



**HISTORY AND STATUS OF RANCHO LA BARANCA
PLANNED DEVELOPMENT – SHASTA COUNTY, CALIFORNIA**

In August of 2005 the owner of the proposed Rancho La Baranca Planned Development contacted me for advice on developing a portion of his lands in the Palo Cedro area of Shasta County.

The property owner has approximately 1200 acres, assembled by purchasing a number of parcels having separate ownerships with several of the parcels having areas less than 40 acres.

A review of the County General Plan revealed that his lands had a General Plan designation of RB, a rural residential land classification with a maximum allowable density of one living unit per 5 acres. However, the land was zoned EA, exclusive agriculture (grazing) 760 acre minimum parcel size. A portion of his property was zoned RL, Limited Residential, which allows parcel sizes of 5 acres.

About this same time, the owner made application for a Property Line Adjustment to the parcel having his residence (zoned RL). Because his new property lines would extend into the lands zoned EA it was necessary to make application for a re-zoning.

An application was submitted to rezone all his property southerly and easterly of his lands zoned RL (approximately 640 acres) to R-R, Rural Residential, to satisfy the requirement for the Parcel Map and to accommodate anticipated future development..

There was opposition from the County Planning Staff based on lack of sufficient testing and investigations to determine availability of domestic water (wells or annexation to the Bella Vista Water District) and suitability of the soils for individual sewage disposal systems to support 5 acre densities.

The Shasta County Commission heard the arguments from staff, but agreed with the property owner that the location of the site, being near the community centers of Millville and Palo Cedro, was appropriate for residential development. The Planning Commission approved rezoning to RL, Limited Residential, which would allow 5 acre densities.

The project site, approximately 600 acres, is a valley floor between low lying foothills, crossed by several major ephemeral streams having some riparian habit. The site has gentle slopes of 2 – 8% excepting for the hilly area on either side of the valley.

The vision of the project would be to develop 3 or 4 cluster developments each with 20 – 40 ½ acre to ¾ acre size lots backing onto open space corridors along the streams or areas of slopes greater than 30%. The lands surrounding the clusters will become permanent open space under the ownership of a home owners association for wild life habitat and passive recreation use by the home owners. Recreation use could include hiking and horse riding trails. The project also envisioned a common recreation center. (club house, tennis courts, swimming pool and picnic areas.

The project is to have a central water system and a common sewage disposal facility.

A topographical survey with 2 foot contour intervals has been made of the site.

A test well was developed near the entrance from Old Highway 44. The yield of this well is in excess of 300 g.p.m. and is sufficient for a development of 120-200 residential lots.

An archaeology and cultural survey, wet lands delineations, and biological surveys have been completed.

The Shasta County Fire Safety Code requires a second access from a public road or street for any residential project having 50 or more parcels and an emergency secondary access if any dead end street is in excess of 1,000 feet in length. Negotiations are presently underway to obtain access to the property from Silver Bridge to the west of the project site.

Soils testing and ground water monitoring is presently in progress.

An Environmental Impact Report will be required after preliminary project planning and design is completed and application made for project approval.