

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



0 50 100 200 300
Feet

VI

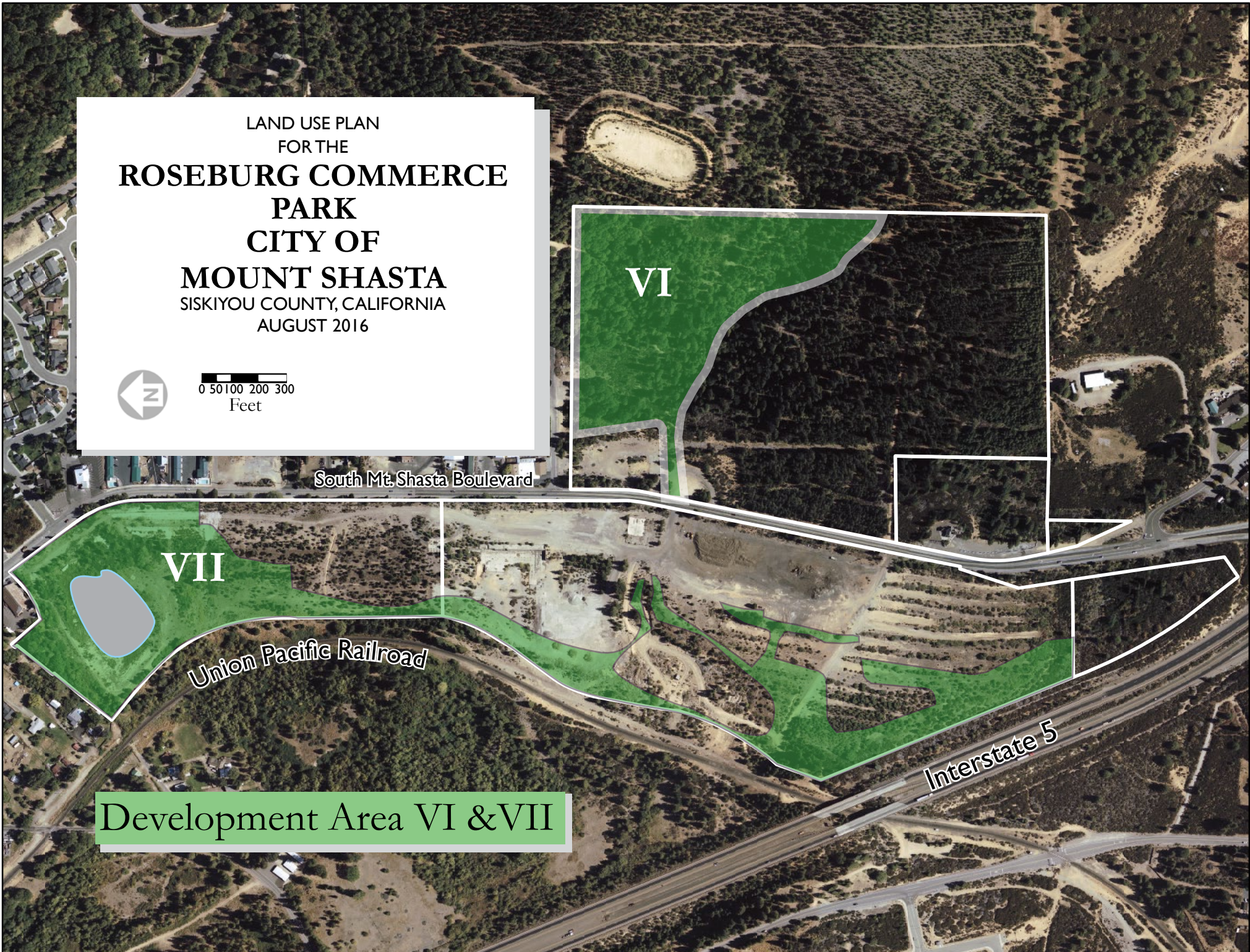
VII

South Mt. Shasta Boulevard

Union Pacific Railroad

Interstate 5

Development Area VI & VII



Development Area VI - 15.0 Acres

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

Permitted Uses

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

Administrative Uses

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

Conditional Uses

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

Development Area VII - 13.5 Acres

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

Permitted Uses

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

Administrative Uses

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

Conditional Uses

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