtain public testimony regarding Tentative Parcel Map 17-02.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Shasta Lake approves the Tentative Parcel Map, PM 17-02, with the following findings and conditions:

A. FINDINGS:

1. The Tentative Parcel Map as conditioned is consistent with the objectives, policies, general land uses, and programs of the General Plan. The proposed parcels meet the density and development requirements of the General Plan. The project provides for the orderly development of the area and is consistent with the General Plan.
2. The Tentative Parcel Map, as conditioned, is consistent with the Zoning Ordinance's requirements. The new parcels will be developed according to the zoning code's standards.
3. The site is physically suitable for the type and the density of development proposed because it does meet the General Plan and Zoning designations development requirements; and the proposed development will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the City. Each of the parcels, as presented and conditioned in this proposal, contain a building envelope which can be developed without creating circumstances contrary to this finding such as a variance or exception request.
4. The design of the land division and proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat. There are no potentially sensitive wildlife habitats known to be within the project site.
5. The design of the subdivision and proposed improvements will not cause serious public health problems. Conditions have been included to address any potential concerns related to public health, including but not limited to provisions for public and private improvements.
6. The project will not conflict with easements for access through or use of property within the subject project boundaries. The requirement for the dedication of public utility easements will provide for access to all public utilities located within the project boundaries.

7. No evidence has been presented which would substantiate denial under Section 66474 of the California Subdivision Map Act. The proposed project does not contain those characteristics, which would require a denial as required by the Subdivision Map Act.
8. Completion of infrastructure improvements is necessary as a prerequisite for the filing of the Parcel Map. The improvements are necessary to protect the public health and safety by providing for the safe and adequate provision of utility service and the orderly development of the city. The extension of water and electric improvements will provide for orderly development in the industrial park. All public improvements have been completed.
9. The project is Categorical Exempt from the requirement for preparing environmental documents, pursuant to Class 15, Section 15315 of the California Environmental Quality Act Guidelines. Section 15315 of the CEQA Guidelines (California Code of Regulations), Class 15, provides a categorical exemption for minor land divisions. The Class 15 exemption applies to the division of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

B. Conditions of Approval: Approves Tentative Parcel Map 17-02, as presented this day, October 16, 2025

GENERAL CONDITIONS OF APPROVAL

1. The Development Services Director or his/her designee may approve minor modifications to this Tentative Parcel Map. Any substantial revisions will require an amendment to this map to be completed before recording the Parcel Map unless otherwise noted.
2. The requirements of all concerned governmental agencies having jurisdiction including but not limited to, the issuance of appropriate permits, shall be met. Evidence of the approval and issuance of all required permits or approvals from those agencies shall be provided to the Development Services Director prior to the recordation of the Parcel Map.
3. The property owner, or the assigned agent, agrees to defend, indemnify, and hold harmless the City of Shasta Lake ("City"), its agents, officers and employees from any claim, action, or proceeding to attack, set aside, void, or annul the approval of this Tentative Parcel Map or Parcel Map recorded hereunder. The City shall have sole discretion in selecting its defense counsel. (unless there is a conflict, the City will use the City Attorney as its defense counsel). The City shall promptly notify the property owner, or the assigned agent, of any claim, action, or proceeding and shall cooperate fully in the defense.
4. This Tentative Parcel Map, and any Parcel or Final Map recorded hereunder, shall comply with the requirements and standards of Government Code §§ 66410 through 66499.58 ("Subdivision Map Act"), and Title 16 of the Shasta Lake Municipal Code. Said maps shall also comply with the City of Shasta Lake's Municipal Code and Improvement Standards and Exceptions in place when recorded.

IMPROVEMENT PLANS

5. Improvement plans for all tree removal/planting, grading, paving, drainage, utilities, and other public improvements, shall be prepared by a civil engineer registered in the State of California, and shall be submitted to and approved by the City Engineer, and other concerned agencies as necessary, prior to construction. All existing utilities, prior to the approval, shall be shown on the improvement plans including type, location and size.
6. A plan checking and inspection fee deposit shall be required at the time the improvement plans are first submitted to the City, with an additional deposit at the time the Parcel Map is submitted for map check in accordance with the City's most recently adopted fee schedule.

7. If any improvements are not completed by the property owner and have not received approval by the City Engineer at the time of recordation of the Parcel Map, the property owner, or the assigned agent, shall furnish good and sufficient security bond for completion of the improvements as set forth in Government Code Section 66499 et seq. and Section 16.16.060 of the City Municipal Code.
8. The property owner or the assigned agent shall be responsible for the cost of any special subdivision improvement inspections that the City determines necessary.
9. The licensed professional who prepares the geotechnical report, shall review and sign the improvement plans prior to submittal to the City.
10. Following completion, and approval by the City Engineer, of required improvements the property owner, or the assigned agent, shall deposit any additional amount necessary to guarantee and warranty the work for a period of one year. The one-year period begins following completion of the work and the acceptance for maintenance by the City. The guarantee and warranty is against any defective work or labor done or defective materials furnished. The City Engineer shall determine the amount of the deposit.

PARCEL MAP

11. Following the completion of improvements to be accepted by the City and prior to the recordation of the Parcel Map, the City Engineer and Development Services Director, or his/her designee, will determine the actual cost of improvement and map plan checking and City inspection services. The Development Services Director will advise the property owner or the assigned agent thereof. If that amount exceeds the amount deposited with the City, the property owner, or the assigned agent, shall pay the balance due to the City. If the actual cost is less than the estimate, the City will promptly refund the overpayment to the property owner or the assigned agent. If the property owner bonds for uncompleted improvements at the time the Parcel Map is recorded, any balance due for inspection services shall be paid prior to final inspection approval by the City.
12. Prior to recording the map, the property owner, or the assigned agent, shall provide as-built drawings to the city. Two hard copies and one digital copy of those drawings, as approved by the Public Works Director, must be received prior to the recordation of any Parcel Map.
13. Ownership of all new City public utility facilities and related rights-of-way and easements shall be dedicated to the City of Shasta Lake. All dedicated easements shall be shown on the Parcel Map prior to recordation. Public utility easements shall not be fenced or otherwise barricaded to hinder access for future utility installation, operation, maintenance, inspection, and/or improvement
14. Prior to recording any Parcel Map, all liens by the City or any other governmental entities must be terminated.

GRADING, CLEARING AND DRAINAGE

15. Prior to any land clearing, or grading work, the property owner, or the assigned agent, shall submit a grading and erosion control plan, prepared by a civil engineer licensed in the State of California, for approval by the City Engineer in accordance with Shasta Lake Municipal Code Chapter 15 and the most recently adopted California Building Code.
16. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review and approval as part of the improvement plans if determined necessary by the City Engineer. The property owner, or the assigned agent, shall obtain a grading permit from the Planning Division of the Development Services Department prior to any land clearing or grading.
17. The property owner or the assigned agent shall follow all approved erosion and sediment control plans and shall maintain required erosion and sediment control measures during all phases of development. Any excess soil not used in the construction process shall be removed from the project area to eliminate the potential for erosion and runoff.

18. Prior to the construction of improvements, an encroachment permit shall be obtained from the Public Works Department prior to any work within the public right-of-way and all requirements for that permit shall be strictly followed and completed.

UTILITIES

19. Underground substructures shall be installed as necessary to provide future sanitary sewer, water, electric, natural gas, telephone, and cable television distribution lines, including main lines and service laterals, to serve each parcel. These utilities shall be installed in accordance with the location, capacity, construction, and testing standards of the Public Works Department or other operating entity, and applicable fire-flow safety standards. All required public utilities shall be inspected and approved by the City or other operating entity prior to backfilling trench(s).
20. An Underground Service Alert (USA) and the Public Works Department shall be notified a minimum of two working days before the initial commencement of any permitted grading, digging, or land clearing work. This will allow sufficient lead-time to identify any existing public underground utilities that could be affected by construction activities.
21. Public utility and/or drainage easements shall be provided, if required, for all improvements required to serve the property and any utility infrastructure found during clearing, grading or construction of improvements. The final location of the easements shall be approved by the City Engineer and the Public Works Department or other operating entity.
27. All development, including, but not limited to, eave lines of any proposed structure, drainage facilities, and private utilities, shall be outside of, or at a maximum, coincidental with, the limits of any public utility easement extending through the lots.
28. No building or structures shall be allowed within any public utility easement.

PG&E

30. Extensions of any gas facilities shall require satisfactory utility easements or right-of-way at no cost to PG&E. The property owner, or the assigned agent, shall be responsible for satisfactory clearing of all vegetation in the route approved for use by PG&E.

ELECTRIC

31. Services to these lots shall be underground. The property owner, or the assigned agent, shall be responsible for the installation of all necessary substructures.
32. All electric conduits must be proofed and cleaned before any conductor is pulled through them.
33. The final layout will incorporate any changes the City Electric Department requires.
34. The property owner will provide the Electric Department with the final parcel map and improvement plans. All underground service requirements will apply.
35. No trees or shrubs exceeding a mature height of 15 feet shall be allowed within the limits of any electric easement.
36. The property owner, or the assigned agent, shall not reduce the vertical clearance between the conductors of the City of Shasta Lake's overhead transmission, distribution, or service lines and the ground of improved surfaces there under as set forth under General Order 95 of the Public Utilities Commission of the State of California.
37. The property owner, or the assigned agent, shall provide unrestricted ingress and egress to the property to the City of Shasta Lake for the purposes of installation, removal, maintenance, operation, inspection or any other required use of its electrical facilities.

38. The property owner, or the assigned agent, shall provide adequate protection of the City's overhead and underground transmission, distribution, and service facilities (poles, towers, boxes, equipment, and the like) from vehicular damage by means of installing protective barriers, as determined by the Public Works and Electric Departments, before recording the Parcel Map.
39. Where underground utilities are located within required right-of-way or under paved areas, such facilities shall be placed before placing pavement or concrete. These installations shall be inspected and approved by the City prior to placing the pavement or concrete.
40. The property owner, or the assigned agent, shall pay the cost, if required for rearrangement, relocation, or removal of any City electric facilities or other public utilities caused by the subdivision improvements, whether inside or outside of the development, where such work is a condition of or necessary to serve the project.

FIRE DISTRICT

41. The use shall be established and conducted in full compliance with the requirements of the Shasta Lake Fire Protection District (SLFPD), which are as follows:
42. The main electrical disconnect shall be provided on the exterior of the building(s). Access road and driveways shall be engineered to support 80,000 pound loads (including detention area) with a minimum width of the structural portion of all driveways or access roads being 20 feet at its narrowest point. The driveway or access road shall also have minimum horizontal inside turning radius of 50 feet and shall maintain the 20 foot width through the complete turn. The minimum vertical radius shall not be less than a 100 foot curve radius and that in no point is less than 6 inches in a 50 feet segment but shall be designed by an engineer to allow safe passage of fire apparatus. These horizontal and vertical curves shall be continued as appropriate throughout each developable site. For the fire hydrant the width of the traveled way shall allow a for fire apparatus to park adjacent to the fire hydrant and properly connect to the fire hydrant with sufficient width to allow other fire apparatus to pass throughout the development. An approved turnaround shall be engineered near the end of the driveways to allow fire apparatus to turnaround. Final design provided by an appropriately licensed engineer of the above shall be provided in writing and approved in writing by the Shasta Lake Fire Protection District prior to issuance of permits and start of work.
43. All vehicle access gates shall be a minimum of 20 feet of clear width wide and the gate shall be set back a minimum of 30 feet from the nearest point on the driveway or access road traveled way leading to the gate.
44. All vehicle access gates shall be a minimum of 20 feet of clear width wide and the gate shall be set back a minimum of 30 feet from the nearest point on the driveway or access road traveled way leading to the gate.
45. Fire Hydrant(s) – At least one fire hydrant is required on site in the landscaping island along the lot line of lots 3 and 4. Depending on final lot development additional fire hydrants may be required on site. There may be a requirement for one fire hydrant per newly created parcel within 50 feet of any fire department connection for support of fire sprinkler systems. Based on proposed 14,000 square foot buildings this fire hydrant must flow at least 3,250 gallons per minute and each lot could be required to have a minimum of 3 or 4 fire hydrants available depending on flow requirements based on size and type of construction. The location and requirements for fire hydrants will be determined by the final development of the project and shall be designed by an appropriately licensed engineer in writing along with flow calculations to the Shasta Lake Fire Protection District. Actual flow tests shall be conducted prior to acceptance of project and issuance of final approval clearance.
46. Provisions shall be accommodated within the project water system to allow for the possible need for fire sprinkler systems at each newly created parcel. The proposed water line shall be looped and include valves to allow sectioning of the line and connections of the new water line to existing water lines within Shasta Gateway Drive and Bronze Court. This will allow for the best possible flows for future development of these sites and allow for the routine maintenance with a minimum

number of services being off at any one time. The locations and requirements for fire sprinkler systems will be determined by the final development of the project and shall be designed by an appropriately licensed engineer in writing along with flow calculations to the Shasta Lake Fire Protection District for plan review prior to issuance of building permits and start of work on any project. Deferrals are NOT allowed for fire sprinkler plan submittals.

47. The entire parcel shall be brought into compliance with the vegetation maintenance standards of the Shasta Lake Fire Protection District in conjunction with the City of Shasta Lake and any other environmental agencies. This item to be worked out at time of development of new parcels.
48. All trash enclosures shall be designed and maintained so that NO combustible vegetation shall be allowed to exist at any time within ten feet of the enclosure.
49. As per City of Shasta Lake requirements all property corners shall be clearly marked on all newly created lots. The markings may require string delineation between markers prior to issuance of building permits.

AIR QUALITY

50. The property owner, or the assigned agent, shall implement Standard Mitigation Measures (SMMs) from the City's Air Quality Element:
51. Suspend all grading operations when winds, as instantaneous gusts exceed 20 miles per hour or as directed by the Shasta County Air Quality Management District (AQMD).
52. Water active construction sites at least twice daily, or as needed to control fugitive dust as directed by the Public Works Department.
53. Apply non-toxic soil stabilizers according to the manufacturer's specification to all graded areas, which will be inactive for 10 days or more.
54. When construction activity occurs during wet weather, install wheel washers where vehicles exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip. Locations of wheel washers shall be identified and approved by the City Public Works Department prior to the issuance of the grading permit.
55. Sweep streets at the end of the day if visible soil materials are carried onto adjacent paved roads.
56. Cover trucks hauling dirt, sand, soil or other loose materials or maintain at least 2 feet of freeboard (minimum vertical distance between the top of the load and the top of the trailer), in accordance with the requirements of California Vehicle Code 23114.
57. Re-establish ground cover on the construction site through seeding and watering prior to final occupancy.
58. The property owner, or the assigned agent, shall implement the Best Available Mitigation Measures from the City's Air Quality Element:

NOISE

59. During construction the property owner, or the assigned agent, shall comply with the following times established for construction activities. Construction activities shall not occur outside of the following established limits unless approved by the City under special circumstances:
 - a. Monday through Friday: 7:00 A.M. – 7:00 P.M.
 - b. Saturday: 8:00 A.M. – 5:00 P.M.
 - c. Sunday: No construction activities allowed.
60. Special circumstances include the need to complete construction along public roadways or within public utilities to ensure continued services or safe conditions. Such exceptions shall be approved by the Development Services Director or his/her designee prior to commencement of the work.

ARCHAEOLOGICAL

61. If, during the course of development, any archeological, historical, or paleontological resources are uncovered, discovered, or otherwise detected or observed, construction activities in the affected area shall cease and a qualified archeologist shall be retained by the property owner to review the site and to advise the City of the site's significance. The City, in consultation with the archeologist and others as necessary, such as local Native American groups, shall establish appropriate mitigation, if necessary, to be followed prior to any resumption of work on the project.
62. Should any human remains be found during the construction project, construction in the area shall stop immediately and reported to the County Coroner. Construction shall not proceed until the County Coroner has determined such construction will not further impact human remains.

TREES

63. A minimum of one 15-gallon tree shall be planted for each 2,000 square feet of gross floor area or covered space per parcel prior to issuance of a Certificate of Occupancy for any structure.

HAZARDOUS MATERIALS

64. At the time of development, the primary contractor shall be responsible for ensuring the following measures are implemented:
 - a. Materials needed for cleanup of spills shall be available on-site at all times. This could include absorbent materials, dilution materials, catchment containers, and other materials.
 - b. Absorbent materials shall be used on small spills rather than hosing down or burying the spill. The absorbent material shall be promptly removed and disposed of properly.
 - c. On-site vehicles and equipment shall be regularly inspected for leaks and repaired immediately.
 - d. If vehicle and equipment maintenance must occur on-site, it shall be done in designated areas, located away from drainage courses, to prevent contamination of storm water runoff.
 - e. All fuels, lubricants, oil containers and other hazardous materials shall be stored in suitable containers and kept inside a catchment basin. All used engine oils shall be recycled or disposed of properly.
 - f. No equipment wash down, fueling, or greasing can be done in or approximate to drainages, street gutters, or other water conveyance features.

QUALITY ASSURANCE

65. The property owner, or the assigned agent, shall furnish a complete set of the AutoCAD files of all approved improvement plans on a storage media acceptable to the City Engineer. The files shall be saved in a standard AutoCAD format so they may be fully retrievable through a basic AutoCAD program. At the completion of construction, and prior to the final acceptance of the improvements by the City, the property owner, or the assigned agent, shall update the AutoCAD files in order to reflect the as-built conditions.
66. The property owner, or the assigned agent, shall employ, or retain, engineers, surveyors, and such other appropriate professionals, licensed in the State of California, as are required to provide the expertise with which to prepare and sign accurate record drawings, and to provide adequate construction supervision.

TERMS OF APPROVAL

67. The approval for this Tentative Subdivision Map shall be valid for a period of 24 months from the date of approval by the Planning Commission, unless the Property owner, or the assigned agent, applies for an extension of time 30 days prior to the map expiration in accordance with the City Subdivision Code and the State Subdivision Map Act.
68. Prior to filing the Parcel Map, a use permit shall be completed for the site to address off-site parking, and the joint use of access, drainage, private sewer, loading, and trash.

DULY PASSED AND ADOPTED 16th day of October, 2025 by the following vote:

AYES:

NOES:

ABSENT:

Darlene Brown, Chair
Planning Commission,
City of Shasta Lake, State of California

ATTEST:

Jessaca Lugo, City Manager

Attachment B: Previous Staff Reports



CITY OF SHASTA LAKE

PLANNING COMMISSION MEETING
STAFF REPORT
December 3, 2020

Staff Assigned: Peter Bird, Associate Planner

Project:	Tentative Parcel Map Lot 15 Shasta Gateway Industrial Park
File:	PM 17-02
Assessor's Parcel #	064-440-015
Location:	Lot 15, Shasta Gateway Industrial Park, Southwest Corner of Shasta Gateway Drive and Bronze Court
Applicants	Tery Scott, Edward Blanck
Property Owner	Tery Scott
Representatives	Edward Blanck, Tery Scott, SDS Engineering
Significant / Applicable Legal Authority	California Environmental Quality Act (Public Resources Code) Subdivision Map Act Title 15 (Grading, Erosion Control and Hillside Grading, Title 16 (Subdivision), and Title 17 (Zoning) of the City of Shasta Lake Municipal Code (MC) Shasta Gateway Industrial Park CC&R's and Architectural and Design Guidelines
Environmental Determination:	Categorical Exemption – Class 15 Section 15315-California Environmental Quality Act (see qualification in environmental analysis)

This project was approved May 3, 2018. The Applicant failed to file for an extension of time for the map before it expired May 3, 2020. The following information is the unchanged staff report from 2018.

RECOMMENDED MOTION:

Staff recommends the Commission make the following motion:
"I move the Planning Commission adopt the attached resolution finding the proposed project will not result in a significant effect on the environment and a Categorical Exemption – Class 15 is appropriate (CEQA Guidelines Section 21080(c)), and further approve Tentative Parcel Map 17-02 subject to the required findings and the conditions of approval as set forth in the attached resolution."

PROJECT DESCRIPTION:

The Applicant is requesting approval of a Tentative Parcel Map (TPM) and Use Permit (UP) for the development of Lot 15 of the Shasta Gateway Industrial Park, Assessor's Parcel Number 064-440-015. This project will divide the existing 3.33-acre site into four parcels ranging from 0.6 acres to 1.1 acres. This parcel is part of the Shasta Gateway Industrial Park (SGIP) project of 1992. At that time, all utilities were installed and each parcel was graded to accommodate development. Shared access will be from Bronze Court and all utilities are available to the site.

A Use Permit will be required for the site to address off-site parking and the joint use of; access, drainage, private sewer, loading, and trash facilities. The projected use of the parcels may be related to commercial cannabis, in compliance with all state and local regulations. Approval of the Use Permit will be a condition of the Parcel Map approval – to be heard at a later date.

PROJECT SETTING:

The subject property is located on the southwest corner of Shasta Gateway Drive and Bronze Court. Industrial uses or vacant lands surround the project site.

GENERAL PLAN AND ZONING DESIGNATIONS FOR SURROUNDING USES

SURROUNDING PROPERTIES	GENERAL PLAN AND ZONING	EXISTING USE
Subject Property	GP=I Zone =SGIP-PD	Lot 15-Vacant Lot
North	GP=I Zone =SGIP-PD	Bronze Ct./Lot 12- Vacant Lot
South	GP=I Zone =M-DR	PG&E Power Line and Easement/ Undeveloped Land
East	GP=I Zone =SGIP-PD	Shasta Gateway Drive/Lot 10-Vacant Lot
West	GP=I Zone =SGIP-PD	Lot 14- Pending Parcel Map and 43,000 square feet Cultivation Site

LEGEND

GENERAL PLAN

I= Industrial

ZONING

SGIP-PD= Shasta Gateway Industrial Park-Planned Development

M-DR= Industrial with Design Review

The property is relatively flat as it was graded as part of the creation of the Shasta Gateway industrial Park in 1992, with a small 2:1cut slope at the west property line, and a similar fill slope at the east property line. This fill slope meets grade at the sidewalk adjacent to Shasta Gateway Drive. The previously graded portion of the site slopes gently to the south.

The proposed access to the property will meet Bronze Court at grade, initially sloping upward at 1.5 percent for approximately eighty feet into the property, where it transitions toward the proposed parking area at a grade of one percent.



The subject site is approximately 3.3 acres in size. After the division of the property, lots one through four will be 0.8 acres, 0.6 acres, 1.1 acres, and 0.86 acres respectively.

Lot Size	
Lot Number	Size (square feet/Acres)
Lot 1	34,915sf/0.80ac
Lot 2	26,144sf/0.60ac
Lot 3	46,815sf/1.1ac
Lot 4	37,418sf/0.86ac

ANALYSIS

As presented, this TPM is consistent with Subdivision Map Act, California Environmental Quality Act, City of Shasta Lake General Plan and Zoning, and the Architectural and Design Guidelines and CC&R's of the SGIP.

The developer has proposed a development plan that includes all infrastructure and possible building sizes/placement. Public easements have been created with this tentative parcel map to provide service to each parcel for public utilities. These easements have been reviewed and approved by City Departments.

Provisions for compliance with the MC, with the approval of a UP, have been provided for in the initial design of the development. Sufficient space has been reserved for landscaping, parking, and required setbacks.

The Use Permit will be required, per MC Subsections 17.86.040 and 160, which state; "Required parking shall be located on the same lot or parcel as the use which the spaces serve, except as otherwise provided in this chapter;" and, "Any portion of Sections [17.86.010](#) through [17.86.120](#) and [Section 17.86.150](#) of this chapter may be modified for a particular use if a use permit is obtained."

According to this Chapter, standard ninety degree vehicle parking includes a parking space and drive aisle with a combined length of forty-five feet (twenty feet for parking, twenty-five feet for aisle. See figure below). With the applicant's current site plan, required parking and aisle is included on parcels three and four. Due to design constraints, the required twenty-five foot drive aisle for lots one and two are located on lots three and four. (see attached site plan). Because the parking requirement is not located on the same parcel as the use, a use permit is required.

This UP will also address the common private easements for access, storm drain facilities, trash, loading, and access.

The TPM has accounted for landscape requirements for each parcel from MC Subsection 17.84.040.A.2 which states, "Open parking areas, excluding underground or structural parking, which contain twenty (20) or more spaces, shall landscape a minimum of five percent of the gross lot area used for off-street parking and access thereto, exclusive of any landscaped strip abutting the street right-of-way or area used for walkways or driveways. This required landscaping shall include one tree, of a species suited to the area climate zone, for every eight parking spaces." Additionally, per MC Subsection 12.36.070.A.1, as each parcel develops, "One 15-gallon tree shall be planted for each 2,000 square feet of gross floor area or covered space." If the final buildings for each parcel match the size proposed with this TPM, lots one, three, and 4 will require seven trees, while lot two requires five trees.

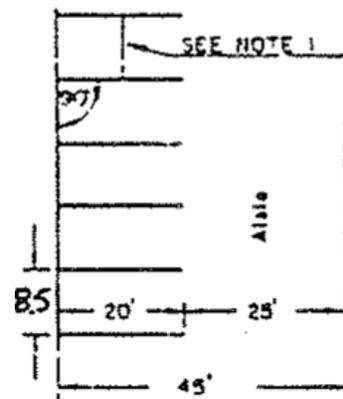


Fig. 6
90° Parking

According to MC Chapter 17.61 (SGIP-PD), Section 17.61.060 A and B the applicant is to meet all design standards within the City's Municipal Code, the recorded Declaration of Protective

Covenants/Architectural and Design Guidelines for Shasta Gateway Industrial Park, and obtain approval from the SGIP Architectural Review Committee.

ENVIRONMENTAL REVIEW / DETERMINATION:

Section 15315 of the CEQA Guidelines (California Code of Regulations), Class 15, provides for a categorical exemption for minor land divisions. The Class 15 exemption applies to the division of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Section 21071 of the California Public Resources Code includes in the definition of “urbanized area:”

- a. An incorporated city that meets either of the following criteria:
 - 1. Has a population of at least 100,000 persons;
 - 2. Has a population of less than 100,000 persons if the population of that city and not more than two contiguous incorporated cities combined equals at least 100,000 persons.

According to the United States Census Bureau, as of July 1, 2016, the population of the City of Shasta Lake was 10,162, and the population of the City of Redding was 91,808, for a total of 101,970. Therefore, the subject property is considered to be within an urbanized area.

FINDINGS OF APPROVAL

Subdivision Map Act:

To approve the Tentative Map, the Planning Commission must determine that none of the circumstances included in Government Code Section 66474.61 (Subdivision Map Act) exist:

66474. A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.**

The General Plan designation of the subject property is Industrial (I). Future development shall comply with applicable General Plan, Zoning Code, and City construction and development standards to ensure the development is consistent with the General Plan.

- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.**

Design and improvements for future development shall comply with applicable General Plan, Zoning Code, and City development and construction standards to ensure the development is consistent with the General Plan. There is not an adopted specific plan for this property.

- c. That the site is not physically suitable for the type of development.**

Based on information provided as part of the environmental review for the Lot 15 project, there is no evidence that the site is not suitable for future development. At the time a building permit is submitted to the City, amendments to the Drainage and Hydrology Report will be

required to identify any increase storm water runoff that may lead to development constraints or necessary changes to the initial report.

d. That the site is not physically suitable for the proposed density of development.

General Plan designation of the subject property is Industrial (I). Current zoning is SGIP-PD. Proposed development will comply with the City's zoning code and development standards.

e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The development proposal is limited to a pre-graded parcel that was created as part of the larger Shasta Gateway Industrial Park development. The site does not include wildlife or suitable habitat. The site is bordered to the east and north by paved roads, while the west property line abuts a developed industrial lot. The undeveloped land to the south is not a part of this project. Infrastructure needed to convey sewer and storm water exist in the established southern public easement. This project will also abide by all best management practices for storm water management. There is no threat to the environment associated with this tentative parcel map.

f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

Additional environmental studies may be required to identify potential adverse impacts to public health and necessary mitigation measures if any new uses of the parcels warrant them. Future studies may include, but not limited to, an analysis of potential impacts to air quality, traffic, hazards and hazardous materials, and noise. At this time, the project is not considered to cause serious public health problems.

g. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subdivision shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

The subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision; as there are no existing or proposed public easements for access.

COMMENTS/CORRESPONDENCE RECEIVED:

Public agencies and City departments have reviewed the project and provided comments. The following responses were submitted to the Development Services Department and are included in the attached resolution where required:

City Engineer/ Public Works- Jeff Tedder:

1. Public Works requirements have been met.

Electric Department-Jason Crowell:

2. The revised plans PM Revision four, 4-18-2018, have met the Electric department's requirements for utility Easements to be able to serve the new lots and maintain the ability to loop the primary in one of the two options listed below.
3. The Electric loop will be connected to the distribution line at Ashby Rd and continue east across Lot 14 and Lot 15 to a point on Shasta Gateway and tie back into existing line. This is shown on the attached drawing (A).
4. In the event Lot 15 completes the Electric infrastructure and is not able to tie in across Lot 14, the alternate route will need to complete the loop by connecting to the existing infrastructure at Bronze Ct. This is shown on the attached drawing (B).
5. All easements will need to be in place as shown in both drawing A and B to not impede the project once it has started.
6. All underground electric will have a minimum of a 10' easement centered on the primary electric line between switchgear.
7. All switchgear will have a minimum 10'x10' easement for the pad. These will also require a minimum working clearance around the easement as follows, front 8', rear 8' and sides 4'.
8. Transformers will only require easements if it feeds another property other than the one it is located on. However, it does require minimum working clearances. The pad will be 76"x76" the clearance around this is as follows, front 8', sides and back vary with type of material.
9. Applicant shall see Electric Department for any additional information, standards or questions.
10. The electric infrastructure in the attached maximizes the potential load size as requested by the applicant. However, this is not a guarantee of service.

Shasta Lake Fire Protection District- Chuck Dahlen:

11. Access road and driveways shall be engineered to support 80,000 pound loads (including detention area) with a minimum width of the structural portion of all driveways or access roads being 20 feet at its narrowest point. The driveway or access road shall also have minimum horizontal inside turning radius of 50 feet and shall maintain the 20 foot width through the complete turn. The minimum vertical radius shall not be less than a 100 foot curve radius and that in no point is less than 6 inches in a 50 feet segment but shall be designed by an engineer to allow safe passage of fire apparatus. These horizontal and vertical curves shall be continued as appropriate throughout each developable site. For the fire hydrant the width of the traveled way shall allow a fire apparatus to park adjacent to the fire hydrant and properly connect to the fire hydrant with sufficient width to allow other fire apparatus to pass throughout the development. An approved turnaround shall be engineered near the end of the driveways to allow fire apparatus to turnaround. Final design provided by an appropriately licensed engineer of the above shall be provided in writing and approved in writing by the Shasta Lake Fire Protection District prior to issuance of permits and start of work.
12. All vehicle access gates shall be a minimum of 20 feet of clear width wide and the gate shall be set back a minimum of 30 feet from the nearest point on the driveway or access road traveled way leading to the gate.
13. Fire Hydrant(s) – At least one fire hydrant is required on site in the landscaping island along the lot line of lots 3 and 4. Depending on final lot development additional fire hydrants may be

required on site. There may be a requirement for one fire hydrant per newly created parcel within 50 feet of any fire department connection for support of fire sprinkler systems. Based on proposed 14,000 square foot buildings this fire hydrant must flow at least 3,250 gallons per minute and each lot could be required to have a minimum of 3 or 4 fire hydrants available depending on flow requirements based on size and type of construction. The location and requirements for fire hydrants will be determined by the final development of the project and shall be designed by an appropriately licensed engineer in writing along with flow calculations to the Shasta Lake Fire Protection District. Actual flow tests shall be conducted prior to acceptance of project and issuance of final approval clearance.

14. Provisions shall be accommodated within the project water system to allow for the possible need for fire sprinkler systems at each newly created parcel. The proposed water line shall be looped and include valves to allow sectioning of the line and connections of the new water line to existing water lines within Shasta Gateway Drive and Bronze Court. This will allow for the best possible flows for future development of these sites and allow for the routine maintenance with a minimum number of services being off at any one time. The locations and requirements for fire sprinkler systems will be determined by the final development of the project and shall be designed by an appropriately licensed engineer in writing along with flow calculations to the Shasta Lake Fire Protection District for plan review prior to issuance of building permits and start of work on any project. Deferrals are NOT allowed for fire sprinkler plan submittals.
15. The entire parcel shall be brought into compliance with the vegetation maintenance standards of the Shasta Lake Fire Protection District in conjunction with the City of Shasta Lake and any other environmental agencies. This item to be worked out at time of development of new parcels.
16. All trash enclosures shall be designed and maintained so that NO combustible vegetation shall be allowed to exist at any time within ten feet of the enclosure.
17. As per City of Shasta Lake requirements all property corners shall be clearly marked on all newly created lots. The markings may require string delineation between markers prior to issuance of building permits.
18. The conditions and requirements presented above are based on incomplete and preliminary information provided to this agency. Additional conditions or changes may occur based on final project submittal or implementation of a different occupancy use as determined by final inspection or on any annual fire and life safety inspection if unpermitted changes have occurred.

PG&E

19. The proposed Shasta Gateway Industrial Lot 15 dated April 10, 2018 does not appear to interfere with any existing PG&E facilities or easement rights; therefore, we have no comments at this time. Please note that this is our preliminary review and reserve the right for future review as needed. If there are subsequent modifications made to your design, we ask that you resubmit your plans to the email address listed below.

The attached Resolution, incorporates the comments received from the city departments listed as well as other agencies.

PLANNING COMMISSION OPTIONS

The Planning Commission has several options with respect to the applicant's request at this time:

1. **Approve The Tentative Parcel Map.**

The Planning Commission has the option to adopt the proposed Resolution of Approval as presented or with modified or added conditions.

2. Continue Action In Order To Obtain Additional Information.

The Planning Commission may desire additional information or require further investigation by Staff. The Commission has the option to continue the matter to a certain future date in order to accomplish these efforts.

3. Deny The Tentative Parcel Map.

The Planning Commission may determine, after hearing testimony during the public hearing, to deny the Tentative Parcel Map. Denial of a Tentative Map must be based on specific findings pursuant to Section 66474 of the Subdivision Map Act as discussed under "Findings of Approval" above.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Tentative Parcel Map XX-XX as the proposed project, as conditioned, would not be detrimental to the public health, safety, and welfare of the community or neighboring property owners. The proposed use is consistent with the General Plan and Zoning Designations for the property, and as conditioned, the proposed use will meet the standards required by all City Departments and Shasta Lake Fire Protection District.

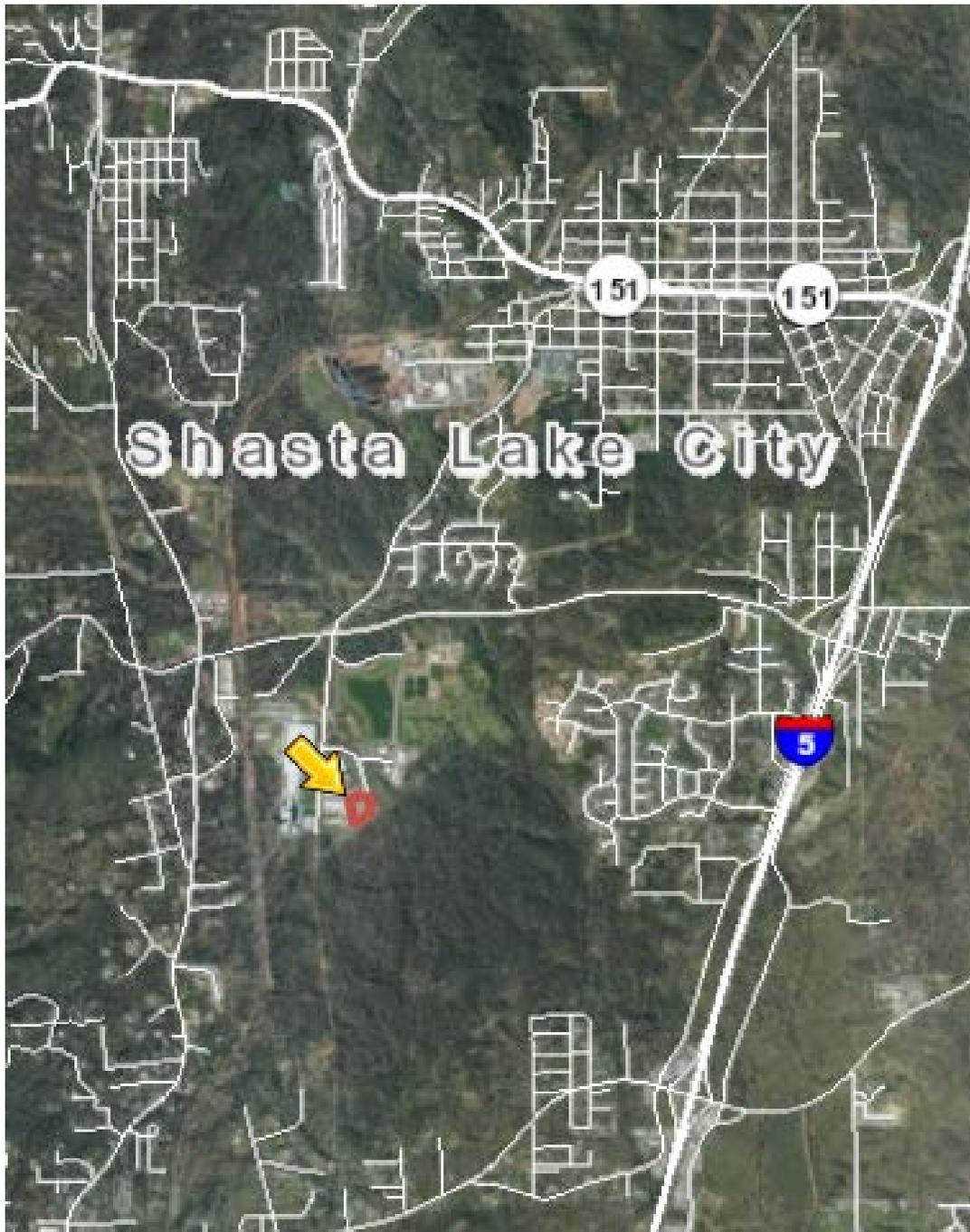
Enclosed:

Attachment A: Area Map

Attachment B: Resolution

Attachment C: Tentative Parcel Map 17-02

Attachment A: Area Map





Attachment B: Resolution

RESOLUTION NUMBER PC XX-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHASTA LAKE APPROVING A REQUEST FILED BY EDWARD BLANK AND TERY SCOTT FOR TENTATIVE PARCEL MAP PM 17-02, LOT 15 OF THE SHASTA GATEWAY INDUSTRIAL PARK, APN 064-440-015, FOR THE CREATION OF FOUR INDUSTRIAL PARCELS

WHEREAS, the Planning Commission of the City of Shasta Lake has considered Tentative Parcel Map PM 17-02 filed by Edward Blank and Tery Scott for that property identified as Assessor's Parcel Numbers 064-440-015 located at the southwest of Bronze Court and Shasta Gateway Drive, in the City of Shasta Lake, in accordance with Title 15 (Grading, Erosion Control and Hillside Grading, Title 16 (Subdivision), and Title 17 (Zoning) of the City of Shasta Lake Municipal Code; and,

WHEREAS, the proposed subdivision will create four industrial lots; and,

WHEREAS, the Tentative Map was referred to affected public agencies and City departments and divisions for review and comment; and,

WHEREAS, City Staff used the following information as dated: Planning Application (12-28-17), Environmental Information Form (4-10-18), Geotechnical Report (2-20-18), Storm Drain Analysis (2-20-18) Tentative Parcel Map Revision 4 (11-11-20), and related supporting documents for review; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on December 3, 2020 to obtain public testimony regarding Tentative Parcel Map 17-02.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Shasta Lake approves the Tentative Parcel Map, PM-07-02, with the following findings and conditions:

A. FINDINGS:

1. The Tentative Parcel Map as conditioned is consistent with the objectives, policies, general land uses, and programs of the General Plan. The proposed parcels meet the density and development requirements of the General Plan. The project provides for the orderly development of the area and is consistent with the General Plan.
2. The Tentative Parcel Map as conditioned is consistent with the requirements of the Zoning Ordinance. The new parcels will be developed with the standards required by the zoning code.
3. The site is physically suitable for the type and the density of development proposed because it does meet the General Plan and Zoning designations development requirements; and the proposed development will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the City. Each of the parcels, as presented and conditioned in this proposal, contain a building envelope which can be developed without creating circumstances contrary to this finding such as a variance or exception request.
4. The design of the land division and proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat. There are no potentially sensitive wildlife habitats known to be within the project site.
5. The design of the subdivision and proposed improvements will not cause serious public health problems. Conditions have been included to address any potential concerns related to public health, including but not limited to provisions for public and private improvements.
6. The project will not conflict with easements for access through or use of property within the subject project boundaries. The requirement for the dedication of public utility easements will provide for access to all public utilities located within the project boundaries.

Parcel Map 17-02 (Lot 15)

7. No evidence has been presented which would substantiate denial under Section 66474 of the California Subdivision Map Act. The proposed project does not contain those characteristics, which would require a denial as required by the Subdivision Map Act.
 8. Completion of infrastructure improvements is necessary as a prerequisite for the filing of the Parcel Map. The improvements are necessary to protect the public health and safety by providing for the safe and adequate provision of utility service and the orderly development of the city. The extension of water and electric improvements will provide for orderly development in the industrial park.
 9. The project is Categorically Exempt from the requirement for the preparation of environmental documents, pursuant to Class 15, Section 15315 of the California Environmental Quality Act Guidelines. Section 15315 of the CEQA Guidelines (California Code of Regulations), Class 15, provides for a categorical exemption for minor land divisions. The Class 15 exemption applies to the division of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.
- B. **Conditions of Approval: Approves Tentative Parcel Map 17-02, as presented this day, December 3, 2020.**

GENERAL CONDITIONS OF APPROVAL

1. The Development Services Director or his/her designee may approve minor modifications to this Tentative Parcel Map. Any substantial revisions will require an amendment to this map be completed prior to recording of the Parcel Map unless otherwise noted.
2. The requirements of all concerned governmental agencies having jurisdiction including but not limited to, the issuance of appropriate permits, shall be met. Evidence of the approval and issuance of all required permits or approvals from those agencies shall be provided to the Development Services Director prior to the recordation of the Parcel Map.
3. The property owner, or the assigned agent, agrees to defend, indemnify, and hold harmless the City of Shasta Lake ("City"), its agents, officers and employees from any claim, action, or proceeding to attack, set aside, void, or annul the approval of this Tentative Parcel Map or Parcel Map recorded hereunder. The City shall have sole discretion in selecting its defense counsel. (unless there is a conflict, the City will use the City Attorney as its defense counsel). The City shall promptly notify the property owner, or the assigned agent, of any claim, action, or proceeding and shall cooperate fully in the defense.
4. This Tentative Parcel Map, and any Parcel or Final Map recorded hereunder, shall comply with the requirements and standards of Government Code §§ 66410 through 66499.58 ("Subdivision Map Act"), and Title 16 of the Shasta Lake Municipal Code. Said maps shall also comply with the City of Shasta Lake's Municipal Code and Improvement Standards and Exceptions in place when recorded.

IMPROVEMENT PLANS

5. Improvement plans for all tree removal/planting, grading, paving, drainage, utilities, and other public improvements, shall be prepared by a civil engineer registered in the State of California, and shall be submitted to and approved by the City Engineer, and other concerned agencies as necessary, prior to construction. All existing utilities, prior to the approval, shall be shown on the improvement plans including type, location and size.

Parcel Map 17-02 (Lot 15)

6. A plan checking and inspection fee deposit shall be required at the time the improvement plans are first submitted to the City, with an additional deposit at the time the Parcel Map is submitted for map check in accordance with the City's most recently adopted fee schedule.
7. If any improvements are not completed by the property owner and have not received approval by the City Engineer at the time of recordation of the Parcel Map, the property owner, or the assigned agent, shall furnish good and sufficient security bond for completion of the improvements as set forth in Government Code Section 66499 et seq. and Section 16.16.060 of the City Municipal Code.
8. The property owner, or the assigned agent, shall be responsible for the cost of any special subdivision improvement inspections as determined necessary by the City.
9. The licensed professional who prepares the geotechnical report, shall review and sign the improvement plans prior to submittal to the City.
10. Following completion, and approval by the City Engineer, of required improvements the property owner, or the assigned agent, shall deposit any additional amount necessary to guarantee and warranty the work for a period of one year. The one-year period begins following completion of the work and the acceptance for maintenance by the City. The guarantee and warranty is against any defective work or labor done or defective materials furnished. The City Engineer shall determine the amount of the deposit.

PARCEL MAP

11. Following the completion of improvements to be accepted by the City and prior to the recordation of the Parcel Map, the City Engineer and Development Services Director, or his/her designee, will determine the actual cost of improvement and map plan checking and City inspection services. The Development Services Director will advise the property owner, or the assigned agent, thereof. If that amount exceeds the amount deposited with the City, the property owner, or the assigned agent, shall pay the balance due to the City. If the actual cost is less than the estimate, the City will promptly refund the overpayment to the property owner, or the assigned agent. If the property owner bonds for uncompleted improvements at the time the Parcel Map is recorded, any balance due for inspection services shall be paid prior to final inspection approval by the City.
12. Prior to recording the map, the property owner, or the assigned agent, shall provide as-built drawings to the city. Two hard copies and one digital copy of those drawings, as approved by the Public Works Director, must be received prior to the recordation of any Parcel Map.
13. Ownership of all new City public utility facilities and related rights-of-way and easements shall be dedicated to the City of Shasta Lake. All dedicated easements shall be shown on the Parcel Map prior to recordation. Public utility easements shall not be fenced or otherwise barricaded to hinder access for future utility installation, operation, maintenance, inspection, and/or improvement.
14. Prior to recording any Parcel Map, all liens by the City or any other governmental entities must be terminated.

GRADING, CLEARING AND DRAINAGE

15. Prior to any land clearing, or grading work, the property owner, or the assigned agent, shall submit a grading and erosion control plan, prepared by a civil engineer licensed in the State of California, for approval by the City Engineer in accordance with Shasta Lake Municipal Code Chapter 15 and the most recently adopted California Building Code.
16. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review and approval as part of the improvement plans if determined necessary by the City Engineer. The property owner,

Parcel Map 17-02 (Lot 15)

or the assigned agent, shall obtain a grading permit from the Planning Division of the Development Services Department prior to any land clearing or grading.

17. The property owner or the assigned agent shall follow all approved erosion and sediment control plans and shall maintain required erosion and sediment control measures during all phases of development. Any excess soil not used in the construction process shall be removed from the project area to eliminate the potential for erosion and runoff.
18. Prior to the construction of improvements, an encroachment permit shall be obtained from the Public Works Department prior to any work within the public right-of-way and all requirements for that permit shall be strictly followed and completed.

UTILITIES

19. Underground substructures shall be installed as necessary to provide future sanitary sewer, water, electric, natural gas, telephone, and cable television distribution lines, including main lines and service laterals, to serve each parcel. These utilities shall be installed in accordance with the location, capacity, construction, and testing standards of the Public Works Department or other operating entity, and applicable fire-flow safety standards. All required public utilities shall be inspected and approved by the City or other operating entity prior to backfilling trench(s).
20. An Underground Service Alert (USA) and the Public Works Department shall be notified a minimum of two working days before the initial commencement of any permitted grading, digging, or land clearing work. This will allow sufficient lead-time to identify any existing public underground utilities that could be affected by construction activities.
21. Public utility and/or drainage easements shall be provided, if required, for all improvements required to serve the property and any utility infrastructure found during clearing, grading or construction of improvements. The final location of the easements shall be approved by the City Engineer and the Public Works Department or other operating entity.
27. All development, including, but not limited to, eave lines of any proposed structure, drainage facilities, and private utilities, shall be outside of, or at a maximum, coincidental with, the limits of any public utility easement extending through the lots.
28. No building or structures shall be allowed within any public utility easement.

PG&E

30. Extensions of any gas facilities shall require satisfactory utility easements or right-of-way at no cost to PG&E. The property owner, or the assigned agent, shall be responsible for satisfactory clearing of all vegetation in the route approved for use by PG&E.

ELECTRIC

31. Services to these lots shall be underground. The property owner, or the assigned agent, shall be responsible for the installation of all necessary substructures.
32. The Applicant will construct one of the following two options; A) The Electric loop will be connected to the distribution line at Ashby Rd and continue east across Lot 14 and Lot 15 to a point on Shasta Gateway and tie back into existing line, B) In the event Lot 15 completes the Electric infrastructure and is not able to tie in across Lot 14, the alternate route will complete the loop by connecting to the existing infrastructure at Bronze Ct.
33. The final layout will incorporate any changes required by the City Electric Department.

Parcel Map 17-02 (Lot 15)

34. The final Parcel Map and Improvement Plans will be provided to the Electric Department by the property owner. All underground service requirements will apply.
35. No trees or shrubs exceeding a mature height of 15 feet shall be allowed within the limits of any electric easement.
36. The property owner, or the assigned agent, shall not reduce the vertical clearance between the conductors of the City of Shasta Lake's overhead transmission, distribution, or service lines and the ground of improved surfaces there under as set forth under General Order 95 of the Public Utilities Commission of the State of California.
37. The property owner, or the assigned agent, shall provide unrestricted ingress and egress to the property to the City of Shasta Lake for the purposes of installation, removal, maintenance, operation, inspection or any other required use of its electrical facilities.
38. The property owner, or the assigned agent, shall provide adequate protection of the City's overhead and underground, transmission, distribution and service facilities (poles, towers, boxes, equipment, and the like) from vehicular damage by means of installing protective barriers, as determined by the Public Works and Electric Departments, prior to recording the Parcel Map.
39. Where underground utilities are located within required right-of-way or under paved areas, such facilities shall be placed prior to placing pavement or concrete. These installations shall be inspected and approved by the City prior to placing the pavement or concrete.
40. The property owner, or the assigned agent, shall pay the cost, if required for rearrangement, relocation, or removal of any City electric facilities or other public utilities caused by the subdivision improvements, whether inside or outside of the development, where such work is a condition of or necessary to serve the project.

FIRE DISTRICT

41. The use shall be established and conducted in full compliance with the requirements of the Shasta Lake Fire Protection District (SLFPD), which are as follows:
42. The main electrical disconnect shall be provided on the exterior of the building(s). Access road and driveways shall be engineered to support 80,000 pound loads (including detention area) with a minimum width of the structural portion of all driveways or access roads being 20 feet at its narrowest point. The driveway or access road shall also have minimum horizontal inside turning radius of 50 feet and shall maintain the 20 foot width through the complete turn. The minimum vertical radius shall not be less than a 100 foot curve radius and that in no point is less than 6 inches in a 50 feet segment but shall be designed by an engineer to allow safe passage of fire apparatus. These horizontal and vertical curves shall be continued as appropriate throughout each developable site. For the fire hydrant the width of the traveled way shall allow a for fire apparatus to park adjacent to the fire hydrant and properly connect to the fire hydrant with sufficient width to allow other fire apparatus to pass throughout the development. An approved turnaround shall be engineered near the end of the driveways to allow fire apparatus to turnaround. Final design provided by an appropriately licensed engineer of the above shall be provided in writing and approved in writing by the Shasta Lake Fire Protection District prior to issuance of permits and start of work.
43. All vehicle access gates shall be a minimum of 20 feet of clear width wide and the gate shall be set back a minimum of 30 feet from the nearest point on the driveway or access road traveled way leading to the gate.
44. All vehicle access gates shall be a minimum of 20 feet of clear width wide and the gate shall be set back a minimum of 30 feet from the nearest point on the driveway or access road traveled way leading to the gate.

Parcel Map 17-02 (Lot 15)

45. Fire Hydrant(s) – At least one fire hydrant is required on site in the landscaping island along the lot line of lots 3 and 4. Depending on final lot development additional fire hydrants may be required on site. There may be a requirement for one fire hydrant per newly created parcel within 50 feet of any fire department connection for support of fire sprinkler systems. Based on proposed 14,000 square foot buildings this fire hydrant must flow at least 3,250 gallons per minute and each lot could be required to have a minimum of 3 or 4 fire hydrants available depending on flow requirements based on size and type of construction. The location and requirements for fire hydrants will be determined by the final development of the project and shall be designed by an appropriately licensed engineer in writing along with flow calculations to the Shasta Lake Fire Protection District. Actual flow tests shall be conducted prior to acceptance of project and issuance of final approval clearance.
46. Provisions shall be accommodated within the project water system to allow for the possible need for fire sprinkler systems at each newly created parcel. The proposed water line shall be looped and include valves to allow sectioning of the line and connections of the new water line to existing water lines within Shasta Gateway Drive and Bronze Court. This will allow for the best possible flows for future development of these sites and allow for the routine maintenance with a minimum number of services being off at any one time. The locations and requirements for fire sprinkler systems will be determined by the final development of the project and shall be designed by an appropriately licensed engineer in writing along with flow calculations to the Shasta Lake Fire Protection District for plan review prior to issuance of building permits and start of work on any project. Deferrals are NOT allowed for fire sprinkler plan submittals.
47. The entire parcel shall be brought into compliance with the vegetation maintenance standards of the Shasta Lake Fire Protection District in conjunction with the City of Shasta Lake and any other environmental agencies. This item to be worked out at time of development of new parcels.
48. All trash enclosures shall be designed and maintained so that NO combustible vegetation shall be allowed to exist at any time within ten feet of the enclosure.
49. As per City of Shasta Lake requirements all property corners shall be clearly marked on all newly created lots. The markings may require string delineation between markers prior to issuance of building permits.

AIR QUALITY

50. The property owner, or the assigned agent, shall implement Standard Mitigation Measures (SMMs) from the City's Air Quality Element:
51. Suspend all grading operations when winds, as instantaneous gusts exceed 20 miles per hour or as directed by the Shasta County Air Quality Management District (AQMD).
52. Water active construction sites at least twice daily, or as needed to control fugitive dust as directed by the Public Works Department.
53. Apply non-toxic soil stabilizers according to the manufacturer's specification to all graded areas, which will be inactive for 10 days or more.
54. When construction activity occurs during wet weather, install wheel washers where vehicles exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip. Locations of wheel washers shall be identified and approved by the City Public Works Department prior to the issuance of the grading permit.
55. Sweep streets at the end of the day if visible soil materials are carried onto adjacent paved roads.
56. Cover trucks hauling dirt, sand, soil or other loose materials or maintain at least 2 feet of freeboard (minimum vertical distance between the top of the load and the top of the trailer), in accordance with the requirements of California Vehicle Code 23114.

Parcel Map 17-02 (Lot 15)

57. Re-establish ground cover on the construction site through seeding and watering prior to final occupancy.
58. The property owner, or the assigned agent, shall implement the Best Available Mitigation Measures from the City's Air Quality Element:

NOISE

59. During construction the property owner, or the assigned agent, shall comply with the following times established for construction activities. Construction activities shall not occur outside of the following established limits unless approved by the City under special circumstances:
 - a. Monday through Friday: 7:00 A.M. – 7:00 P.M.
 - b. Saturday: 8:00 A.M. – 5:00 P.M.
 - c. Sunday: No construction activities allowed.
60. Special circumstances include the need to complete construction along public roadways or within public utilities to ensure continued services or safe conditions. Such exceptions shall be approved by the Development Services Director or his/her designee prior to commencement of the work.

ARCHAEOLOGICAL

61. If, during the course of development, any archeological, historical, or paleontological resources are uncovered, discovered, or otherwise detected or observed, construction activities in the affected area shall cease and a qualified archeologist shall be retained by the property owner to review the site and to advise the City of the site's significance. The City, in consultation with the archeologist and others as necessary, such as local Native American groups, shall establish appropriate mitigation, if necessary, to be followed prior to any resumption of work on the project.
62. Should any human remains be found during the construction project, construction in the area shall stop immediately and reported to the County Coroner. Construction shall not proceed until the County Coroner has determined such construction will not further impact human remains.

TREES

63. A minimum of one 15-gallon tree shall be planted for each 2,000 square feet of gross floor area or covered space per parcel prior to issuance of a Certificate of Occupancy for any structure.

HAZARDOUS MATERIALS

64. At the time of development, the primary contractor shall be responsible for ensuring the following measures are implemented:
 - a. Materials needed for cleanup of spills shall be available on-site at all times. This could include absorbent materials, dilution materials, catchment containers, and other materials.
 - b. Absorbent materials shall be used on small spills rather than hosing down or burying the spill. The absorbent material shall be promptly removed and disposed of properly.
 - c. On-site vehicles and equipment shall be regularly inspected for leaks and repaired immediately.
 - d. If vehicle and equipment maintenance must occur on-site, it shall be done in designated areas, located away from drainage courses, to prevent contamination of storm water runoff.
 - e. All fuels, lubricants, oil containers and other hazardous materials shall be stored in suitable containers and kept inside a catchment basin. All used engine oils shall be recycled or disposed of properly.
 - f. No equipment wash down, fueling, or greasing can be done in or approximate to drainages, street gutters, or other water conveyance features.

Parcel Map 17-02 (Lot 15)

QUALITY ASSURANCE

- 65. The property owner, or the assigned agent, shall furnish a complete set of the AutoCAD files of all approved improvement plans on a storage media acceptable to the City Engineer. The files shall be saved in a standard AutoCAD format so they may be fully retrievable through a basic AutoCAD program. At the completion of construction, and prior to the final acceptance of the improvements by the City, the property owner, or the assigned agent, shall update the AutoCAD files in order to reflect the as-built conditions.
- 66. The property owner, or the assigned agent, shall employ, or retain, engineers, surveyors, and such other appropriate professionals, licensed in the State of California, as are required to provide the expertise with which to prepare and sign accurate record drawings, and to provide adequate construction supervision.

TERMS OF APPROVAL

- 67. The approval for this Tentative Subdivision Map shall be valid for a period of 24 months from the date of approval by the Planning Commission, unless the Property owner, or the assigned agent, applies for an extension of time 30 days prior to the map expiration in accordance with the City Subdivision Code and the State Subdivision Map Act.
- 68. Prior to filing the Parcel Map, a use permit shall be completed for the site to address off-site parking, and the joint use of access, drainage, private sewer, loading, and trash.

DULY PASSED AND ADOPTED 3rd day of December, 2020 by the following vote:

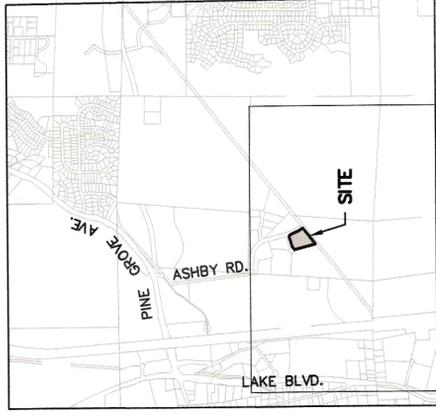
**AYES:
NOES:
ABSENT:**

Darlene Brown, Chair
Planning Commission,
City of Shasta Lake, State of California

ATTEST:

Jessaca Lugo, Assistant City Manager
Planning Commission Secretary

Attachment C: Tentative Parcel Map 17-02



LOCATION MAP
SCALE: NTS

SUBDIVIDER:

TERY SCOTT
10363 HUFFORD RANCH RD
WHITMORE, CA 96096
(530) 472-1492

OWNER:

TERY SCOTT
10363 HUFFORD RANCH RD
WHITMORE, CA 96096
(530) 472-1492

TENTATIVE MAP PREPARER:

GREG DUNBAR, P.E. LIC.# 56522
SHARRAH DUNLAP SAWYER, 6590
LOCKHEED DRIVE
REDDING, CA 96002

SITE DATA

A.P.# 064-440-015
GENERAL PLAN: INDUSTRIAL
ZONING: SGIJ-DR
EXISTING USE: VACANT
PROPOSED USE: INDUSTRIAL
GROSS SITE AREA: 3.3 AC
STEEP SLOPE AREA: 0.4 AC
EASEMENT AREA: 1.4 AC
NET SITE AREA: 1.5 AC
AREA IN FLOOD PLAIN: N/A
ELECTRICITY: CITY OF SHASTA LAKE
GAS: PG&E
WATER: CITY OF SHASTA LAKE
SEWER: CITY OF SHASTA LAKE
TELEPHONE: AT&T
INTERNET: CHARTER COMMUNICATIONS

**SHASTA GATEWAY
INDUSTRIAL PARK LOT 15
TENTATIVE PARCEL MAP**

BEING A PORTION OF THE SOUTH 1/2
OF SECTION 1, T. 32N., R. 5W.,
M.D.M., IN THE CITY OF SHASTA LAKE,
SHASTA COUNTY, CALIFORNIA

FOR
TERY SCOTT
BY

SHARRAH DUNLAP SAWYER, INC.



Civil Engineering • Land Planning • Surveying & Mapping
Landscape Architecture • Presentation Graphics

6590 Lockheed Drive, Redding, CA 96002
530.221.1792 voice • 530.221.8369 fax • info@sdsengineering.com

DATE: NOVEMBER 11, 2020 SCALE: 1"=60'
SHEET 1 OF 5

LOT 1:
GROSS LOT AREA:
EXISTING EASEMENTS:
(P.S.E., LANDSCAPE)
20 TO 30% SLOPE (OUTSIDE OF EASEMENTS):
30% AND GREATER SLOPE (OUTSIDE OF ESMTS):
PROPOSED EASEMENTS:
NET LOT AREA:

SITE LANDSCAPE REQUIREMENT:
(15% OF GROSS LOT AREA)
SITE LANDSCAPE PROPOSED:

REQUIRED 5% PARKING LANDSCAPE AREA:
PROPOSED PARKING LANDSCAPE AREA:

LOT 2:
GROSS LOT AREA:
EXISTING EASEMENTS:
(P.S.E., LANDSCAPE)
20 TO 30% SLOPE (OUTSIDE OF EASEMENTS):
30% AND GREATER SLOPE (OUTSIDE OF ESMTS):
PROPOSED EASEMENTS:
NET LOT AREA:

SITE LANDSCAPE REQUIREMENT:
(15% OF GROSS LOT AREA)
SITE LANDSCAPE PROPOSED:

REQUIRED 5% PARKING LANDSCAPE AREA:
PROPOSED PARKING LANDSCAPE AREA:

LOT 3:
GROSS LOT AREA:
EXISTING ACCESS/UTILITY EASEMENT:
20 TO 30% SLOPE (OUTSIDE OF EASEMENTS):
30% AND GREATER SLOPE (OUTSIDE OF ESMTS):
PROPOSED EASEMENTS:
NET LOT AREA:

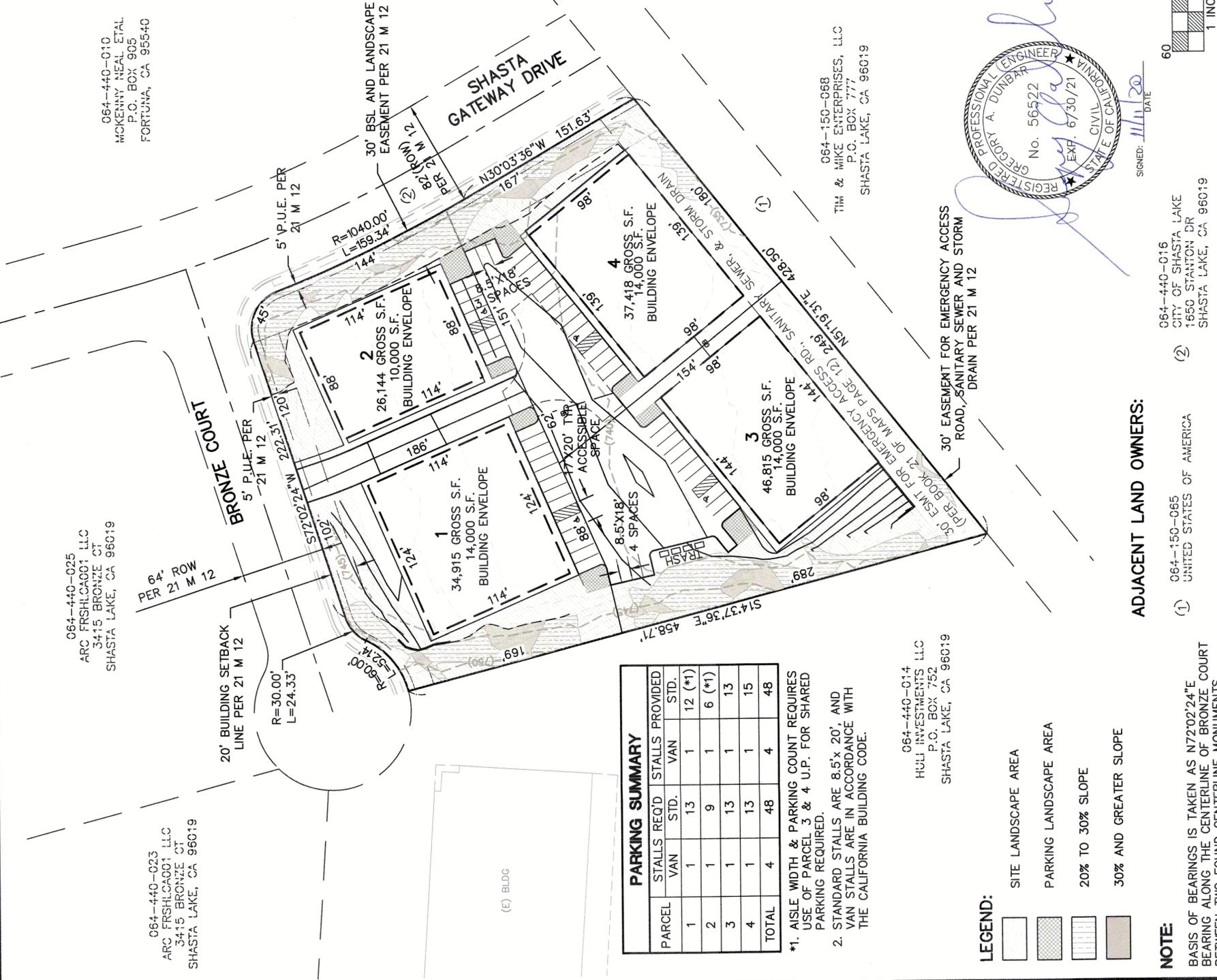
SITE LANDSCAPE REQUIREMENT:
(15% OF GROSS LOT AREA)
SITE LANDSCAPE PROPOSED:

REQUIRED 5% PARKING LANDSCAPE AREA:
PROPOSED PARKING LANDSCAPE AREA:

LOT 4:
GROSS LOT AREA:
EXISTING UTILITY, ACCESS AND
LANDSCAPE EASEMENTS:
20 TO 30% SLOPE (OUTSIDE OF EASEMENTS):
30% AND GREATER SLOPE (OUTSIDE OF ESMTS):
PROPOSED EASEMENTS:
NET LOT AREA:

SITE LANDSCAPE REQUIREMENT:
(15% OF GROSS LOT AREA)
SITE LANDSCAPE PROPOSED:

REQUIRED 5% PARKING LANDSCAPE AREA:
PROPOSED PARKING LANDSCAPE AREA:



064-440-025
ARC FRSHLCA001 LLC
3415 BRONZE CT
SHASTA LAKE, CA 96019

064-440-023
ARC FRSHLCA001 LLC
3415 BRONZE CT
SHASTA LAKE, CA 96019

064-440-010
MCKENNY NEAL ETAL
P.O. BOX 905
FORTUNA, CA 95540

064-150-068
TIM & MIKE ENTERPRISES, LLC
P.O. BOX 777
SHASTA LAKE, CA 96019

064-440-014
HULL INVESTMENTS LLC
P.O. BOX 752
SHASTA LAKE, CA 96019

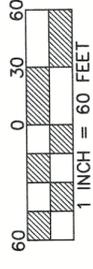
PARKING SUMMARY

PARCEL	STALLS REQ'D		STALLS PROVIDED	
	VAN	STD.	VAN	STD.
1	1	13	1	12 (*1)
2	1	9	1	6 (*1)
3	1	13	1	13
4	1	13	1	15
TOTAL	4	48	4	48

*1. AISLE WIDTH & PARKING COUNT REQUIRES USE OF PARCEL 3 & 4 U.P. FOR SHARED PARKING REQUIRED.
2. STANDARD STALLS ARE 8.5'x 20', AND VAN STALLS ARE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.



SIGNED: *[Signature]* DATE: 11/11/20



ADJACENT LAND OWNERS:

(1) 064-150-065
UNITED STATES OF AMERICA

(2) 064-440-015
CITY OF SHASTA LAKE
1650 STANTON DR
SHASTA LAKE, CA 96019

NOTE:

BASIS OF BEARINGS IS TAKEN AS N72°02'24"E BEARING ALONG THE CENTERLINE OF BRONZE COURT BETWEEN TWO FOUND CENTERLINE MONUMENTS

- LEGEND:**
- [Pattern] SITE LANDSCAPE AREA
 - [Pattern] PARKING LANDSCAPE AREA
 - [Pattern] 20% TO 30% SLOPE
 - [Pattern] 30% AND GREATER SLOPE

- LEGEND**
- 20% TO 30% SLOPE
 - 30% AND GREATER SLOPE
 - PROPOSED DETENTION
 - PROPOSED FINISHED GRADE CONTOUR
 - PROPOSED GRADE BREAK
 - PROPOSED SURFACE FLOW DIRECTION
 - PROPOSED SLOPE (2:1 UNLESS NOTED)
 - PROPOSED AREA DRAIN

- NOTES:**
1. ESTIMATED EARTHWORK FOR THE PROJECT IS 2,900 CUBIC YARDS CUT AND 2,900 CUBIC YARDS FILL
 2. SHASTA GATEWAY DRIVE AND BRONZE COURT ARE BOTH ASPHALT CONCRETE PAVED ROADS.
 3. THE SHARED DRIVE AND PARKING AREAS ON SITE WILL BE PAVED IN ASPHALT CONCRETE.
 4. ALL PROPOSED GRADING WILL BE ON EXISTING GROUND WITH SLOPES LESS THAN 10%.

EROSION CONTROL NOTES:

1. GRADING AND EROSION CONTROL SHALL CONFORM TO THE CITY OF SHASTA LAKE GRADING ORDINANCE.
2. PERMANENT SEEDING
 - 2.1 IMMEDIATELY AFTER GRADING IS COMPLETED, ALL EXPOSED GROUND SHALL BE COVERED WITH STRAW, SEED, TACKIFIER, AND FERTILIZER.
3. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY CONSTRUCTION GENERAL PERMIT ORDER 2012-0006-DWQ. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PER, BUT NOT LIMITED TO THE REQUIREMENTS.
4. LOW IMPACT DEVELOPMENT BMPs SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SHASTA LAKE MS4 PERMIT.

SHASTA GATEWAY INDUSTRIAL PARK LOT 15 PRELIMINARY GRADING PLAN

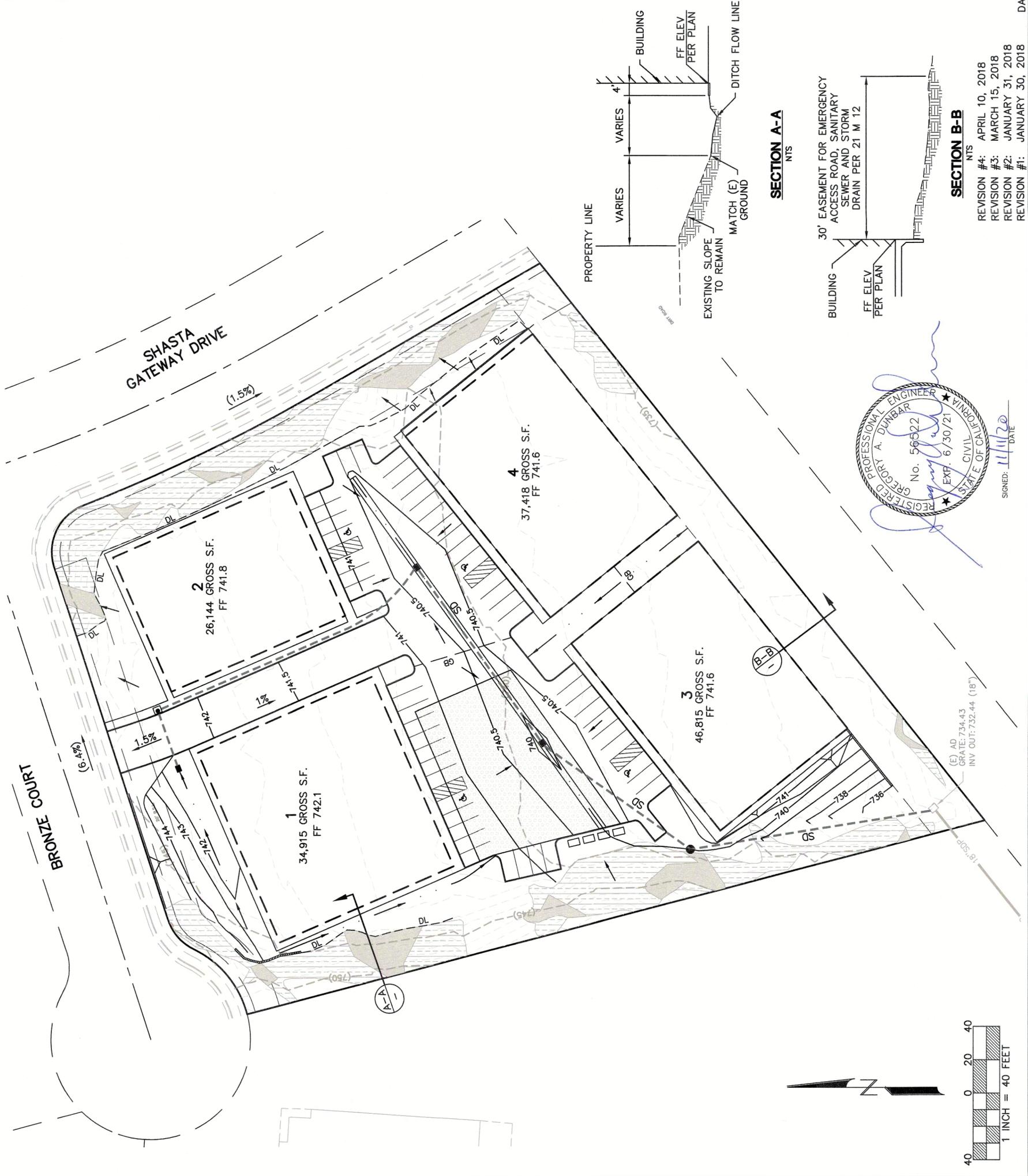
BEING A PORTION OF THE SOUTH 1/2 OF SECTION 1, T. 32N., R. 5W., M.D.M., IN THE CITY OF SHASTA LAKE, SHASTA COUNTY, CALIFORNIA

FOR
TERY SCOTT
BY

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DATE: NOVEMBER 11, 2020 SCALE: 1"=40' SHEET 2 OF 5



LEGEND

- DW PROPOSED DOMESTIC WATER SERVICE
- FW PROPOSED FIRE WATER SERVICE
- 740- PROPOSED CONTOUR LINE
- SD PROPOSED STORM DRAIN LINE
- SS PROPOSED SANITARY SEWER LINE
- JT PROPOSED JOINT TRENCH
- W PROPOSED WATER LINE
- [] PROPOSED DETENTION
- [] PROPOSED FIRE HYDRANT
- [] PROPOSED FIRE DEPARTMENT CONNECTION

SHASTA GATEWAY INDUSTRIAL PARK LOT 15 PRELIMINARY UTILITY PLAN

BEING A PORTION OF THE SOUTH 1/2
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SHASTA COUNTY, CALIFORNIA

FOR
TERY SCOTT
BY

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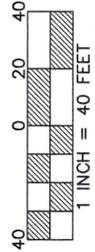
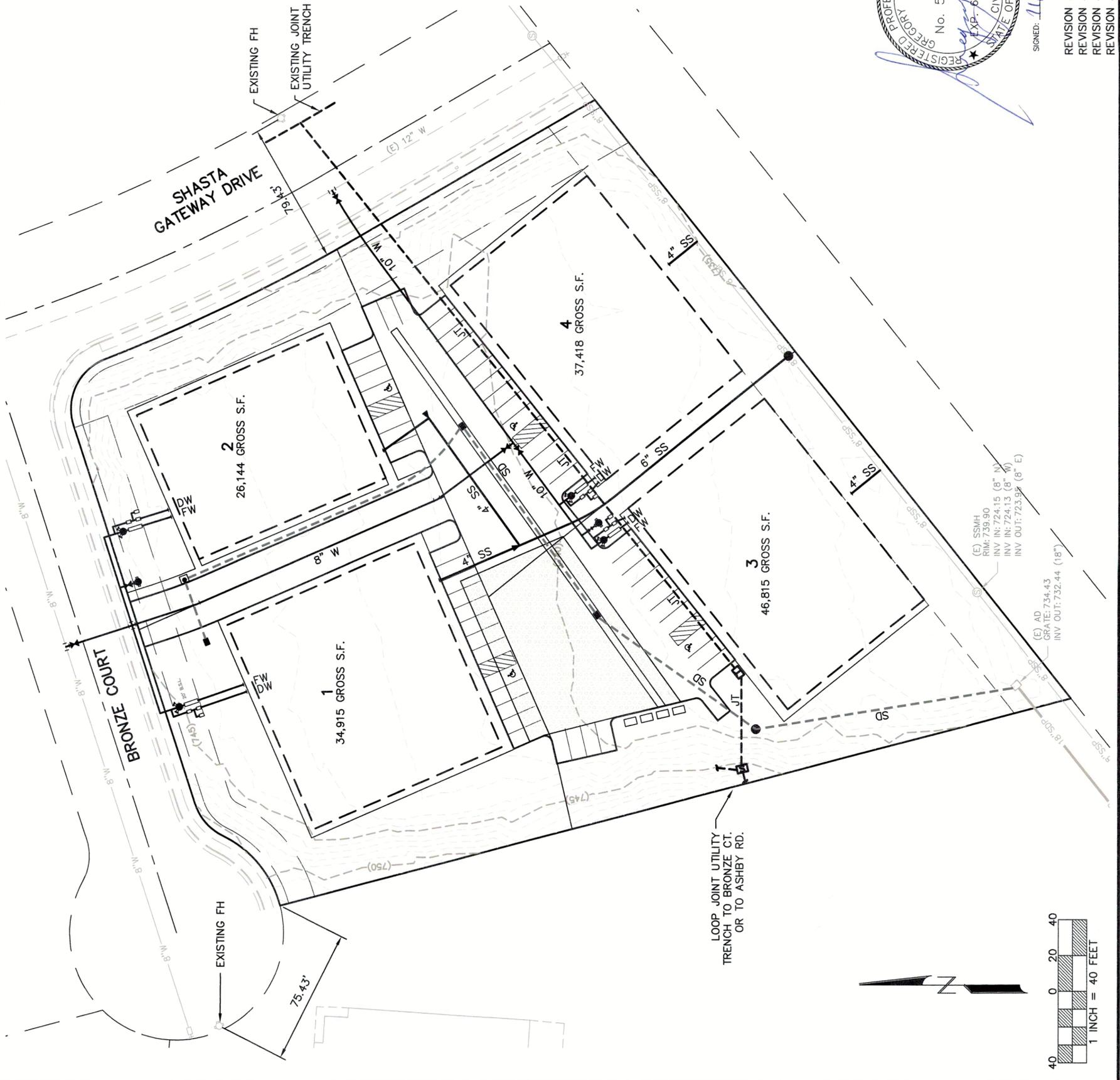


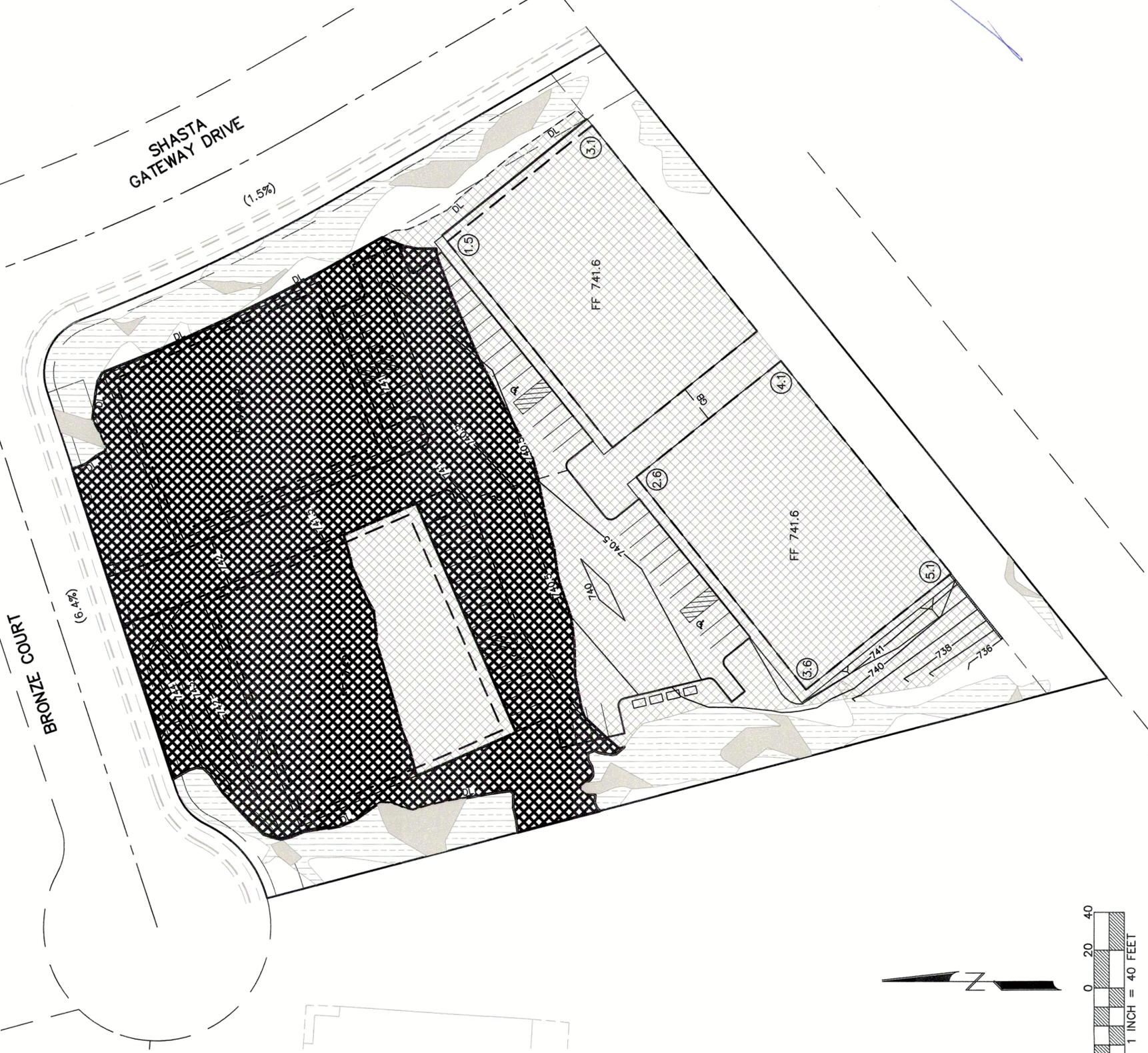
DATE: NOVEMBER 11, 2020 SCALE: 1"=40'
SHEET 3 OF 5



SIGNED: *[Signature]* DATE: 11/11/20

- REVISION #4: APRIL 10, 2018
- REVISION #3: MARCH 15, 2018
- REVISION #2: JANUARY 31, 2018
- REVISION #1: JANUARY 30, 2018





LEGEND

	AREA OF CUT
	AREA OF FILL
	DEPTH OF FILL

SHASTA GATEWAY INDUSTRIAL PARK LOT 15 CUT AND FILL DIAGRAM

BEING A PORTION OF THE SOUTH 1/2
OF SECTION 1, T. 32N., R. 5W.,
M.D.M., IN THE CITY OF SHASTA LAKE,
SHASTA COUNTY, CALIFORNIA

FOR
TERY SCOTT
BY

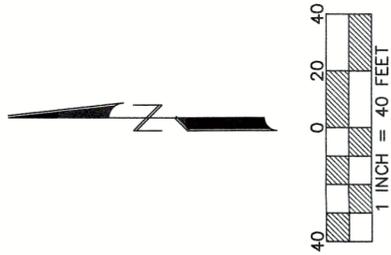
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6590 Lockheed Drive, Redding, CA 96002
530.221.1792 voice • 530.221.8369 fax • info@sawyerengineering.com



(Handwritten signature)
REGISTERED PROFESSIONAL ENGINEER
GREGORY A. DUNBAR
No. 56522
EXP. 6/30/21
STATE OF CALIFORNIA
SIGNED: *(Signature)* DATE: 11/12/20

- REVISION #4: APRIL 10, 2018
- REVISION #3: MARCH 15, 2018
- REVISION #2: JANUARY 31, 2018
- REVISION #1: JANUARY 30, 2018



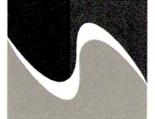
SHASTA GATEWAY INDUSTRIAL PARK LOT 15 EASEMENT EXHIBIT

BEING A PORTION OF THE SOUTH 1/2 OF SECTION 1, T. 32N., R. 5W., M.D.M., IN THE CITY OF SHASTA LAKE, SHASTA COUNTY, CALIFORNIA

FOR
TERY SCOTT
BY

SHARRAH DUNLAP SAWYER, INC.

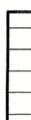
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DATE: NOVEMBER 11, 2020 SCALE: 1"=40' SHEET 5 OF 5



LEGEND

-  PROPOSED FIRE HYDRANT
-  PROPOSED FIRE DEPARTMENT CONNECTION
-  20' WIDE PUBLIC UTILITY EASEMENT FOR WATER
-  10' WIDE PUBLIC UTILITY EASEMENT FOR ELECTRIC, TELEPHONE, GAS & CABLE TV
-  PRIVATE EASEMENT FOR RECIPROCAL VEHICULAR ACCESS, RECIPROCAL PEDESTRIAN ACCESS, RECIPROCAL PARKING, TRASH ENCLOSURE, ACCESS, SANITARY SEWER, AND STORM DRAIN. THE PRIVATE EASEMENTS TO BE CONVEYED AND RESERVED AT THE TIME OF SALE OF EACH LOT AS NECESSARY.

SIGNED: 11/13/20 DATE

- REVISION #4: APRIL 10, 2018
- REVISION #3: MARCH 15, 2018
- REVISION #2: JANUARY 31, 2018
- REVISION #1: JANUARY 30, 2018