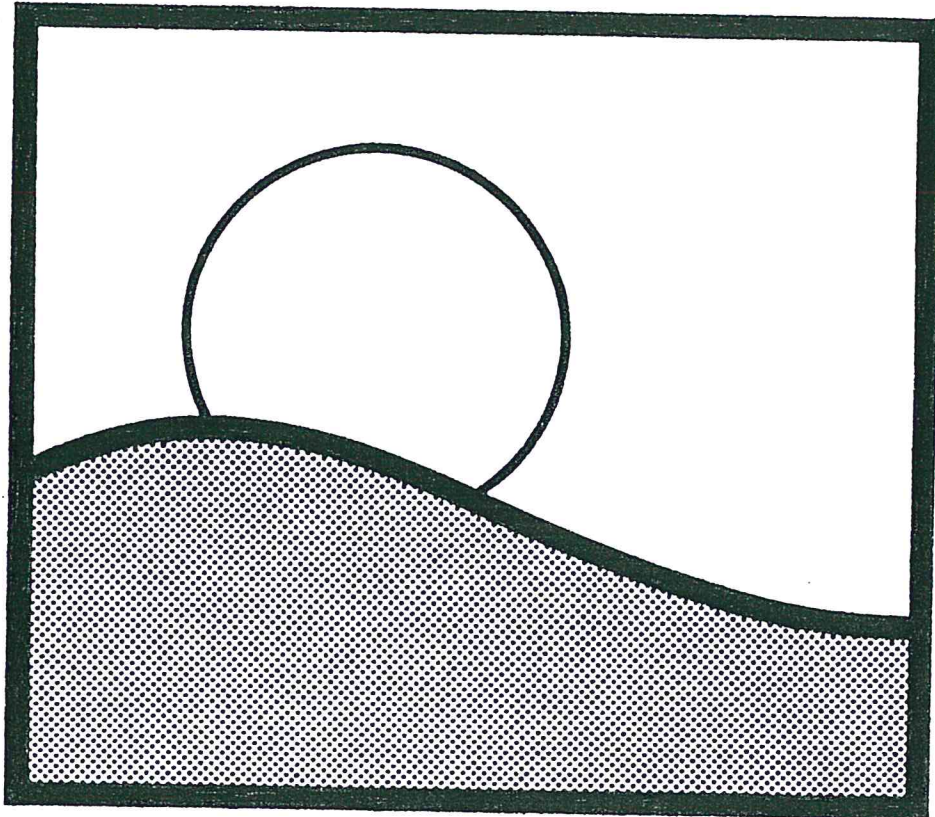


STANDISH-LITCHFIELD AREA PLAN



And
Environmental Impact Report
SCH #85042910

Lassen County
Planning Department

October, 1986

RESOLUTION NO. 86/87-32
RESOLUTION ADOPTING THE STANDISH/LITCHFIELD AREA PLAN

BE IT RESOLVED by the Board of Supervisors of the County of Lassen as follows:

WHEREAS, the Board of Supervisors on February 8, 1983, directed that an area plan amending the Lassen County General Plan be prepared for an area to be known as the Standish/Litchfield Planning Area; and

WHEREAS, the Lassen County Planning Department prepared a Master Environmental Assessment for the Standish/Litchfield Planning Area; and

WHEREAS, the Board of Supervisors on June 7, 1983, concurred with and adopted a set of Goals and Objectives recommended by the Planning Commission; and

WHEREAS, the County of Lassen did contract for and receive a Planning Alternatives Study prepared by Earl Nelson and Associates; and, commencing on July 5, 1984, the Planning Commission held six sessions of the public hearing for determination of a preferred planning alternative; and said public hearing was concluded and the Planning Commission did determine and recommend the preferred planning alternative to the Board of Supervisors on October 28, 1986; and

WHEREAS, the Board of Supervisors on December 18, 1984, did concur with the Preferred Planning Alternative for said area plan; and

WHEREAS, the County of Lassen did contract for and receive a Draft Area Plan based upon the preferred planning alternative and a Draft Environmental Impact Report prepared by Planning Answers; and

WHEREAS, commencing on December 4, 1985, the Planning Commission held five sessions of a public hearing to review the Draft Area Plan, the Draft E.I.R. and a Draft Zoning Plan to implement the Area Plan; and

WHEREAS, the Planning Commission has reviewed and considered the public comments, recommendations and responses as well as the Draft E.I.R. prepared for the Area Plan; and

WHEREAS, the Planning Commission adopted Resolution 5-01-86 on May 7, 1986, which resolved that the Planning Commission finds the Draft Standish/Litchfield Area Plan, with the incorporated revisions, provides for appropriate patterns and intensities of land use and land use policies that will serve to protect and provide for the health, safety, peace, morals, comfort and general welfare of the area and hereby recommends its adoption, and that the Planning Commission urges that the Board of Supervisors rezone the lands of the Planning Area concurrent with adoption of the Area Plan to implement the policies of said Plan; and

WHEREAS, the Board of Supervisors has reviewed the E.I.R. and has certified that the E.I.R. has been completed and that the information contained in the final E.I.R. has been reviewed and considered in compliance with the California Environmental Quality Act.

Now, therefore, the BOARD OF SUPERVISORS OF THE COUNTY OF LASSEN FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

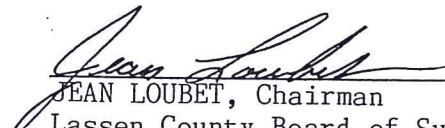
1. The draft STANDISH/LITCHFIELD AREA PLAN, as modified, comprises a suitable, logical, timely and fair plan for the future development of the Standish/Litchfield Planning Area.
2. The STANDISH/LITCHFIELD AREA PLAN, as so modified, consisting of objectives, principles, standards, and maps illustrating in graphic form such objectives, principles, and standards, is hereby adopted and approved as the Area Plan for the Standish/Litchfield Planning Area, in accordance with Article 6 of Chapter 3 of the Planning and Zoning Law (Government Code Sections 65300 and following).

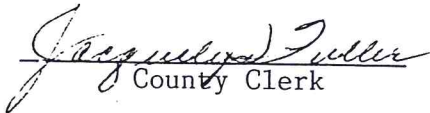
BE IT FURTHER RESOLVED that wherever the goals, objectives and policies set forth in the Standish/Litchfield Area Plan may be in conflict with any provision of the Lassen County General Plan, such provisions of the Standish/Litchfield Area Plan shall be deemed amendatory to the General Plan as special provisions thereof pertaining to the Standish/Litchfield Planning Area and shall not be construed as constituting any inconsistency in the General Plan, internal or otherwise.

BE IT FURTHER RESOLVED that in order for the Area Plan to be a valid reflection of the public interest, it must be regularly reviewed and revised as the needs and values of the public warrant change.

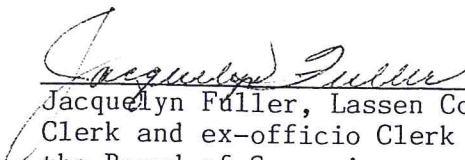
WHEREAS, the foregoing Resolution was duly adopted at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, held on the 28th day of October, 1986 by the following vote:

AYES: Supervisors deMartimprey, Jenkins, Loubet, Lemke, Lovelady
NOES: None
ABSENT: None


JEAN LOUBET, Chairman
Lassen County Board of Supervisors

ATTEST: 
County Clerk

I, JACQUELYN FULLER, County Clerk of the County of Lassen, State of California, and ex-officio Clerk of the Board of Supervisors thereof, do hereby certify that the foregoing resolution was duly adopted by said Board of Supervisors at a regular meeting held on October 28, 1986.


Jacquelyn Fuller, Lassen County
Clerk and ex-officio Clerk to
the Board of Supervisors

RESOLUTION CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE STANDISH/LITCHFIELD AREA PLAN AND MAKING APPROPRIATE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATION PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15090, 15091 and 15093.

BE IT RESOLVED by the Board of Supervisors of the County of Lassen, acting as Lead Agency for preparation of the Standish/Litchfield Area Plan, as follows:

WHEREAS, a Draft EIR has been prepared for the Standish/Litchfield Area Plan, in compliance with the California Environmental Quality Act; and

WHEREAS, said EIR has identified the following environmental impacts which may, in part, result from or be, in part, aggravated by policies of the Area Plan:

- Loss of agricultural land.
- Increase in noise levels.
- Loss of fish and wildlife habitat.
- Degredation of water quality.
- Reduction of water quantity.

WHEREAS, the EIR references, for each identified environmental impact, mitigation measures incorporated into the Area Plan which will avoid and/or substantially limit the degree of impact.

NOW, THEREFORE, pursuant to State CEQA Guidelines Section 15091, the Board of Supervisors of the County of Lassen finds that, for each and all of the identified environmental impacts, alterations and mitigation measures have been incorporated into the Area Plan which will avoid and/or substantially lessen significant environmental effects as identified in the Final EIR.

BE IT FURTHER RESOLVED, that the Board of Supervisors of the County of Lassen, pursuant to State CEQA Guidelines Section 15090, hereby certifies that the Final EIR for the Standish/Litchfield Area Plan has been completed in compliance with the California Environmental Quality Act.

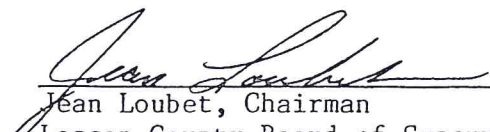
BE IT FURTHER RESOLVED, that said Final EIR has been reviewed and considered by said Board of Supervisors prior to approval of the Standish/Litchfield Area Plan.

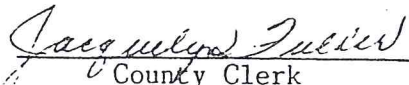
WHEREAS, the foregoing resolution was duly adopted at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, held on the 28th day of October, 1986, by the following vote:

AYES: Supervisors deMartimprey, Jenkins, Loubet, Lenke, Lovelady

NOES: None

ABSENT: None


Jean Loubet, Chairman
Lassen County Board of Supervisors

ATTEST: 
County Clerk

CREDITS

COUNTY OF LASSEN

Board of Supervisors

John Lovelady, Chairman
Jean Loubet
Jack Jenkins
Gary Lemke
Hughes de Martimprey

Planning Department
Robert K. Sorvaag, Director

Merle Anderson
Joseph Bertotti
Brian Millar
Nancy Summers
Mary Ann Patterson

Planning Commission

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STANDISH-LITCHFIELD AREA PLAN

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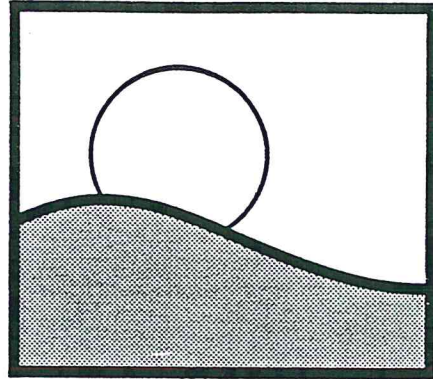
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Standish-Litchfield Area Plan



Section One: Introduction

PLANNING ANSWERS

PURPOSE OF AN AREA PLAN

State law, Government Code Section 65300*, requires every city and county to adopt a comprehensive, long range, general plan to guide its future physical, economic and social development. As the name implies, a general plan is not a detailed parcel-by-parcel statement of land use policy. It is a statement of generalized land use patterns, policies and recommendations which carry out the goals and objectives of the community.

Lassen County has chosen to fulfill this State planning law requirement by preparing a series of "area" plans which cover selected portions of the County. Area plans have the advantage of allowing the County to examine the specific planning issues within a defined area and to tailor a planning program to fit the conditions present. The area plans will augment the Lassen County General Plan, adopted in 1968.

While complying with State law is in itself sufficient reason to prepare a general or area plan, there are more positive and practical reasons to do so. For example, the land use policies of the plan can establish ground rules for land use decisions. As a result, citizens will have a better idea about how land use decisions will be made. It also assures that everyone is dealing with the same understanding about the future of the community. Land developers also benefit because it gives them a good idea of what the County will or will not allow. Additionally, since this plan covers territory of interest to several governmental agencies, it can serve as the basis to coordinate decisions.

Finally and most importantly, it allows citizens to participate in the land use planning process. This plan provides citizens with the opportunity to examine the planning issues of the Standish-Litchfield Planning Area and develop a strategy to address their concerns. Active involvement in the preparation, adoption and implementation of this plan provides citizens with a role in shaping the physical and economic future of the community.

*Unless otherwise noted, all referenced State laws in this document refer to the Government Code.

LASSEN COUNTY'S PLANNING PROCESS

This plan is one of the last steps in a land use planning program which will guide the development of the Standish-Litchfield Planning Area.

This program began when the Planning Department presented the Board of Supervisors with the proposed boundaries for the Standish-Litchfield Planning Area. The boundaries were reviewed during a public hearing and citizens were allowed to comment on their location.

In order to determine the environmental, economic and social characteristics of the area, the planning staff prepared the Standish-Litchfield Master Environmental Assessment (MEA). The MEA not only provides a valuable data base for the preparation of other planning documents, it also serves as the environmental setting section for the environmental impact report (EIR) prepared for this plan and can serve this same purpose in future EIRs.

After assessing the issues identified by the MEA, citizens of the planning area, members of the Planning Commission and the Board of Supervisors formulated goals and objectives for the planning area. The goals and objectives served to guide the preparation of subsequent planning documents, including this plan and they will continue to guide future planning policy for the Standish-Litchfield Planning Area.

The Standish-Litchfield Planning Alternatives Study examined various physical factors within the area and the opportunities and problems the planning area faces. From this review, several land use alternatives were prepared. Each alternative was consistent with the goals and objectives adopted for the area but showed different land use and traffic circulation patterns. Public hearings were conducted to review the study and a preferred alternative was selected (See Appendix A).

This plan represents the culmination of all these efforts. It not only fulfills State planning requirements, it also carries out the goals adopted by the citizens and public officials of Lassen County.

PLANNING AREA

The boundaries of the Standish-Litchfield Planning Area were determined by using existing service districts' boundaries wherever practicable and, to a lesser extent, physical geographic perimeters. The MEA describes the planning area as follows:

The Standish-Litchfield Planning Area is located at the northwestern edge of Honey Lake in the Honey Lake Valley (See Map 1). It begins approximately six miles east of Susanville and stretches as far east as the Fleming Unit of the Honey Lake Waterfowl Management Area, about two miles west of Wendel.

The Planning Area extends from the north shore of Honey Lake to the toe slopes of Shaffer Mountain. The Susan River transects the entire area, together with a labyrinth of sloughs, canals and creeks and eventually reaches its delta and terminus at Honey Lake. Other lakes in the Planning Area include Lake Leavitt, Hartson Lake, and Wards Lake. A major tributary of the Susan River is Willow Creek.

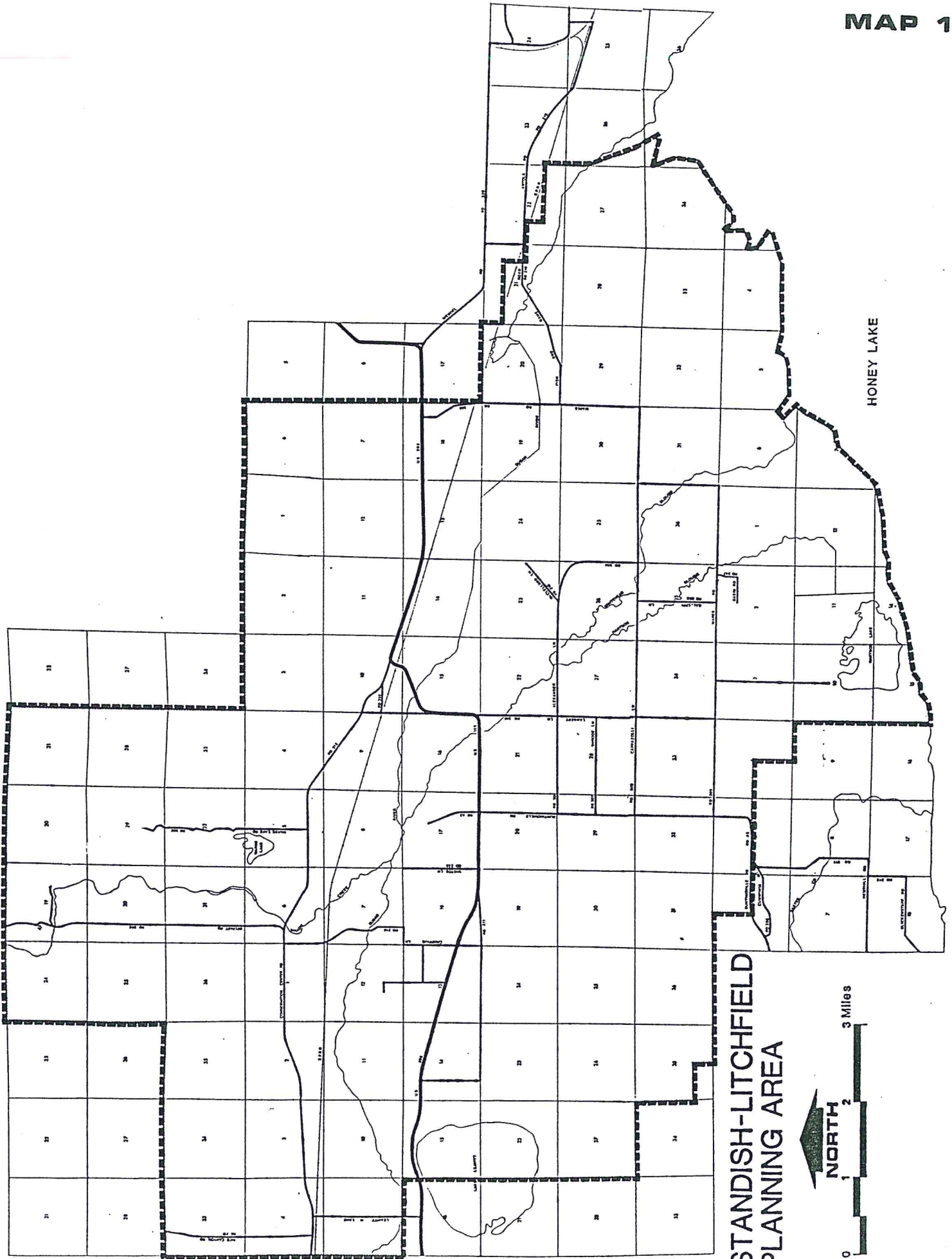
Because of the richness of the Susan River alluvial plain, the area historically has been dominated by agricultural activities. These activities continue to flourish. However, in the western portion of the planning area, a trend toward country home development is evident.

There are two small community centers within the Planning Area. These are Litchfield and Standish, with the latter being the largest; however, neither of the two is commercially significant. There is no incorporated town within the Planning Area. Major shopping and trade takes place in Susanville.

Highway U.S. 395 runs through the heart of the Planning Area, virtually bisecting it, and providing Litchfield and Standish with a minor highway-service commercial function. The Highway runs north to Alturas, California and south to Reno, Nevada. A well established network of county roads serves the area.

The Standish-Litchfield Planning Area is composed of approximately 62,800 acres or 98 square miles. The 1983 population was estimated by the Lassen County Planning Department to be 1304.

Appendix B contains a legal description of the Planning Area.



PLANNING FRAMEWORK

Time Frame

This plan is intended to guide decisions regarding land use for an approximate twenty year time frame. Although this plan is long range in nature, it should be reviewed every five years to determine whether it still reflects community values. It should be noted that the five year review does not mean that the plan must be completely overhauled. The review process is intended to allow the community to react to changing conditions, new data and opportunities. By reviewing and updating the plan every five years the plan will maintain a twenty year time horizon.

Planning Concept

This plan is based on a concept that new growth should be accommodated and planned for. This plan as a whole does not attempt to restrain growth. Instead it seeks to identify the most logical areas for growth to occur while protecting the area's natural resources and amenities.

Organization

This plan is the end product of the planning process and documents mentioned earlier. The data from the public hearings and these documents have been translated into a plan which contains policies and recommendations to carry out the adopted goals and objectives for the area. From time to time readers may wish to refer to the MEA for more detailed information about the Planning Area. Whenever possible, this plan indicates where in the MEA more information can be found.

While general plans are required to contain discussions of specific topics, local governments are allowed a great deal of flexibility in how to address them. Traditionally, most general or area plans contain nine individual elements. However, since the topics of the elements overlap, plans prepared in this manner can be repetitive and even confusing.

This plan is organized differently from traditional plans. The nine required elements are grouped into three general categories. The categories are Environmental Safety, Natural and Cultural Resources, and Community Development. Together these categories address the required elements of a general plan.

AREA PLAN CONTENTS

State Planning Law establishes the contents of a general plan, but it also allows local governments to address only those issues which are of concern within their community. Therefore, this plan only examines the planning issues which influence the way land in the Planning Area is used. In addition, the Planning Commission directed that the area plan review specific issues and develop appropriate policies and recommendations for each. These issues and their location in this plan are as follows:

- o Animal Control, see pages 30-31.
- o Access to Public Lands and Natural Resources, see page 52.
- o Flooding and Water Quality, see pages 15 and 24-26.
- o Transportation and Circulation, see page 51.
- o Scenic Highway Corridors, see page 33.

GOALS AND OBJECTIVES OF THE PLAN

The basis for this plan is the goals and objectives adopted for the planning area. The goals and objectives which guide this plan are as follows:

1. LAND USE GROWTH AND DEVELOPMENT

A. Issue: Land Use Compatibility

GOAL AND OBJECTIVE: Ensure compatibility between land use types by providing for efficient and complementary mixtures and patterns of land uses.

B. Issue: Neighborhood Quality

GOAL AND OBJECTIVE: Retain and protect the open, rural character of the Planning Area by encouraging clustered residential development and expansion of existing neighborhoods and by discouraging sprawl and scattered development.

C. Issue: Growth and Development

GOAL AND OBJECTIVE: Encourage and facilitate orderly, contiguous growth and appropriate land-conserving densities as an alternative to sprawl and "leap frog" development.

D. Issue: Commercial Uses

GOAL AND OBJECTIVE: Encourage the viability of existing communities and discourage the scattering of commercial uses by confining general commercial uses but not home occupations or agriculturally-related sales, to existing commercial areas.

E. Issue: Industrial Uses

GOAL AND OBJECTIVE: Maintain the rural quality of the Planning Area by restricting industrial activity to primary-type operations, e.g., natural resource extraction, and assign secondary and tertiary activities, e.g., processing and sales, to areas so designated outside the Planning Area. This shall not include processing of agricultural products.

F. Issue: Public Lands

GOAL AND OBJECTIVE: Encourage public land management policies which protect and enhance the area's natural environmental and economic resources.

G. Issue: Housing

GOAL AND OBJECTIVE: Provide for appropriate housing opportunities for all socio-economic segments of the community consistent with identified needs and responsibilities in concert with County policies.

H. Issue: Rehabilitation

GOAL AND OBJECTIVE: Encourage revitalization of older and run-down structures.

I. Issue: Public Services

GOAL AND OBJECTIVE: Ensure that the rate of growth does not result in a significant burden to existing levels of public services and facilities, including schools and fire protection. Encourage the development of community water and sewer service facilities where feasible.

J. Issue: Noise

GOAL AND OBJECTIVE: Ensure a compatible relationship between noise-producing and noise-sensitive land uses.

K. Issue: Hazard Areas

GOAL AND OBJECTIVE: Ensure public safety and reduce public costs by identifying and providing for the appropriate use of land subject to flooding, seismic hazard, wildland fires and other natural hazards.

L. Issue: Energy and Mineral Resources

GOAL AND OBJECTIVE: Optimize the development of energy and mineral resources while ensuring compatibility with affected land uses commensurate with environmental and public service constraints.

M. Issue: Agricultural Uses

GOAL AND OBJECTIVE: Protect productive agricultural lands from conversion to less appropriate uses or conflict caused by intrusion from incompatible uses. Protect the resource values of the area's rangeland and livestock production areas.

2. ENVIRONMENT/NATURAL RESOURCES

A. Issue: Air Resources

GOAL AND OBJECTIVE: Maintain the high quality of air resources.

B. ISSUE: Soils

GOAL AND OBJECTIVE: Maintain the resource values and stability of the Planning Area's soils.

C. Issue: Water Resources

GOAL AND OBJECTIVE: Recognize areas where ground water quality is a potential threat to public health. Protect and maintain resource quality and quantity and promote the appropriate use of surface and ground water resources.

D. Issue: Geothermal Resources

GOAL AND OBJECTIVE: Encourage maximum utilization of the resource, consistent with a policy of maintaining good quality surface and ground water resources. Discourage land uses which would not enhance geothermal usage, e.g., warehousing or a non-resource-oriented facility.

E. Issue: Natural Resources

GOAL AND OBJECTIVE: Promote compatibility between the Planning Areas's natural resources and residential development by providing for the protection of the resources while optimizing the enhancement potential of natural resources with appropriate development.

F. Issue: Wildlife/Fishery Resources

GOAL AND OBJECTIVE: Recognize and protect wildlife and fishery resources by maintaining a policy for compatible relationships among habitats, parks and residential development. Protect critical habitats from intrusion by incompatible uses.

F. Issue: Rare and Endangered Plants and Animals

Goal And Objective: Protect the Planning Area's rare and endangered plants and animals.

G. Issue: Natural Vegetation Resources

GOAL AND OBJECTIVE: Provide for maximum feasible retention of natural vegetation in order to ensure watershed, wildlife, fishery, timberland, and scenic values to the area.

H. Issue: Scenic Resources

GOAL AND OBJECTIVE: Protect and enhance the aesthetic values by recognizing and protecting unique scenic features and by encouraging appropriate land use patterns, design and utilization.

3. SOCIAL AND CULTURAL

A. Issue: Cultural Resources

GOAL AND OBJECTIVE: Protect the historic and archaeological resources and encourage appropriate opportunities for public experience and academic study of these resources under controlled conditions.

B. Issue: Recreation

GOAL AND OBJECTIVE: Provide appropriate levels of public recreational opportunities and facilities. Recognize and protect access to and the character of lands used for open space-type recreational activities.

C. Issue: General Public Health, Safety and Welfare

GOAL AND OBJECTIVE: Provide for the health, safety and welfare of all people affected by land use decisions and public policy within the Planning Area.

D. Issue: Energy Use

GOAL AND OBJECTIVE: Promote conservation and efficient, cost-effective energy consumption through the utilization of natural energy-related resources and practices (solar, geothermal, wind, etc.).

E. Issue: Transportation

GOAL AND OBJECTIVE: Provide for safe and efficient traffic circulation by minimizing access points to major highways and thoroughfares and by ensuring orderly, sequential street development compatible with related existing and designated future land uses.

4. ECONOMIC CONSIDERATIONS

A. Issue: Economic Growth

GOAL AND OBJECTIVE: Promote and diversify the economic growth of the area by encouraging appropriate new employment-generating opportunities, consistent with other goals and objectives and constraints of County policies.

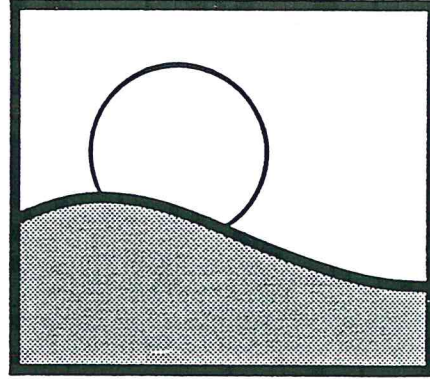
B. Issue: Economic Resources

GOAL AND OBJECTIVE: Protect and provide for appropriate utilization of resources fundamental to the economic history and viability of the Planning Area (agricultural lands, geothermal, gas, etc.)

C. Issue: Cost of Public Services

GOAL AND OBJECTIVE: Ensure that the rate of growth is consistent with the community's ability to provide essential public services.

Standish-Litchfield Area Plan



Section Two: Area Planning Elements

PLANNING ANSWERS

ENVIRONMENTAL SAFETY

The environmental safety component includes general plan elements concerned with the protection of life and property. Together these elements define the areas of natural or man-made hazards. Within these areas, land uses must be carefully planned or special engineering, construction or design standards must be employed to reduce the level of risk.

This component includes the following elements:

- o Flooding
- o Wildland Fire
- o Noise
- o Seismic/Geologic Hazards

These components were considered in the preparation of the land use policies and are reflected in the land use map of this plan.

FLOODING

State law (Section 65302(a)) requires general plans to identify areas subject to flooding. The purpose of the requirement is to reduce the loss of life, damage to property and the economic and social dislocation resulting from flooding.

The 100 year flood plain is the basic planning criteria to identify areas in which precautions should be taken. The 100 year flood plain boundary defines the area which statistically will be flooded on the average of at least once every one hundred years.

The National Flood Insurance Act (NFIA) offers an important incentive for implementing a flood management program. Property owners within flood plain areas may obtain federally subsidized flood insurance if their local government adopts flood management regulations and participates in the federal program. However, Lassen County does not participate in this program.

The land generally along the Susan River, Willow Creek and in the south eastern portion of the Planning Area is located within the NFIA designated flood hazard areas. Map 2 shows the area subject to flooding. The Department of Water Resources publications indicate that six floods have occurred over a twenty year period in this area. The MEA indicates that while flooding is a problem in the area, the majority of the current population presently is not located in the flood prone areas.

Policy

1-A Land uses within the 100 year flood plain shall not jeopardize life or property at either a specific site or downstream.

1-B The types of land uses permitted and County development standards within the 100 year flood plain should conform to the requirements of the National Flood Insurance Program.

Implementation

1.1 County staff should cooperate with the Department of Water Resources and the Department of Housing and Urban Development (HUD) in identifying 100 year flood plain areas.

1.2 If a project applicant believes that a project site has been improperly included in the HUD maps which identify the 100 year flood plain areas, the burden of proving that the maps are incorrect shall rest with the applicant.

1.3 Land within 100 year flood plain areas should be designated and zoned for agriculture or other low intensity use and/or be combined with an "F", Flood Plain Combining District zoning classification.

1.4 The County should study the feasibility of initiating a flood insurance program.

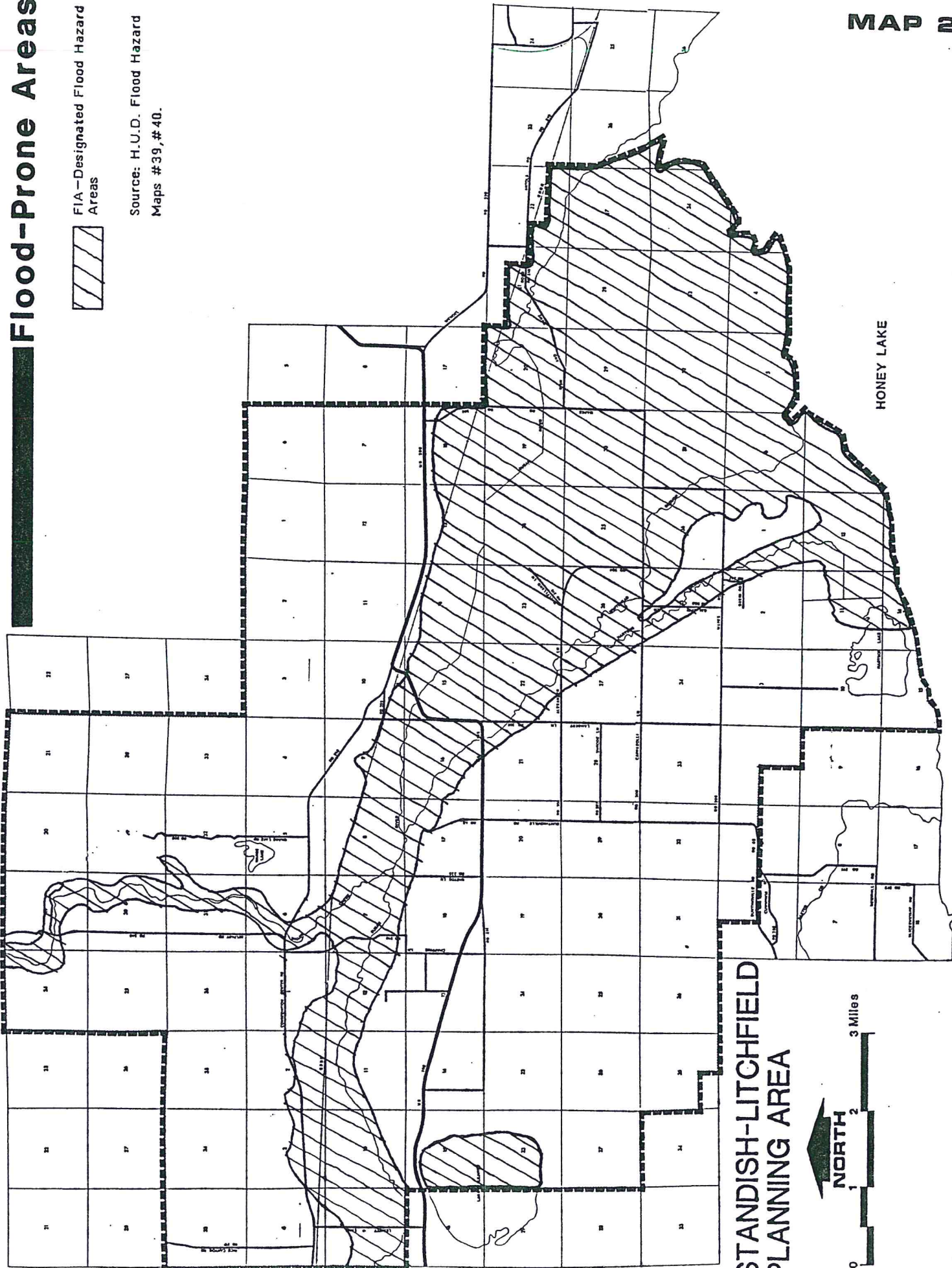
Flood-Prone Areas

FIA - Designated Flood Hazard Areas



Source: H.U.D. Flood Hazard Maps #39, #40.

MAP 2



STANDISH-LITCHFIELD
PLANNING AREA



FIRE PROTECTION

The Safety element of a general plan must address fire hazard issues within the community (See Section 65302(i)). The safety element, originally an optional element, became required in 1971 because of devastating fires the state experienced in 1970. In 1984 the seismic safety and safety element were combined.

The combined characteristics of rugged terrain, arid climate, vegetation and the human use and occupation of these lands creates the potential for fire hazards in the Planning Area. Wildland fires can spread quickly, increasing their danger and making them difficult to control. When structures, such as houses, are near an area where a wildland fire is occurring, the task of containing a blaze is made even more difficult. In a wildland fire where homes are involved, firefighters must try to protect lives and structures, rather than concentrate on containing the blaze. As a result, wildland fires take longer to control. This task is more difficult if property owners have failed to take any steps to protect their structures. Generally, wildland fire hazards do not preclude new development provided the development is thoughtfully designed and constructed. All lands designated for residential development area are within the boundaries of the Standish-Litchfield Fire Protection District.

Policy

2-A Lassen County shall, within its authority, protect the public from danger to life and property caused by fire.

Implementation

2.1 The Building Department staff should work with the California Department of Forestry to establish and adopt specific fire safety standards for new construction.

2.2 The latest fire hazard maps prepared by the California Department of Forestry should be kept on file by the Planning Department. The maps should be made available to the public upon request.

2.3 The planning staff should incorporate fire hazard information and Fire Protection Master Plan policies in reports involving general plan amendments, zone changes, use permits and subdivisions.

2.4 The County should encourage coordination and cooperation of all fire fighting agencies operating in the Planning Area.

2.5 If the Standish-Litchfield Fire Protection District finds it necessary to generate additional revenues for fire protection services in the Standish-Litchfield Fire Protection District, a funding mechanism for new development, through development fees, should be considered by the Fire Protection District Board of Directors and Lassen County Board of Supervisors and should be adopted by Lassen County.

NOISE

State law requires all general plans to include a noise element (Section 65302(g)). The purpose of this element is to serve as a guide in the development of a land use pattern in which the uses are "noise compatible". A noise compatible land use pattern is one in which noise sensitive land uses are not adversely affected by surrounding uses and in turn noise generating land uses are located in areas tolerant of their noise impacts.

The principal noise generators in the planning area include Highway 395; Conservation Center Road; County Road A-3 and, occasionally the Southern Pacific Railroad. Noise sensitive areas within the Planning Area include the scattered residential areas of relatively high rural density, the Shaffer Union School and the Fleming and Dakin Units of the Honey Lake Wildlife Area. Map 3 shows the location of noise generators and noise sensitive areas. Further discussion of noise related issues is contained in the MEA (See page 136).

Policy

3-A The County shall protect noise sensitive land uses from existing or future noise generators by locating them within compatible noise environments or by requiring noise mitigation measures.

Implementation

3.1 New developments shall not exceed the noise standards of the Lassen County General Plan.

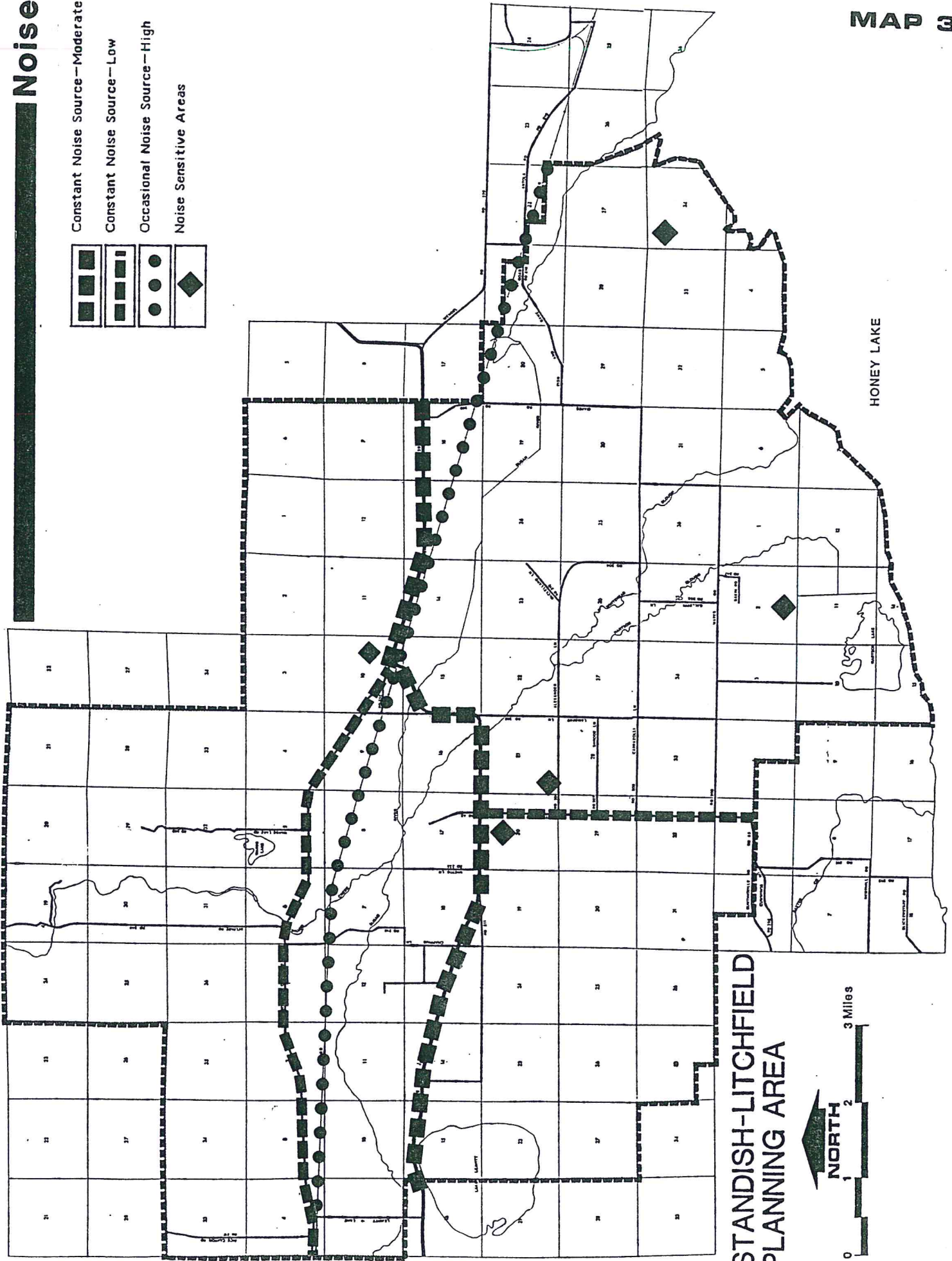
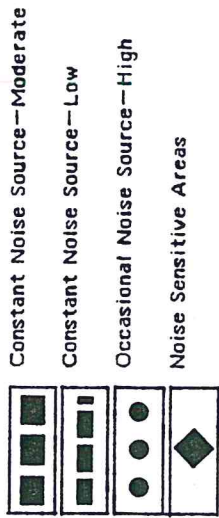
3.2 County planning staff will evaluate the noise potential of proposed projects and their effect on surrounding uses. If the project is incompatible with the surrounding area, it should be directed (generally) to a more compatible area. Conversely, planning staff should encourage noise sensitive uses to locate away from existing noise generators.

3.3 New development locating near noise generators should incorporate design features which will reduce the noise impacts.

3.4 New noise generators shall incorporate design features or devices to mitigate the noise they will emit.

3.5 An environmental impact report shall be required for project proposals whenever noise is expected to be a significant issue. Noise evaluation should address existing conditions and should estimate construction noise levels and post construction noise levels; the project should be reviewed as both a producer and receiver of noise and analyzed in terms of the number of people affected.

Noise



STANDISH-LITCHFIELD
PLANNING AREA



SEISMIC/GEOLOGIC HAZARDS

State law (Section 65302(g)) requires all general plans to include a safety element. The purpose of the seismic safety element in part is to determine the possibility of seismic activity or dangerous geologic hazards and to develop policies to reduce the risk of loss of life and property.

The Planning Area is located in an area designated by the California Department of Mines and Geology (CDMG) as a "Seismic Zone III". Zone III areas are subject to major seismic damage. Map 4 shows the location of faults within the Planning Area. According to the MEA, the Planning Area has been affected by a number of earthquakes but none of the epicenters were located within the Planning Area. At least five earthquakes which have shaken the Planning Area since 1885 originated along faults located elsewhere in the Honey Lake Valley. For example, in 1950 an earthquake registering 6.2 on the Richter Scale originated near Doyle, which is south of the Planning Area. In addition to local faults, the Walker Lane Fault and Mt. Lassen, an active volcano, also influence seismic activity in the Planning Area. According to the MEA, at least five earthquakes registering VII on the Modified Mercalli Scale or 5.5 on the Richter Scale, have originated from these sources since 1889.

Since a large portion of the Planning Area is subject to periodic flooding and is in the delta-like slough system of the Susan River, there is an increased erosion hazard. This is compounded by the presence of fine-textured soils which are highly subject to erosion. Evidence of channel erosion is prevalent throughout the eastern section of the Planning Area.

Outside the immediate watercourse areas the potential for erosion varies depending upon local physical characteristics such as topography, soils, and vegetation. However, the lack of steep slopes in the majority of the Planning Area alleviates the potential for substantial erosion in the Planning Area.

The California Division of Mines and Geology has indicated that the Planning Area is in a general area of relatively low probable landslide activity. As is the case with erosion potential, the lack of steep slopes in the majority of the Planning Area decreases the potential for substantial landslide activity.

Policy

4-A New development shall be protected from seismic/erosion-slope stability hazards by locating it away from potentially dangerous sites or by incorporating measures which will mitigate the danger.

Implementation

4.1 Large, high density or critical structures such as schools and hospitals shall not be allowed to locate directly over a known active fault. Proposals to locate these type of structures within one-half mile of a quaternary fault should include an engineering study to determine if any special construction techniques or engineering requirements beyond those included in the Uniform Building Code are necessary.

4.2 The Planning Department should maintain information, as made available by other public agencies, regarding faults and areas of landslide potential, update it regularly and share it with project sponsors.

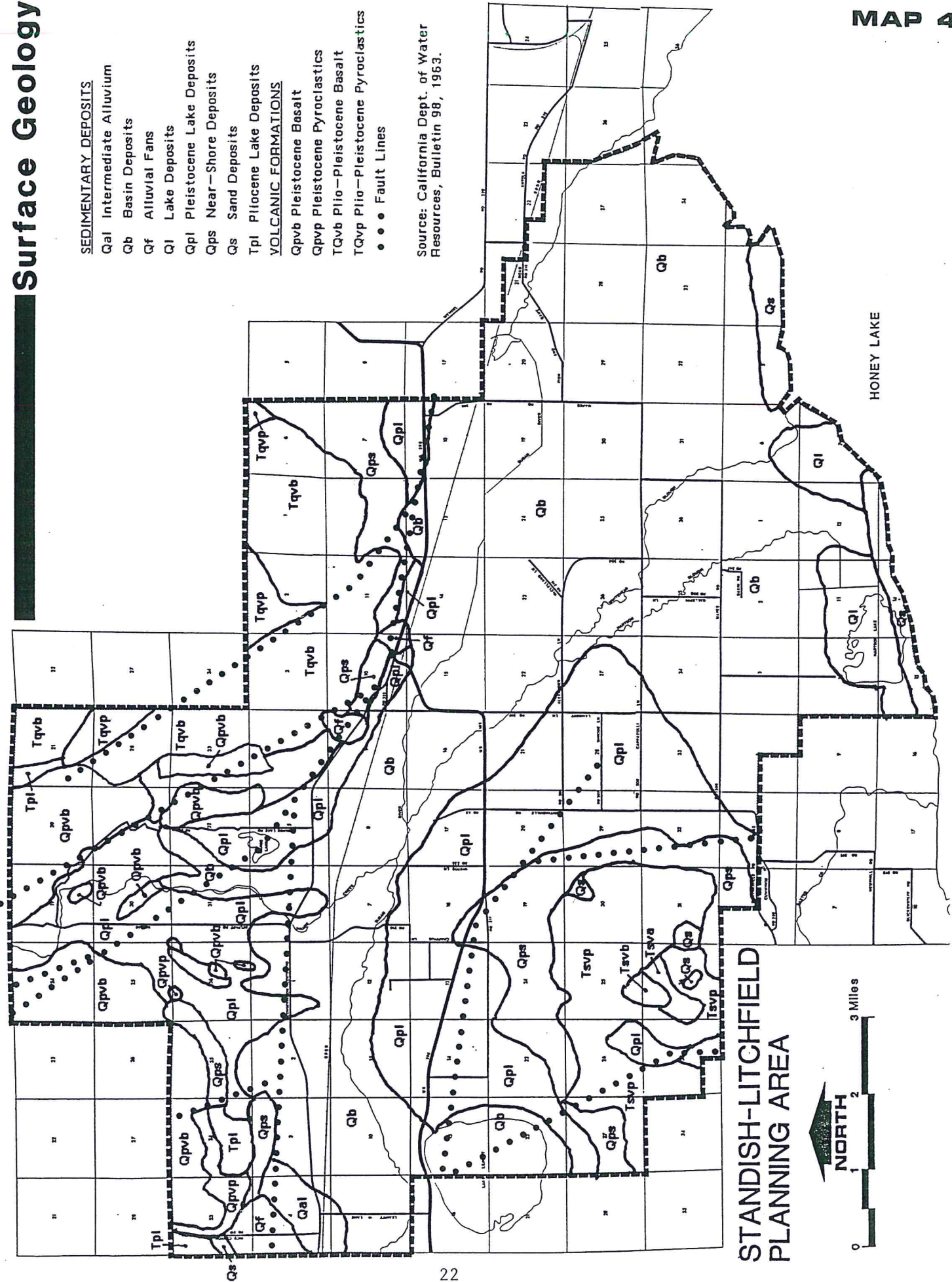
Surface Geology

SEDIMENTARY DEPOSITS

- Qal Intermediate Alluvium
 - Qb Basin Deposits
 - Qf Alluvial Fans
 - Ql Lake Deposits
 - Qpl Pleistocene Lake Deposits
 - Qps Near-Shore Deposits
 - Qs Sand Deposits
 - Tpl Pliocene Lake Deposits
- ## VOLCANIC FORMATIONS
- Qpvb Pleistocene Basalt
 - Qvpv Pleistocene Pyroclastics
 - TQvb Plio-Pleistocene Basalt
 - TQvp Plio-Pleistocene Pyroclastics
 - • • Fault Lines

Source: California Dept. of Water Resources, Bulletin 98, 1963.

MAP 4



NATURAL AND CULTURAL RESOURCES

This component includes the general plan elements concerned with the conservation of the County's natural and cultural resources. Natural resources represent an important investment in the County's future. They provide jobs and create the rural character of the area which citizens enjoy and which attracts visitors to the area. Cultural resources provide an important link to our past. These resources should be preserved so we can have a better understanding of our history and to honor the religious significance which some native american groups attach to them. These resources are all sensitive and must be accounted for in the planning process to ensure that their benefits will continue.

This component includes the following elements:

- o Water Quality and Quantity
- o Public Lands
- o Agricultural Lands
- o Scenic Corridors
- o Fish and Wildlife
- o Riparian Habitat
- o Geothermal Resources
- o Cultural Resources

WATER QUALITY/QUANTITY

By law, (Section 65302 (d)), local land use plans must contain a discussion of water resources. Through the Conservation Element, State law requires:

... A conservation element for the conservation, development and utilization of natural resources including water ... The conservation element may also cover: ..(3) Preservation and control of the pollution of streams and other waters....

Water Supply

The Standish-Litchfield Planning Area lies within the Susan River Watershed, which constitutes the foothills and the Susan River Valley. The source of most of the stream flow for all streams in the area is precipitation and the melting snowpack of the higher elevations. The Susan River is the principal stream flowing through the Planning Area. The river flows through the heart of the Planning Area, a distance of about 19 miles. A major tributary to the Susan River is Willow Creek, which drains the Willow Creek Valley from the north.

Willow Creek waters are extensively adjudicated, but agricultural return flows from the creek provide an inflow to the Susan River which during the summer usually exceed the flow in the river at that point.

The Susan River discharges into Honey Lake, an alkaline, semi-playa body of water having no outlet. Honey Lake covers approximately 60,000 acres to a depth about ten feet. The normal capacity of the lake is nearly 550,000 acre-feet of water.

Ground water basins are recharged (replenished) by the natural process of percolation. This is a process whereby rainwater collects in a water table by filtration through the soil of open lands. Natural features are essential for groundwater recharge, particularly floodplains and streams which pass over gravel or other porous materials. The flat agricultural lands of the Honey Lake Valley are the most significant area for this process in Lassen County. It is important that these features are preserved in their natural states so that water transfer to ground water basin is maintained. Preservation of natural recharge systems is particularly important for Lassen County as there are no mechanical processes to augment them. In many Counties, where urbanization is widespread, groundwater bodies are artificially recharged. The California Department of Water Resources is currently conducting a groundwater study to determine the extent and characteristics of groundwater in the Honey Lake Basin.

Water Quality

At Susanville and upstream, the quality of water of the Susan River is excellent. As the river moves downstream, its mineral content continues to increase as additional materials are dissolved from the soils, received in return flows from human uses, and are concentrated by evapotranspiration.

Some amounts of boron are found in the Susan River and its valley bottom branches, particularly during the season when the river is being charged by agricultural waters.

The surface water of Honey Lake is poor, with excessive total dissolved solids and a large iron, fluoride, boron and arsenic content during periods of low volume. These components result from the fact that Honey Lake is a closed basin lake; hence there has been a long term accumulation and evaporation concentration of trace elements derived from other surface water.

While ground water quantity in the Honey Lake Basin is adequate to serve local needs, a problem regarding the quality of these waters exists. Arsenic has been discovered in a large number of wells. It reaches its greatest concentrations in the Standish vicinity, although it has been detected elsewhere within the Planning Area. The presence of arsenic is a major concern to the Lassen County Sanitarian. Applications for potential property splits must be well-tested before the applications can be approved.

Additionally, the Sanitarian has noted that water quality in the Planning Area is affected by high ground water. This is particularly true in the marshy, southeastern portion of the Planning Area. A hardpan in the vicinity of Highway A-3 (Standish-Buntingville Road), south and east of Standish acts as an impedance to waste disposal and proper functioning of septic systems, which often contributes to water quality problems.

An additional water quality concern, which has been pointed out by the staff of the Lahontan Office of the California Regional Water Quality Control Board, is the disposal of geothermal fluids. Surface disposal requires contaminant ponds, but such a practice may not work for an extended period of time, since the fluids must eventually be applied to adjacent land or be applied to croplands. These fluids may contain contaminants which may be toxic to crops or buildup in the soil. Therefore, the Water Board may require re-injection of these fluids. However, re-injection must be handled very carefully to prevent contamination of ground water.

Policy

5.A The supply and quality of Lassen County water resources shall be preserved and protected.

5.B Upon completion of the DWR study, the County shall develop additional measures to ensure and protect the groundwater supply in the Planning area.

Implementation

- 5.1 If it appears that the quality of groundwater could deteriorate, development immediately adjacent to any water courses or body of water should be designed to ensure the water quality is not adversely affected by soil erosion, by direct discharge of potentially harmful substances, by ground leaching from storage of raw materials or by runoff from the sites.
- 5.2 New development shall demonstrate adequate quantity and quality of water for consumption and fire protection prior to the approval of new residential lots.
- 5.3 The County Sanitarian should regularly monitor ground water quality in the Planning Area and take appropriate measures to prevent health hazards if it appears that the quality of groundwater could deteriorate.
- 5.4 Geothermal fluids shall be disposed of in a manner that does not affect quality of surface or groundwaters and does not present a hazard to the County's other natural resources.

PUBLIC LANDS

The land use element of a general plan must contain information regarding the location and extent of public lands (State Law, Section 65302(a)). Within the Planning Area, public lands serve as sanctuary for fish and wildlife; provide areas for recreation and open space or serve as management areas for natural resources. Public lands also serve as the site for a state correctional facility. These uses influence how other lands in the Planning Area and the County are used.

Within the Planning Area the following public agencies own or manage land (See Map 5):

State Department of Corrections

The Department manages approximately 1,240 acres of land on which it operates a 1,200 bed, medium security state correctional facility.

State Department of Fish and Game

The Department manages the Dakin and Fleming Units of the Honey Lake Wildlife Area and land in the southwest portion of the Planning Area along the Bald Mountain-Bass Hill complex. These areas are part of a critically important deer wintering and migrating range.

The Bureau of Land Management

(BLM) manages extensive areas in the Planning Area. The lands they manage include:

- o National Resources Lands - Land for multiple use, open space, recreation and grazing.
- o National Resource Lands Withdrawn - Land primarily used for the protection and management of wildlife. About 640 acres of National Resource Lands have been classified as "withdrawn" and are now included in the Dakin Unit of the Honey Lake Wildlife Refuge.
- o Wildlife Management Areas - These lands are primarily included in the Honey Lake Wildlife Refuge.

Indian Lands

A small Indian Rancheria of about 80 acres is located west of the correctional facility.

Military Reservation

A strip of land along the shore of Honey Lake is managed by the Sierra Ordnance Depot.

An issue regarding public lands is the question of wildlife protection and its relationship to federal and private land ownership patterns. Within the Standish-Litchfield Planning Area, there are private land holdings that are within important deer winter rangelands (For example, compare Map 7, Wildlife Areas and Map 5, Public Lands). These lands, because of their resource values, should be used in a manner that is not disruptive to deer migration or feeding patterns. This generally means that development of these lands should be limited or controlled very carefully to achieve and ensure this level of protection. Important deer wintering rangelands and migrating areas should be maintained in public rather than private ownership.

County of Lassen

It its draft Solid Waste Management Plan, the County of Lassen has recognized that a solid waste landfill facility could be located within the boundaries of the Planning Area, within the planning period.

Policy

6-A Lands under public ownership are designated on the land use map for the current and potential uses most appropriate for the resource values or orderly development potential they contain.

Implementation

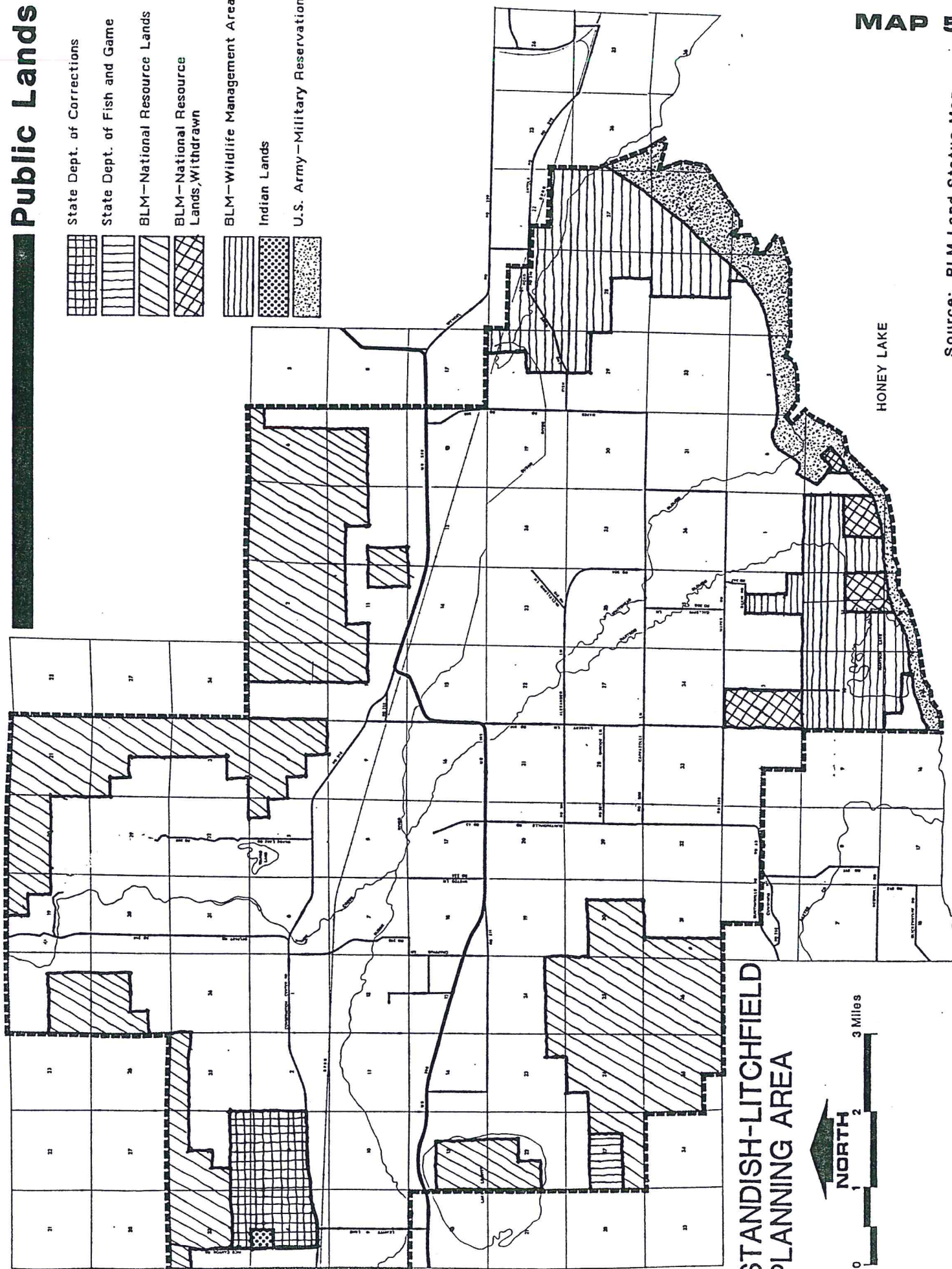
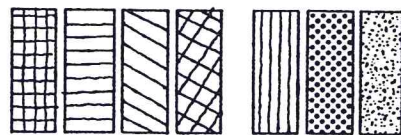
6.1 Federal and local government officials should explore the possibility of arranging exchanges of federal lands in the County with low resource values for private lands in the Planning Area with high resource values.

6.2 Public lands shall be zoned in a manner consistent with the designated land uses of the land use map and Appendix C.

6.3 County Planning staff should notify state and federal agencies of projects which could affect the use of land they manage. Conversely, County staff should request state and federal officials to notify them of projects that could affect lands which the County has jurisdiction over.

Public Lands

- State Dept. of Corrections
- State Dept. of Fish and Game
- BLM—National Resource Lands
- BLM—National Resource Lands, Withdrawn
- BLM—Wildlife Management Area
- Indian Lands
- U.S. Army—Military Reservation



MAP 5

Source: BLM Land Status Map

AGRICULTURAL LANDS

The importance of agricultural land as a resource is underscored by the level of attention State planning law has placed on it.

Three mandatory elements - land use, conservation and open space all require discussion of agricultural land. Specifically State law requires:

Land Use Element "...designates the proposed general distribution and general location and extent of the use of land for ... agriculture" (Section 65302(a)).

Conservation Element " for the conservation, development and utilization of natural resources including ... soils (Section 65302(d)).

Open Space Element " ... for the managed production of resources including rangeland, agricultural and areas of economic importance for the production of food fiber (Section 65560(a)).

Agricultural land is a resource of limited availability in Lassen County. Like timberland it is economically important and provides other benefits such as wildlife habitat, groundwater recharge areas and open space which contributes to the rural character of the area. Map 6 shows the general types of agricultural activities which occur in the Planning Area.

Several trends in agriculture are currently taking place which may eventually influence land use in the Planning Area. One trend is the diversification of crops in the Planning Area. The diversification may result in more acreage being brought to cultivation or the conversion of economically marginal land into a higher level of productivity. This trend, if it continues, could greatly influence agriculture and therefore land use in this area as farmers may not be so dependent on growing a limited range of crops.

Another trend which may affect agricultural land is the relocation of established strawberry growers to Lassen County. The dryer climate, earlier cold season and sandier soils combine to create conditions which allow farmers to grow a more vigorous variety of starter plants. This trend may affect land use, as smaller parcels previously thought to be too small for commercial agriculture may be brought into cultivation.

One problem area involving agriculture is marauding dogs running and killing livestock and wildlife. Many of these dogs are household pets that roam freely. Because of the economics of raising livestock ranchers must minimize their losses to the greatest extent possible. Encouraging people to keep their dogs confined is not

always a workable solution since most people do not believe that their dogs could be responsible for killing livestock and wildlife. One method of reducing livestock losses which has been successfully employed by El Dorado County is implementing Section 31102 of the Agriculture Code.

The law allows ranchers to shoot animals that kill, wound, persistently pursue or worry their livestock. The law is implemented by the County and Farm Bureau erecting large signs in agricultural areas which warn that animals bothering livestock may be shot. Given this clear authority to shoot marauding dogs ranchers are now less hesitant to do so and dog owners clearly understand the consequences if their dogs harm livestock. According to the El Dorado County Animal Control Office, the posting of the signs has been an effective device in reducing the loss of livestock.

Policy

7-A Agricultural land in Lassen County shall be protected for its economic importance, its contribution to the character of the community and its environmental values. Agricultural lands in the Planning Area shall be designated as either intensive or extensive agriculture.

7-B Parcel sizes shall be retained at sufficient sizes for productive economic agricultural use.

Implementation

7.1 Where dense residential or commercial development is proposed for lands adjacent to lands devoted to agricultural production, the non-agricultural users shall incorporate buffer setbacks and/or construct natural screens to mitigate potential land use conflicts.

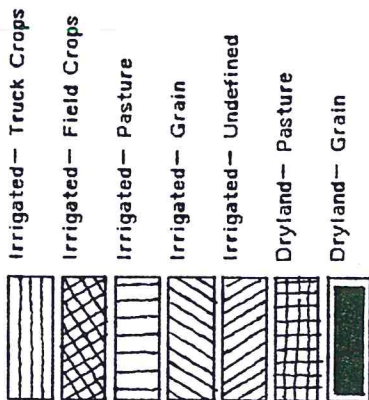
7.2 Non-agricultural uses shall be directed to areas with soils with limited value for agricultural use or to areas where similar uses already exist. Non-agricultural uses shall not interfere with agricultural operations.

7.3 The County should erect signs along roadways in agricultural areas which indicate that ranchers are allowed to shoot dogs that harm their livestock.

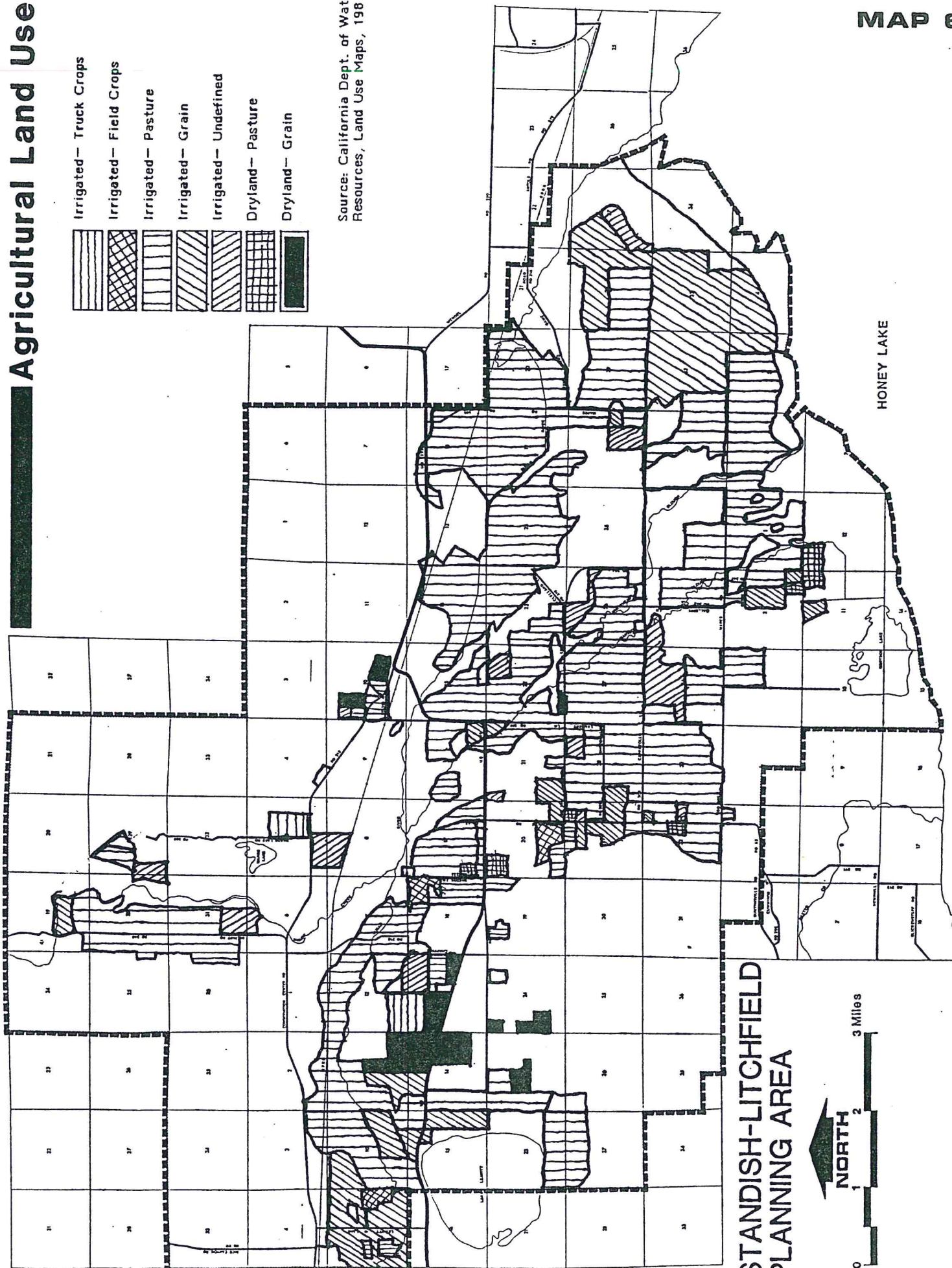
7.4 Land designated intensive agriculture shall be zoned "A-3", Agricultural District or "E-A", Exclusive Agriculture.

7.5 Lands designated as Extensive Agriculture shall be zoned "U-C", Upland Conservation.

Agricultural Land Use



Source: California Dept. of Water Resources, Land Use Maps, 1981.



SCENIC CORRIDORS

State Planning Law (Section 65302(a)) requires that every land use element designate areas of scenic beauty.

Scenic areas, especially along highways, enhance the tourist industry in Lassen County. When scenic areas are protected, tourists have a positive feeling about the County which may bring them back or lead them to share their experiences with others. Scenic highways also instill community pride and help protect the rural lifestyle which many people of the area enjoy.

The Standish-Litchfield Planning Area, with its open expanses, offers a sweeping panorama of the landscape. Views from Bald Mountain, Shaffer Mountain, or Antelope Mountain offer highly scenic vistas of volcanic hills and the rich alluvial plain of the valley floor. This visual display is emphasized by the contrast brought about by divergent plan communities -- the brush covered hills, the meadowlands and riparian areas along the watercourses, and the cultivated fields.

The presence of the broad, treeless shore of Honey Lake, as well as the lake itself, makes an important contribution to the viewshed. This is heightened by the Susan River, with its web of sloughs and Willow Creek. Highway 395 and a broad area at least a mile wide on either side through the Planning Area have been recommended for scenic highway designation in Lassen County General Plan (1968).

As part of the MEA a scenic resources assessment was conducted which mapped and designed areas for their relative scenic beauty. These areas deserve special treatment in order to maintain their scenic qualities.

One concern which deserves special attention is the number of older mobile homes and trailers that are in disrepair. Many of these units were built prior to 1974 and therefore may not meet the Manufactured Home Construction and Safety Standards Act. This act established basic structural standards which in turn can affect safety and influence the durability of a mobilehome. Regardless of age, some mobile homes along scenic corridors are simply eyesores because maintenance has been deferred and/or they lack skirting. Another issue regarding scenic quality is that some mobile homes do not meet snow load requirements and a roofed structure or ramada must be built around them. Generally, most persons find this combination unsightly since construction is often done as economically as possible. Developing standards for mobile homes which include provisions for roof pitch and snow load would help alleviate this problem.

Policy

8-A Lassen County shall establish, protect and maintain scenic corridors in order to preserve the beauty of its landscapes. The scenic corridors are shown on the land use map.

Implementation

8.1 A public hearing should be held to determine whether the County should request the State to include the land adjacent to Highway 395 into the State system of scenic highways.

8.2 New development in and along scenic corridors should use natural materials and earthtone colors that blend into the landscape.

8.3 Billboards and signs, with the exception of those noted in implementation measures 7.3 and 8.4, should not be permitted within the scenic corridor because they distract from the scenic quality of the area. Since on-site advertising is sometimes necessary to inform motorists of the location or nature of a commercial enterprise, on-site signs may be allowed if they are simple, easy to read and do not conflict with the landscape.

8.4 The County should develop standards to allow "clustered community billboards" at specified locations within the scenic highway corridor.

8.5 Commercial and residential uses within scenic corridors should be subject to design review and shall be zoned "D" Design Combining District.

8.6 Utilities in the scenic corridors should be placed underground whenever possible.

8.7 The County should develop standards for mobile homes within scenic corridors. These standards should regulate size, roofing and siding material, roof pitch, foundation requirements and conformance with the National Manufactured House Construction and Safety Act. Such standards shall be applied as a condition of approval for any County Development permits.

8.8 The Architectural Review Committee shall develop standards to ensure that future development does not detract from the natural beauty of the Planning Area and to address visual distractions which are in existence at the time of a design review.

FISH AND WILDLIFE

The conservation element must include a discussion regarding the conservation and utilization of natural resources including fisheries and wildlife (Section 65302(d)).

One aspect of Lassen County's uniqueness is the diversity of its fish and wildlife. The MEA (pages 57-66) includes a list of the fish and wildlife in the area. Not only are they a resource which many local residents value, they also attract tourists who visit the County to observe wildlife and to hunt and fish. Tourism in turn creates jobs and supports local businesses.

The Department of Fish and Game has devised a rating system for wildlife sensitivity, which is indicated on Map 7. A rating of "10" denotes an area of greatest importance, while "2" is the least importance. The Department of Fish and Game believes that development in some of these wildlife areas will cause significant reductions in wildlife populations.

There are several special wildlife concerns within the Planning Area. The southwestern portion of the Planning Area is a portion of the Susanville deer herd foraging area and wintering range. The deer in this herd summer at higher elevations in Lassen and Plumas Counties, and winter in the Honey Lake Valley. The deer migrate to and from the winter range along prominent ridges. These migration areas are as important as the major foraging areas. Without either the foraging areas or migration routes, the deer population could be drastically affected.

Another important wintering area lies along the northwestern portion of the Planning Area and has been classified as "most important" on the Department of Fish and Games Sensitivity Index.

Also located within the Planning Area is the antelope kidding ground and wintering area located in the northern portion of the Planning Area. The kidding ground is the area where the antelope give birth to and initially raise their young. Reducing the size of the kidding ground or the wintering range, because of man's intrusion, may adversely affect the antelope herd.

Honey Lake Valley is also an important habitat area to a wide variety and population of birds. The principal waterfowl habitat includes large acreages of streams (Susan River Flood Plain), swamps, sloughs, reservoirs, and Honey Lake. The Department of Fish and Game rates these habitat as most significant on their sensitivity index.

To protect wildlife resources, development should be limited to large minimum parcel sizes. For example, the Department of Fish and Game (DFG) has recommended that a buffer zone of larger parcel

sizes be maintained around the perimeter of the Fleming and Dakin units of the Honey Lake Wildlife Area. Similarly, the lands in the area rated "5" north of Bald Mountain are key deer foraging areas. DFG has recommended that these areas be subdivided no further.

The County recognizes the social and economic benefits associated with hunting and fishing, whether organized or informal, to both residents and non-residents.

Policy

9-A Lassen County shall conserve and enhance the wildlife and fisheries of the area. Generally, those lands identified as significant wildlife areas by the Department of Fish and Game shall be designated for Intensive or Extensive Agriculture, Conservation or Open Space.

Implementation

9.1 The County Planning Department shall review all proposed projects for their possible adverse or beneficial impacts to fish and wildlife habitats.

9.2 Lands designated to protect wildlife should be zoned "E-A", Exclusive Agriculture, or "U-C", Upland Conservation District, or "O-S", Open Space. In some instances, these districts should be combined with a "PUD", Planned Unit Development, District to encourage preservation of unique site characteristics or encourage innovative design. One example of how the PUD designation could be applied is by clustering residential units in order to leave more area open to wildlife.

9.3 Land designated conservation or open space shall be zoned "O-S", Open Space, or other appropriate zoning districts which further the intent of policy of 11-A.

Wildlife Areas

Riparian Habitat



Rare / Sensitive Nesting Areas



Antelope Kidding Grounds



Antelope Winter Range



Chukar Range



Critical Deer Foraging Area



Deer Winter Range



Waterfowl Habitat—Nesting Area

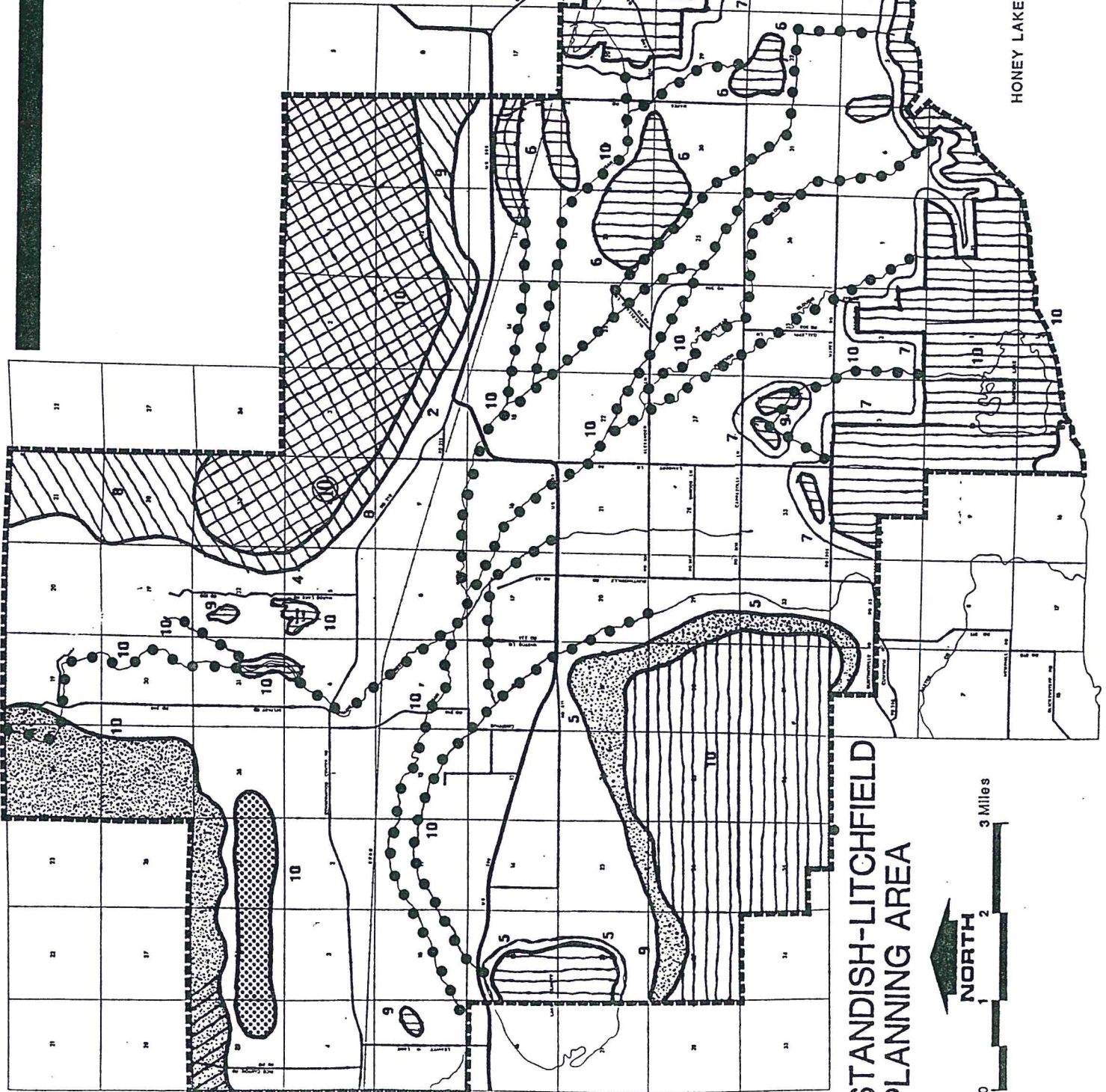


Sensitivity Index

10: Most Important

1: Least Important

↓



STANDISH-LITCHFIELD
PLANNING AREA



MAP 7

HONEY LAKE

RIPARIAN HABITAT

The conservation element requires local governments to include general plan policies for the conservation of important natural resources including fisheries and wildlife (Section 65302(d)). Additionally, the open space element requires local governments to address the preservation of plant and animal life including habitats for fish and wildlife species, [and] areas required for ecological ...purposes. (Section 65560(b)(1)).

Riparian areas contribute significantly to the well being of many animal species. Riparian habitat provides valuable nesting, feeding and breeding areas for many species of wildlife. The vegetation also serves to reduce evaporation and maintain constant water temperatures making the areas livable for a wider range of fish species. However, urban and rural residential and some agricultural practices can harm or eliminate significant amounts of riparian habitat. Riparian habitat can be eliminated when access roads are constructed or when fields are cleared for agricultural purposes.

Riparian habitat exists along the Susan River, Willow Creek and numerous sloughs (See Map 7). This habitat deserves special attention. Lassen County must adopt policies to protect these areas which are vital to the well being of fish and wildlife.

Policy

10-A The riparian habitat along the Susan River, Willow Creek and various sloughs shall be designated as Conservation Corridor and should be protected from development which would adversely impact the habitat value of such areas. Natural vegetation should be protected and enhanced. Roads and bridges crossing these habitats should be carefully located to minimize disruption of resource value and agriculture.

Implementation

10.1 The County shall discourage land owners from eradicating or harming the high value riparian habitat. This should include the addition of conditions to permits or approvals which will achieve this aim.

GEOTHERMAL RESOURCES

While State law does not require local governments to specifically prepare an element regarding geothermal resource it does allow local governments to prepare an optional geothermal element (Public Resources Code Section 251133).

In order to determine if geothermal resources were present in the area, a regional geothermal survey was conducted by the Bureau of Reclamation in 1975. Its scope of study ran from Susanville east to the feet of the Skedaddle Mountains. This survey revealed that there are three areas of low resistivity in and about the Planning Area. These areas include: Bald Mountain (within the Planning Area); a site near Litchfield, and at Susanville, ten miles west of the Planning Area.

Significant use permit activity has taken place in the Planning Area for exploration of geothermal potential. In 1972, in the Wendel Planning Area near the eastern boundary of the Planning Area, a deep, exploratory well was drilled to a depth of 5056 feet where a maximum bottom hole temperature of 240 degrees was obtained.

Currently the only production wells in place are located near the California Correctional Center and are producing space heat for that facility.

Policy

11-A Lassen County should promote the development of its geothermal resources provided that such development allows maximum protection to the environment, public health and safety, and is compatible with the current and projected uses of the land.

Implementation

11.1 The permit process should ensure that the undisireable effects of by products and waste produced by geothermal exploration and production are mitigated so that adverse environmental effects do not occur.

11.2 The County should incorporate conditions in geothermal use permits to assure the preservation and protection of riparian corridors, critical wildlife habitat areas and migration routes and trails systems.

11.3 The County should establish a countywide monitoring program to determine the effects of withdrawing geothermal resources. The monitoring program should also be used to determine the maximum development potential of geothermal resources.

11.4 Upon completion of geothermal exploration or production activities, the wells shall be abandoned in accordance with local and state regulations and the area shall be restored to its natural environment.

CULTURAL RESOURCES

The open space element is a required part of every general plan (Section 65560). In establishing the requirement, the State Legislature believed that it was one way for local governments to examine open space issues within their jurisdiction including the need to protect cultural resources. These resources not only provide a valuable link with the past but they may also be of religious significance to many Native Americans.

The Honey Lake Valley is rich in cultural resources. Archeologists believe that man's presence in the valley dates back from 12,500 to more than 50,000 years. However, the exact character of the ancient culture or cultures which settled in the area during this time is unknown.

Indian activity in the Planning Area apparently was quite intense. According to the California Archaeological Inventory Information Center, Department of Anthropology at California State University at Chico, "the entire Planning Area is considered to be extremely sensitive to cultural resources."

Three larger portions of the Planning Area contain previously-recorded archeological sites. To prevent these sites from being plundered, the specific locations of these sites within and near the planning area have not been released.

Policy

12-A The County shall within its authority, preserve and protect the cultural resources of the Planning Area.

Implementation

12.1 Development projects shall be designed to minimize their impact on cultural resources. Any discoveries of archeological resources during construction shall be reported for mitigation.

12.2 A cultural resources map should be maintained by the County Planning Department and used in the review process of land development projects.

12.3 Projects which may disturb cultural resources because of grading or other earth moving activities should be required to perform an archeological reconnaissance prior to construction. Archeological reconnaissance should be conducted whenever it appears that cultural resources may be disrupted by a proposed development project.

COMMUNITY DEVELOPMENT

The community development component includes general plan elements concerned with land use, circulation and recreation. Information derived from the environmental safety and natural resources components have played an important role in determining the type and location of the land uses for the Planning Area.

This component includes the following elements:

- o Land Use
- o Circulation
- o Recreation

LAND USE

Although all general plan elements are of equal importance in establishing policies for guiding growth, the land use element has special significance. Not only must it describe the issues identified in State law (Section 65302(a)), it must also reflect the goals and policies of the other elements when defining the distribution and location of different land uses.

State law requires local governments to prepare a land use element which:

"..... designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas."

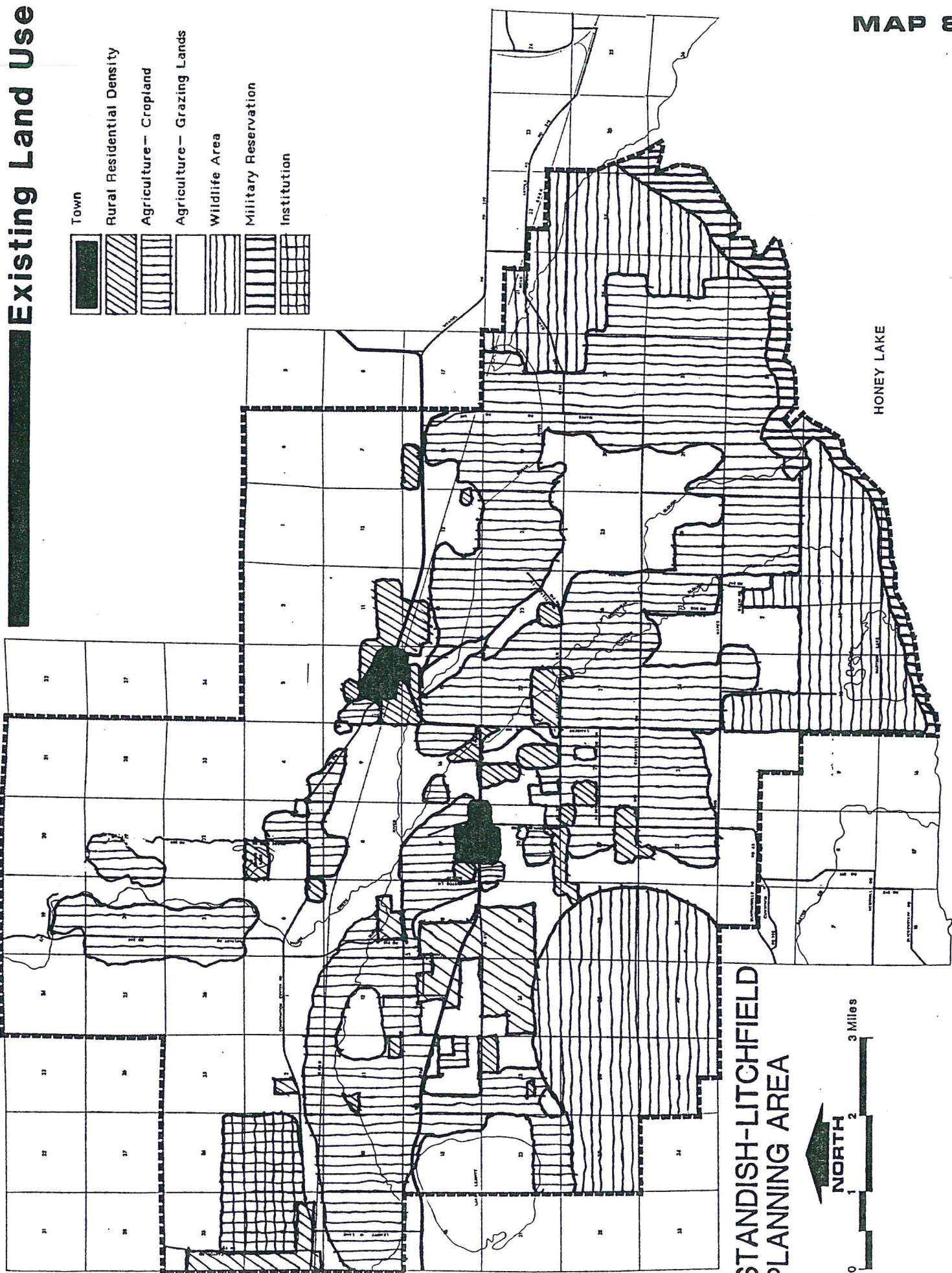
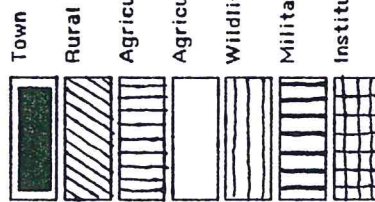
Some of these issues were discussed previously in other sections of this plan. For instance, the resources component of this plan includes discussions about public land, agricultural land, wildlife and scenic highways. The discussion of flooding is included in the public safety component.

Planning Area Growth

Since 1970, Lassen County has experienced a faster rate of growth than the State of California as a whole. In 1970 the population was 16,796. By 1980, it had grown by about 29 percent to 21,661. By contrast the State grew by 18.5 percent during the same period. Most of the growth took place in the unincorporated county areas, while the City of Susanville's population actually decreased from 6,608 in 1970 to 6,250 in 1980.

Most of the County's growth occurred in the Susanville Census Division (SCD). The SCD includes most of the Planning Area including the communities of Standish and Litchfield. From 1970 to 1980 the SCD grew from 10,707 to 14,087 and accounted for over 3,380 or 75 percent of the County's 1970 to 1980 population increase of 4,880. The SCD will probably continue to attract a majority of the County's new growth because of employment opportunities, proximity to public and private services and commercial areas.

Existing Land Use



STANDISH-LITCHFIELD
PLANNING AREA



The rapid growth the SCD experienced in the 1970's is likely to continue. While forecasting population growth is speculative, it seems reasonable to conclude that the factors that accounted for the growth in the 1970's will result in similar rates of growth for the SCD through the 1980's and the 1990's.

According to the MEA, the population of the Standish-Litchfield Planning Area was estimated to be 1,304 in 1982. Assuming that the Planning Area's population will grow at the same pace as the SCD, the population should grow to 1,682 by 1992 and to 2,170 by the year 2002.

The implications for planning are obvious. More people moving into the area means that more housing must be provided as well as areas for commercial uses and services. In order to accommodate new growth, enough land must be set aside for each use, plus a reasonable margin to account for unforeseen circumstances.

Policy: Land Use

13-A Lassen County shall establish a land use pattern which will accommodate the projected growth of the planning area. The land use pattern shall provide the present and future population with a variety of high quality living and working environments. The land use map (See Map 10) shows the land use designations necessary to achieve this pattern.

Implementation: General Land Use

13.1 The County will monitor on a yearly basis the conditions within the planning area that may influence future growth or land use decisions.

13.2 Every five years, the County will review this plan and update it as necessary.

RESIDENTIAL LAND USE

The land use element requires a discussion of residential land uses and the establishment of population density and building intensity for these areas.

In a land use survey conducted by the Lassen County Planning Department in 1983, a total of 505 dwelling units were counted in the planning area. The survey determined several different patterns of residential land uses in the planning area. The Housing Element of the General Plan indicates that about 36% of all housing units countywide are dilapidated. A visual survey indicates that the Planning Area has at least this percentage of dilapidated units.

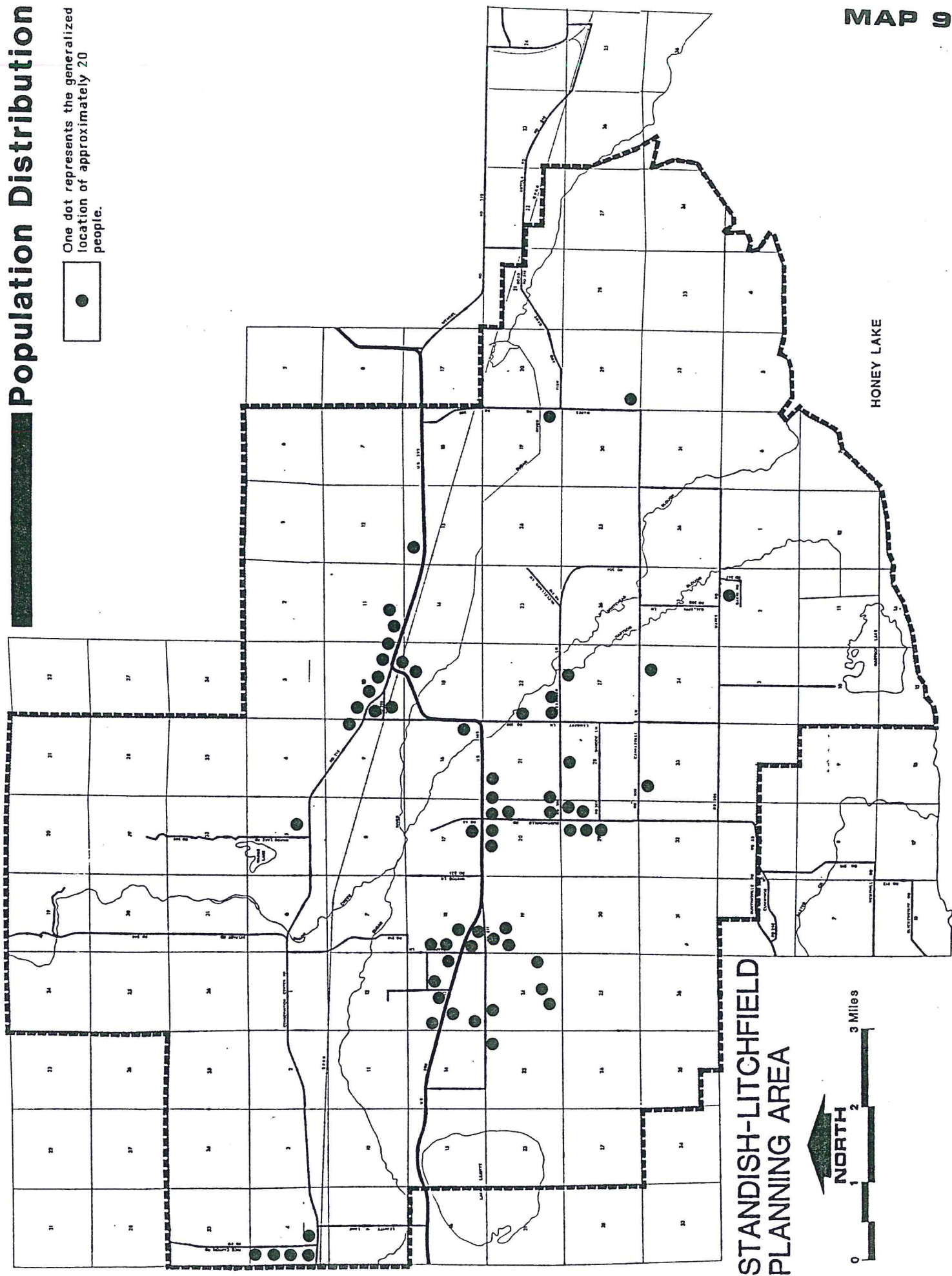
In order to accommodate new residential growth, an additional 320 dwelling units are needed in the planning area to house the population anticipated in the year 2002.

Since there are no community water or sewer systems in the Planning Area, all residential development in the planning area is rural residential, agricultural residential or is the dwelling of a farm operator. Map 9 shows the general distribution of housing units and population in the Planning Area. Rural residential housing units are those located on parcels less than 10 acres on which commercial agricultural enterprises are not usually possible because of the size of the parcel. Rural residential housing is concentrated in several areas scattered through out the planning area. This plan recommends parcel sizes ranging from three to twenty acres for rural residential uses.

Agricultural-residential uses are housing units on parcels 20 acres in size or larger. These uses can best be described as small farms or very large rural residential uses. While existing parcel sizes in most of the areas designated as agricultural residential warrants a 20 acre minimum parcel size, there is one exception. The area on the east side of Bald Mountain, west of Buntingville Road (except the north east quarter of the south east quarter of Section 29) should be designated for 40 acre parcels. This larger parcel size will help protect the deer wintering area by minimizing man's intrusion into the area.

Population Distribution

One dot represents the generalized location of approximately 20 people.



STANDISH-LITCHFIELD
PLANNING AREA



Policy: Residential Land Use

14-A Lassen County shall provide an adequate supply of land for housing and will accommodate a mix of residential opportunities, consistent with the goals of this plan and the countywide housing element.

14-B Rural residential uses shall be allowed in designated areas (See land use map), where existing uses, parcel sizes or physical features make them unsuitable for agriculture or other forms of residential uses. Additionally, rural residential uses shall not be allowed where they will conflict with agricultural, resource, wildlife, or safety objectives.

14-C Agricultural residential use shall be applied to certain areas in which smaller parcels (20-40 acres) already exist. Due to the remote location, development constraints or the potential to continue agricultural operations, these lands should not be allowed to develop more intensively.

Implementation: Residential

14.1 The County should prepare and regularly update a countywide housing element which describes in detail existing housing conditions and needs and maps a strategy the County will employ to meet established housing goals.

14.2 The housing element should pay special attention to the problem of dilapidated housing units and should suggest specific programs when it is updated.

14.3 Land designated as agricultural residential/rural residential on the land use map shall be zoned "A-2" Agricultural Residential.

14.4 Lot sizes for areas designated on the land use map as Rural Residential shall range from three to twenty acres depending on the existing parcel size of the lots within the area and should be related to the environmental characteristics of each district. The preferred alternative should be used as a guide in this process. The lot sizes allowed by the zoning should be considered the minimum size allowed under the most optimum conditions.

14.5 The land use map shows seven areas designated for Agricultural Residential use. The Agricultural Residential area on the eastern slope of Bald Mountain west of Buntingville Road (except the north east quarter of the south east quarter of Section 29) should have a minimum parcel size of 40 acres. All other areas should have a minimum parcel size of 20 acres.

14.6 Rural residential uses along State or County highways, other than those shown on the land use map, should not be allowed.

TOWN CENTER/COMMERCIAL LAND USE

The Planning Area has only rudimentary-type commercial service. At both Standish and Litchfield, there are small, local, retail trade outlets. These are geared basically toward neighborhood service and convenience and seem adequate to serve the existing population. Some highway-service businesses have been located along U.S. 395. These include a motel and gas stations. Generally, these are confined to the existing communities.

As is common in rural areas, there is a number of home-business uses. Among these are truck repair, well pump service, small engine repair, bookkeeping, agricultural equipment service and repair, and others. Home occupations are also common.

URBAN RESERVE

In order that ample area is provided for the possible future expansion of the Standish Town Center, it may be necessary to expand development into an adjacent urban reserve area within the Planning period. (shown on Map 10)

Policy: Town Center/Commercial

15-A The townsites of Standish and Litchfield are designated as Town Centers and shall be considered as the appropriate location for mixed use residential/commercial development in the Planning Area.

15-B Lands designated urban reserve indicate areas with the potential and prospect for future urban-type development.

Implementation: Town Center

15.1 Commercial uses in mixed commercial/residential districts and home occupations shall be carefully regulated to ensure they will remain compatible with the areas in which they are located.

15.2 Lands designated on the Land Use Map as Town Center shall be zoned as "C-T", Town Service District.

15.3 Urban Reserve lands should be zoned "A-2-B-20," Agricultural-Residential, 20-acre minimum parcel size, or another appropriate district to prevent land uses and parcel sizes which would interfere with future development opportunities.

15.4 Future development proposals shall be presented as

general plan amendments and considered for appropriateness of timing and land use consistency with applicable policies of the area plan. Timing for development of the urban reserve area bordering on Windrift Road shall be tied to the approval by Caltrans for, and construction of, a public connection at the intersection of Windrift Road and Highway 395. Future development shall also be contingent upon Plumas Street (or another Standish street) being improved and extended to intersect with Windrift Road.

INDUSTRIAL LAND USE

The only types of heavy industrial activities in the planning area are mineral extraction and asphalt batch operations. Mineral extraction is limited to sand and gravel. According to the MEA, the availability of sand and gravel in quantities suitable for commercial extraction is limited. However, the sand and gravel that is presently being mined is of superior quality.

In 1975, the California Legislature enacted the Surface Mining and Reclamation Act to ensure prevention or mitigation of the adverse environmental effects of mining, the reclamation of mined lands, and the production and conservation of mineral resources consistent with recreation and watershed, wildlife and range objectives. Under the Act, the State Geologist must classify mineral areas of the state threatened by incompatible land uses that would preclude mining.

The purpose of the classification process is to ensure that mineral deposits are available when needed. Counties and cities containing mineral areas of State or regional significance must amend their general plans to include information on the mineral deposits and policies for managing them.

The State Board's classification of mineral lands statewide will take several years, but it has established priorities to ensure that mineral lands most likely to be converted to uses incompatible with mining are classified first. No classification has been completed in Lassen County. Prior to State designation, Lassen County should begin developing its own general plan policies to protect important mineral resource areas.

Policy: Industrial

16-A Industrial land use activities shall be confined to mineral extraction, agricultural processing activities or to industrial activities incidental to the mixed use residential/commercial designation for the Town Centers of

Standish and Litchfield. Other forms of industrial uses should be located closer to the larger population centers of Susanville and Johnstonville at sites where there is existing infrastructure to serve them.

Implementation: Industrial

16.1 Development adjacent to mineral extraction or agricultural processing operations should be regulated so that proposed future land uses will not be incompatible.

16.2 All proposed mining or mineral extraction applications shall be accomplished by a reclamation plan directed towards the rehabilitation, reuse, erosion control, and water quality protection of mineral resource lands.

16.3 Upon classification by the State Geologist of any land area within the planning area as an MRZ-2 zone, pursuant to the Surface Mining and Reclamation Act, the County shall protect such areas from development incompatible with mining.

16.4 Land used for mineral extraction should be designated as "Extensive Agriculture" and zoned "U-C", Upland Conservation.

CIRCULATION

The circulation element was one of the first two general plan elements mandated by State law (Section 65302(b)). The circulation element is an especially important component of this plan because an efficient transportation network is necessary to implement the future land use patterns this plan recommends.

Due to the rural character of the area and the number of highways and County maintained roads in the area, the land uses in this study require few new roads or improvements to support the growth they allow.

While the circulation system is adequate, there are still County roads which lack paving. Although not a significant problem, unimproved roads can be inconvenient because of the amount of dust they can generate which can affect adjacent agricultural lands and obscure the vision of other motorists.

A safety issue regarding circulation and land use is the issue of allowing residential uses along Highway 395 and Route A-3. In the past, rural residential uses have been allowed along these highways and have been allowed access directly off the highway. This creates a potential traffic hazard, as cars must sometimes stop on the highway to allow oncoming cars to pass before they can turn into the driveway. This can lead to serious traffic accidents involving rear end collisions. To improve traffic safety, residential uses with direct access on the highway should be curtailed.

Policy

17-A It shall be a policy of Lassen County to provide a transportation system that provides safe and efficient service for the travel needs of all citizens, the movement of goods and as a means to implement the goals and objectives of this plan.

Implementation

17.1 Rural and agricultural residential uses, other than those shown on the land use map, should not be allowed along State highways.

17.2 The County shall require applicants for new development projects to construct or upgrade the roads which will serve their projects to County standards.

17.3 Prior to the approval of all new projects, the County shall evaluate the potential effect on existing traffic patterns and shall require as a condition of approval, any improvements or in lieu fees necessary to alleviate potential traffic congestion and/or to ensure traffic safety throughout the Planning Area.

17.4 The Planning Commission should determine during the public hearing process which public and private roads should be upgraded and to which standards they should be improved to.

17.5 The County should determine whether paving any roads in the Planning Area should have a higher priority than any other planned road improvements elsewhere in the County.

17.6 Prior to development of the Urban Reserve area located adjacent to the Standish Town Center, roads shall be constructed and/or improvements shall be made such that a through route shall exist from the intersection of Highway 395 and Windrift Road to County Route A-3 (Standish-Buntingville Road). Such roadways shall be constructed and/or improved to County Road standards or, in the case of a highway encroachment, Caltrans standards. The east-west alignment of such a route should follow Plumas Street or another Standish street.

RECREATION

Due to the limited population in the area, there are no County parks in the Planning Area. However, area residents, County citizens and tourists enjoy the hunting, fishing, and hiking opportunities that exist in and near the Planning Area. Most recreation activities occur on public lands or along the Susan River, Willow Creek and Honey Lake. For these activities to continue, access to these areas must be assured. While access to the public lands is adequate, there is only limited public access to and along the Susan River, Willow Creek and Honey Lake because much of the property along these waterways is under private ownership. As a result, continued access may not always be available.

Policy

18-A The County shall ensure public access to natural resources consistent with the need to protect these resources and the rights of private property owners.

18-B The County should encourage private participation in the development of recreational opportunities in the Planning Area (i.e. hunting clubs, fishing clubs, 580 programs, water bank, etc.)

Implementation

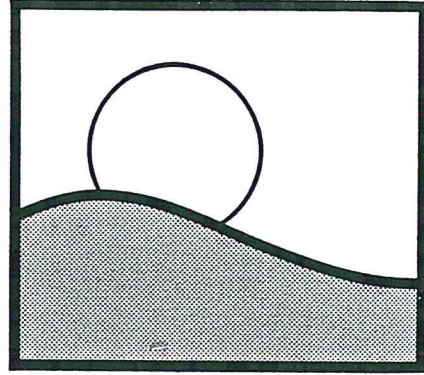
18.1 Willow Creek, north of the Belfast Road Bridge, shall be designated for public access. This shall include consideration of offers of dedication to the public in conjunction with development applications.

18.2 The County shall establish a policy to encourage public access to certain areas along the Susan River and Honey Lake shore where appropriate.

18.3 Areas identified for public access shall be designated as "Public Access Corridors" on the land use map (Map 10).

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Standish-Litchfield Area Plan



Section Three: Implementation

PLANNING ANSWERS

USE OF THE MAP

The land use map shows how the goals, objectives, policies and recommendations of the plan are to be carried out. The map is designed to provide further guidance in defining the plan. However, the scale of the map may present some limitations, especially when a small parcel of land near the intersection of boundaries for different land uses is involved. Therefore, when questions interpreting the map arise, readers should determine which land use designation furthers the intent of the plan to the greatest degree. Whenever amendments to the plan are made, corresponding revisions must be made to the map.

Figure 1 shows the land use designations used on the map, and the types of uses they contemplate. Appendix C includes a list of compatible zoning for each land use designation.

FIGURE 1
LASSEN COUNTY GENERAL PLAN
AND AREA PLAN
LAND USE DESIGNATIONS

FOR THE STANDISH-LITCHFIELD PLANNING AREA

RESIDENTIAL

RURAL
RESIDENTIAL

Provides for medium density residential use in a rural environment. Parcels may or may not be served by paved roads or be connected to community water or sewer services. Parcel sizes generally range from three to twenty acres. Parcels may be clustered and smaller parcels created in exchange for the retention of open space areas.

AGRICULTURAL
RESIDENTIAL

Identifies areas of 20-40 acre parcels on which small scale agricultural activities take place.

COMMERCIAL

TOWN CENTER

Usually designated at existing communities. Identifies local commercial districts and social centers. Commercial uses may be mixed with residential and/or other compatible land uses.

NATURAL RESOURCES

INTENSIVE
AGRICULTURE

Designates lands devoted to or suitable for the growing of crops and/or the animals on natural prime or improved pasture land. Requires parcel sizes supportive of agricultural land use and production.

EXTENSIVE
AGRICULTURE

Represents typical rangeland areas with grazing and general rangeland values, open space and scenic values, and/or low intensity outdoor oriented recreational values. Requires large parcel sizes to support and protect resources values.

CONSERVATION

CONSERVATION/
CONSERVATION
CORRIDOR

Identifies natural resource areas that require special protection or conservation or presenting special opportunities for parks or other carefully planned outdoor oriented recreational uses.

OPEN SPACE

Identifies public lands.

SCENIC
CORRIDOR

Identifies areas bordering major highways which have significant scenic value due to the level of public exposure and/or the existence of significant scenic features.

TRAIL
CORRIDOR

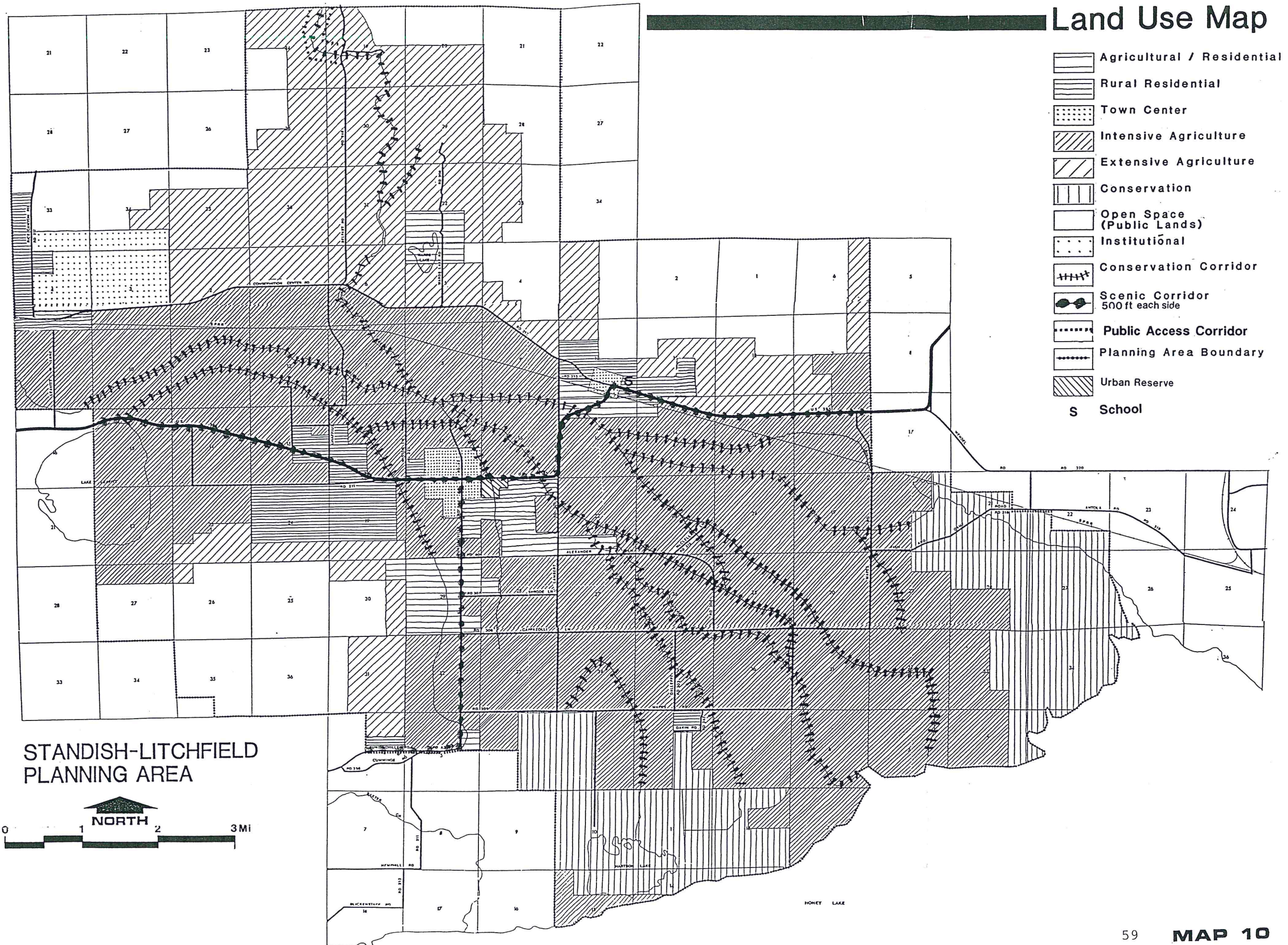
Identifies areas which will provide access to the Susan River and Willow Creek for recreational purposes.

PUBLIC/RECREATIONAL FACILITIES

INSTITUTIONAL

Identifies an area being used by the State of California for a correctional facility.

Land Use Map



HOLDING CAPACITY OF PLANNING AREA

Table 1 shows the amount of land designated for each land use category.

TABLE 1
STANDISH - LITCHFIELD AREA PLAN
LAND USE IN ACRES

DESIGNATION	ACRES
Ag/Residential	1,352
Rural/Residential	2,010
Town/Center	437
Intensive/Agriculture	29,620
Extensive Agriculture	11,200
Conservation	6,973
Open/Space	10,079
Institutional	1,160
TOTAL AREA	62,831

By multiplying the total amount of land in each land use category by the the minimum parcel size, the total number of potential lots can be determined. By multiplying the number of potential parcels by the average household size of 2.7 persons, the holding capacity of the Planning Area can be determined.

Table 2 shows that the potential holding capacity of the Planning Area is 3,295 persons. This is far more than the 2170 persons estimated to reside in the Planning Area in the year 2002.

TABLE 2
HOLDING CAPACITY BASED
ON LAND USE DESIGNATIONS*

	Designations/ Acreage	Minimum Parcel Size	Potential Parcels	Population
Ag. Res.	892	20	44	118
(1,352 Acres)	460	40	11	29
Rural Res.	400	3	133	359
(2,010 Acres)	200	5	40	108
	410	10	141	381
Town Center	437	1	437	1,179
Inten. Ag.	29,620	100	296	819
Exten. Ag.	11,200	100	112	302
TOTAL	44,619		1,214	3,295

* Other land use designations were not considered because they are primarily in public ownership and therefore will not affect the holding capacity.

IMPLEMENTATION TECHNIQUES

DAY TO DAY USE

There is no better way to implement this plan than by using it on a daily basis. Regular use of the area plan should result in consistent decisions about land use and an efficient regulatory process that will facilitate development. Citizens will have a good idea about how land will develop in the community and land developers can tailor their proposals to meet what they believe the County will approve. It can also alleviate unnecessary controversy and litigation.

If the plan is used infrequently it will quickly become outmoded because of the unforeseen changes that have occurred in the community. It can also lead to frustration and alienate the citizens who participated in the preparation of the plan.

ZONING CONSISTENCY

Zoning is considered one of the primary tools of implementing the general plan. Since 1971, the State has required zoning ordinances to be consistent with general plans. With increasing frequency, consistency requirements are being written into California laws (See Figure 2 for a complete list of the consistency requirements). State law (Section 65860) requires zoning to be consistent with the general plan. To achieve consistency the land uses authorized by the zoning ordinance must be compatible with the type of land uses specified in the text and map of the general plan. Unless zoning and the general plan are consistent, no one will be sure how land should be developed. Since one purpose of a general plan is to clarify how land will be permitted to develop, this purpose will be defeated.

State law also requires local governments to maintain zoning consistency. Thus whenever a local government amends its general plan, the zoning must also be amended to re-establish consistency. While the law authorizes and encourages rezoning to be concurrent with general plan amendments, local governments must revise their zoning to conform to the amended general plan within a "reasonable amount of time" (Section 65860(c) and 65862). A reasonable amount of time for small amendments may be as long as six months, for larger amendments or a large scale general plan revision a greater amount of time is probably reasonable.

SUBDIVISION CONSISTENCY

The State Subdivision Map Act (Section 66474) requires local governments to make a finding, prior to approving a subdivision, that the subdivision is consistent with the general plan. As a result, even if the zoning allows residential uses, local governments cannot legally approve a subdivision unless the general plan allows it. Illegally approved subdivisions are likely to result in court action which can delay or permanently halt the project.

ENVIRONMENTAL REVIEW

The State EIR Guidelines (Section 15080) require lead agencies to consider whether a proposed project is consistent with the general plan when an initial study is prepared. If an EIR is prepared, it must address inconsistencies between the project and the general plan of the area. Lastly, Appendix G of the EIR Guidelines contains a list of projects which will normally have a significant effect on the environment. The list includes projects which will "conflict with adopted environmental plans and goals of the community where it is located". Thus any project requiring an amendment of the general plan should probably be accompanied by an EIR.

FIGURE 2

Consistency Provisions in State Law and Regulations

Zoning

- Government Code Section 65860: requires that zoning ordinances in counties, general law cities, and charter cities with a population of over 2 million be consistent with the general plan.

Subdivisions

- Government Code Sections 66473.5 and 66474: require that subdivision and parcel map approvals in all jurisdictions be consistent with the general plan.
- Government Code Sections 66474.60 and 66474.61: require that subdivision and parcel map approvals in cities of more than 2,800,000 population (Los Angeles) be consistent with the general plan.

Reservations of Land Within Subdivisions

- Government Code Section 66479: requires that reservations of land for parks, recreational facilities, fire stations, libraries, and other public uses within a subdivision conform to the general plan.

Open Space

- Government Code Section 65566: requires that acquisition, disposal, restriction, or regulation of open-space land by a city or county be consistent with the open-space element of the general plan.
- Government Code Section 65567: prohibits the issuance of building permits, approval of subdivision maps, and adoption of open space zoning ordinances that are inconsistent with the open-space element of the general plan.

- Government Code Section 65910: requires that every city and county adopt an open-space zoning ordinance consistent with the open-space element of the general plan.

Park Dedications

- Government Code Section 66477: enables local governments to require as a condition of subdivision and parcel map approval the dedication of land or a payment of fees for parks and recreational purposes if the parks and recreational facilities are consistent with an adopted recreation element in the general plan.

Local Coastal Programs

- Public Resource Code Section 30513: requires the zoning ordinances of the Local Coastal Program to conform to the certified coastal land use plan (i.e., portions of the general plan).

Capital Improvements

- Government Code Sections 65401 and 65402: require the review of and report on the consistency of proposed city, county, and special district capital projects, including land acquisition and disposal, with the applicable general plan.

Development Agreements

- Government Code Section 65867.5: requires that development agreements between developers and local governments be consistent with the general plan.

Consistency Provisions (continued)

Redevelopment Plans

- Health and Safety Code Section 33331: requires that every redevelopment plan conform to the adopted general plan.

Housing Authority Projects

- Health and Safety Code Section 34326: declares that all housing projects undertaken by housing authorities are subject to local planning and zoning laws.

Special Housing Programs

- Health and Safety Code Section 34711: requires that housing and housing programs developed under Health and Safety Code Sections 34700 et seq. for the developmentally disabled, mentally disordered, and physically disabled be consistent with the housing element of the general plan.

Parking Authority Projects

- Streets and Highway Code Section 32503: requires that parking authorities in planning and locating any parking facility are "subject to the relationship of the facility to any officially adopted master plan or sections of such master plan for the development of the area in which the authority functions to the same extent as if it were a private entity."

Planning Commission Recommendations

- Government Code Section 65855: requires that the planning commission's written recommendation to the legislative body on adoption or amendment of a zoning ordinance include a report on the relationship of the proposed ordinance or amendment to the general plan.

Project Review Under CEQA

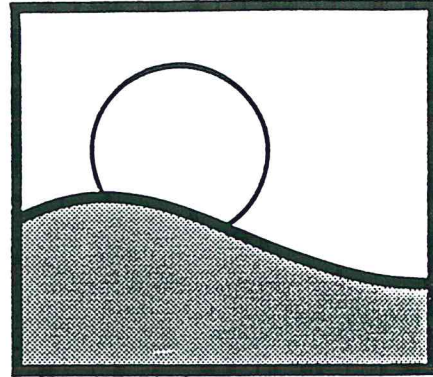
- Title 14, California Administrative Code Section 15080: requires examination of projects subject to the provisions of the California Environmental Quality Act for consistency with the general plan.

On-Site Wastewater Disposal Zones

- Health and Safety Code Section 6965: requires a finding that the operation of an on-site wastewater disposal zone created under Health and Safety Code Sections 6950 et seq. will not result in land uses that are inconsistent with the applicable general plan.

Source : State General Plan Guidelines

Standish-Litchfield Area Plan



Section Four: Environmental Impact Report

PLANNING ANSWERS

INTRODUCTION

The California Environmental Quality Act (CEQA) requires the preparation of an environmental impact report (EIR) on all projects which may significantly affect the environment. There is no specific definition of "significant" as it is used in the Act. However, Appendix G of the CEQA Guidelines provides a list of projects which normally will have a significant effect and therefore require an EIR. The list includes projects which will "conflict with adopted environmental plans and goals of the community". A strict interpretation of this statement requires the preparation of an EIR on this project because the land use pattern shown in the proposed plan will alter the adopted land use pattern in the 1968, Lassen County General Plan.

The Guidelines (Section 15147a) indicate that the degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity described in the EIR. The Guidelines include the following example to clarify this statement:

"an EIR on a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a local general plan or comprehensive zoning ordinance because the effects of the construction can be predicted with accuracy."

The Guidelines also recommend that EIRs prepared for general plans focus on the secondary impacts. Lastly, the Guidelines (Section 15148), establish a procedure which allows lead agencies to satisfy the CEQA requirements by preparing an "integrated" EIR. An integrated EIR allows the general plan to be used as the EIR if the plan addresses the points required by the Guidelines and if the document explains where in the general plan each EIR topic is addressed.

Because most of the EIR requirements have already been met and incorporated in the Standish-Litchfield Area Plan or the Standish-Litchfield Master Environmental Assessment (MEA), an integrated EIR approach is used for this project. This EIR identifies where, in the plan or MEA, the CEQA requirements are addressed. It also includes additional information and recommended mitigation measures if necessary.

DESCRIPTION OF THE PROJECT

Location

The location of the project is described in Section One: "Planning Area", page 4.

A legal description of the planning area boundaries is included in Appendix B of the Plan. See Map 1 for the location of project boundaries and their relationship with other physical and institutional features in the area.

Objectives

The purpose of an area plan is discussed in Section One: Purpose of an Area Plan, page 2. In addition, readers should examine the goals and objectives which guided this project. They are shown on pages 8-12.

Characteristics

Characteristics of the project are discussed in Section One: Planning Framework, page 6.

DESCRIPTION OF ENVIRONMENTAL SETTING

Regional Setting

The MEA has been prepared to fulfill this requirement. It contains a complete description of the environmental, social and economic setting of the planning area.

Consistency with Adopted Local and Regional Plans

The Standish-Litchfield Area Plan amends that portion of the Lassen County General Plan applicable to the Standish-Litchfield Planning Area. This project identifies areas where growth should occur and the policies and implementation measures necessary to carry out the goals and objectives of the planning area. These amendments are needed to adequately accommodate the anticipated growth and conserve the resources and amenities of the area.

This amendment is necessary to maintain the legal adequacy of the Lassen County General Plan. State law requires local governments to regularly amend plans in order to properly address the issues prescribed by law. Although this amendment is inconsistent with the growth patterns shown in the 1968 General Plan, it is necessary in order to respond to changing conditions and to comply with State planning law.

This project is consistent with adopted regional transportation, air, and water quality plans for the area.

ENVIRONMENTAL IMPACTS

Loss of Agricultural Land

Description:

See section on Agricultural Land, page 26. In addition, readers who wish more detailed information should review pages 55-58 of the MEA.

This plan may result in the elimination of a small amount of agricultural land. While the loss is anticipated to be small, it will nevertheless contribute to the progressive, cumulative loss of productive agricultural land. To some people, this also means the loss of scenic views and a rural environment. While the loss is regrettable, the conversion process has already been set in motion in some areas and may be irreversible, regardless of the actions taken in this plan. For example, in some areas where rural residential or agricultural residential uses are designated, small acreage lots have already been created. In other areas, some lands have already been committed to specific uses because of their proximity to existing development.

Mitigation Measures:

See goals and objectives for Agricultural Land on page 9. Also see goals and objectives for Soils page 10. See policy and implementation measures for Agricultural Lands, pages 31.

Loss of Fish and Wildlife Habitat

Description:

See section on Fish and Wildlife, page 35 and section on Riparian Habitat, page 38. Additionally, readers may wish to review additional information on pages 57-67 of the MEA.

The plan establishes ways to preserve and protect fish and wildlife within the planning area. The plan accomplishes this by establishing policy and implementation measures to protect habitat areas, especially: the critical deer winter range and migration areas; antelope kidding grounds; and, the riparian habitat along waterways. As part of this planning process, the Department of Fish and Games's wildlife habitat maps were considered in determining land uses. To the greatest degree possible, non-agricultural land uses were directed away from the high value areas. However, as growth occurs, previously undeveloped land which serves as habitat for many animal species, will be lost. As a result, the number and/or diversity of wildlife species in the area may diminish.

Mitigation Measures:

See goal and objective for Wildlife and Fishery Resources, page 10.

See policy and implementation measures for Fish and Wildlife, page 36.

See policy and implementation measures for Riparian Habitat, page 38.

Water Quality and Quantity

Description:

See section on Water Quantity/Quality, pages 24-26.

See section on Hydrologic Features in the MEA, pages 29-38.

In addition, the following impacts could occur which were not discussed in the Plan:

New development in the area may affect water quality. Construction activities can lead to sedimentation of water bodies. One cause of sedimentation is the grading of land for new roads or to create building surfaces and pads. When grading occurs during the rainy season, soil is often carried away and discharged into water bodies. This not only reduces water quality but it can have an adverse effect on plants and animals living in the area.

Water quality may also be affected by runoff from developed areas. During the winter months surface runoff increases as the result of heavy rainfall. Runoff may carry polluting substances such as oil and grease from streets and autos, litter, animal waste and heavy metals such as lead from auto exhaust. Since more land areas will be developed according to the proposed plan, a larger surface area containing these substances will be exposed to rainfall.

Additional development in this area may result in consuming ground water resources. New residential development and agricultural development may result in lowering the ground water table in the immediate area and require other grounds water users to increase the depth of their wells.

Mitigation:

See goal and objectives on Water Quality page 10.

See policy and mitigation for Geothermal Resources, page 39-40

See policy and implementation for Water Quantity/Quality, pages 24-26.

In addition, the County should consider the following measures:

Waste disposal sites, and other sources of hazardous or polluting material should not be allowed in close proximity to streams, creeks, rivers, reservoirs or areas with very high ground water tables.

Require projects in which large amounts of earth are to be moved, to comply with the following measures: Perform all cut, fill and compaction activities in the dry season; design drainage channels to minimize erosion; and, revegetate all disturbed areas as soon as possible to protect against erosion and siltation.

To assure conservation of the area's and the County's ground water resources the County should consider the formation of a ground water management district. The district would be responsible for managing ground water resources of the area by establishing regulations which would assist in the replenishment of the ground water table and prevent unnecessary extractions or other problems which will diminish the quality or quantity of groundwater.

Noise

Description:

See section on Noise, page 18. Readers may also wish to consult the MEA, pages 136-139.

More traffic and new residential, commercial and industrial development in the area may be a sign of progress to some, but for others new roads and growth means more noise. As construction of new projects occur, noise will also be generated by equipment used for leveling, road construction and building activities. Noise from traffic, industry and construction will all have a noticeable effect on the noise levels in the area. Unfortunately, it is impossible to determine the amount of noise which will occur, its location, or its potential effects. Noise may be kept to an acceptable level within the community, with close regulation and the proper mitigation procedures.

Mitigation Measures:

See goal and objective for noise, page 9.

See policy and implementation measures for Noise, page 18-19.

RELATIONSHIP BETWEEN LOCAL SHORT TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG TERM PRODUCTIVITY

Land resources are needed for new housing, commerce and industry. Land resources are also needed for a circulation system to serve these uses. The land uses may adversely affect agricultural land, increase noise levels, diminish water quality, and reduce wildlife habitat. Consumption of land and natural resources may also foreclose future planning options.

Despite these impacts, adoption of the plan is justified because it provides for the long term maintenance of the County's natural resources. Failure to adopt the plan will result in substantially greater impacts to land and natural resources because existing policies do not provide the same level of protection as those contained in this plan. The 1968 plan, contains only four broad goals which have served to guide the County's land use policies and a limited number of implementation measures to carry out the goals. The proposed plan describes in more detail and in a greater level of specificity, what the County intends to do and how it intends to accomplish it.

GROWTH INDUCING IMPACTS OF THE PLAN

While the area will grow, it will not be a direct result of this plan. This plan is based on the concept that anticipated growth should be accommodated, but not at the expense of the area's natural resources. This plan attempts to provide a variety of living and working environments and, at the same time, minimize environmental harm. This plan will actually reduce the potential for growth in some areas. For example, the present zoning on many acres of land, allows parcels not served with a community water or sewer system, to be as small as one acre. This plan increases the minimum parcel size in many of these areas from 3 to 100 acres. These larger minimum parcel sizes will reduce growth in these areas.

To discourage sprawl, this plan has established a goal of discouraging sprawl and scattered development (See goal 1A-2). Sound planning practices and State planning laws require the County to examine all future residential subdivisions and determine whether the project will further the intent of this goal (Note: Government Code Sections 66473.5 and 66474 require all subdivisions to be consistent with the goals of the general plan). If this procedure is followed and goal 1A-2 is honored, adverse growth inducing impacts should be preventable.

ALTERNATIVES TO THE PROJECT

A no project alternative is not a possibility in this case. State planning law requires all cities and counties to adopt a general plan and to regularly amend it. Presently, the County is using a general plan which was adopted in 1968.

Alternative land use patterns were examined in earlier phases of this planning process. Each alternative described how growth in the planning area could be accommodated in a manner consistent with the adopted goals and objectives of the Planning Area. A discussion and evaluation of each of these alternatives is included in the Standish-Litchfield Planning Alternatives Study.

EFFECTS NOT CONSIDERED SIGNIFICANT

Air Quality

The population growth of the planning area is expected to increase by only 866 persons over the next 20 years. The level of growth and the land use patterns this plan recommends is not expected to significantly contribute to air pollution. Large and "heavy" industrial development will not occur in this area because the plan recommends that they occur in other planning areas. This policy will reduce commuting by locating industrial uses closer to more populated areas.

Energy Consumption

While more people in the area will result in greater energy consumption, it is not believed that it will create a significant impact. Much of the population increase in the planning area will be the result of in-migration. Regardless of where these persons reside, energy resources will be consumed.

Traffic

The land use patterns recommended in this plan require few if any improvements. The land uses recommended by this plan shall not create any adverse traffic impacts.

LIST OF ORGANIZATIONS AND PERSONS CONSULTED FOR THE ENVIRONMENTAL
IMPACT REPORT

O.P.R. Clearinghouse

Department of Fish and Game

Department of Housing and Community Development

Department of Health

Office of Historic Preservation

Department of Forestry

Department of Parks and Recreation

State Lands Commission

Lahontan Regional Water Q.C.B.

Caltrans, Redding

Native American Heritage Commission

U.S. Forest Service, Lassen National Forest

BLM, Susanville

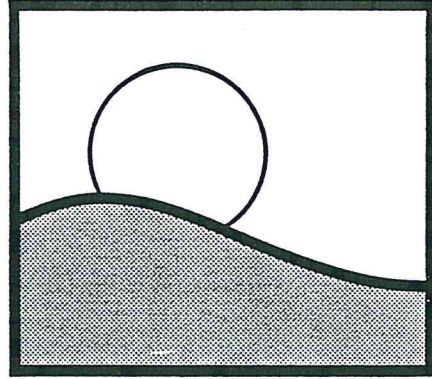
Ag. Extension Office

Lassen Union High School Dist.

Susan River Fire Protection Dist.

Honey Lake Valley Soil Conservation Dist.

Standish–Litchfield Area Plan



Section Five: Appendices

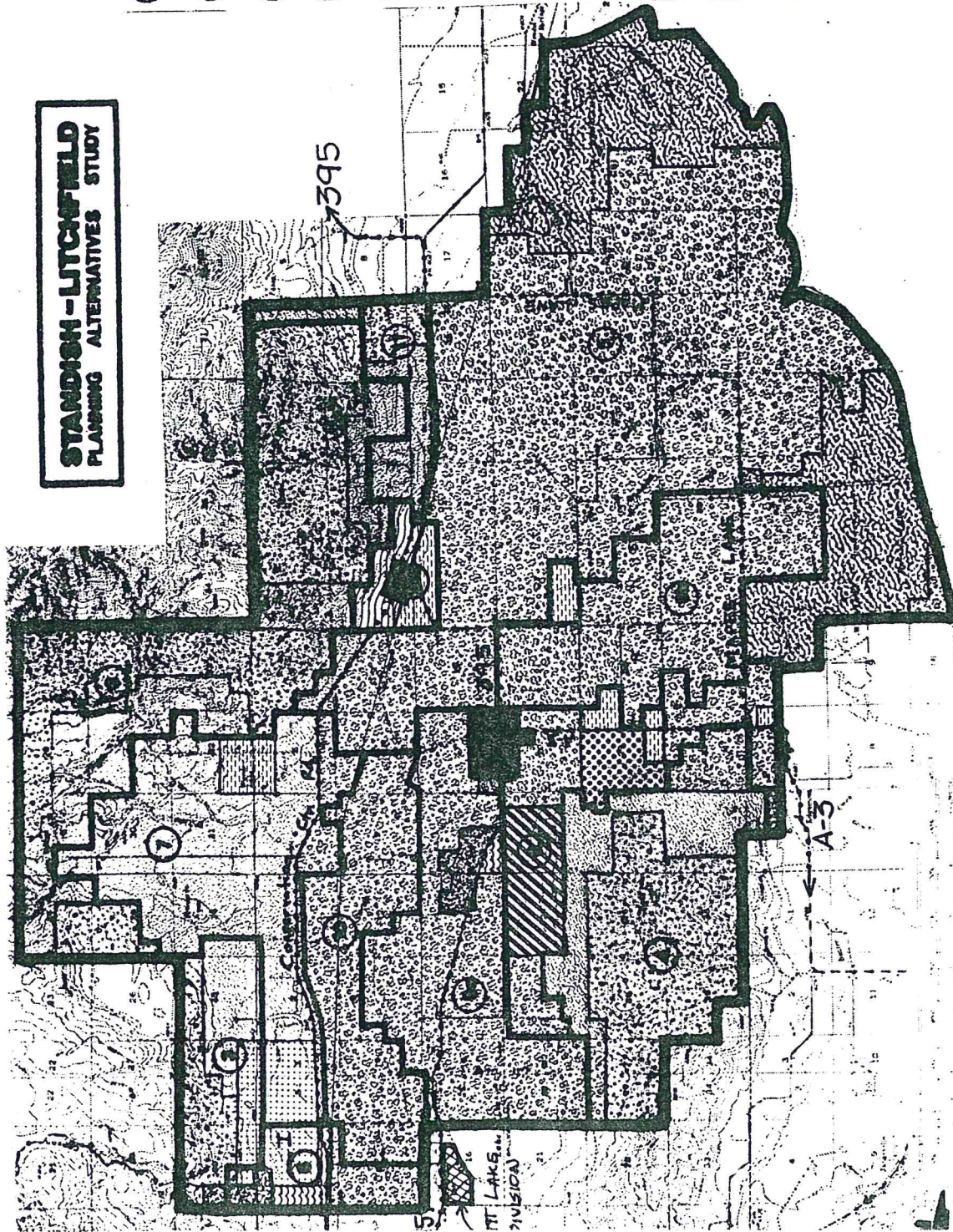
PLANNING ANSWERS

APPENDIX A: PREFERRED ALTERNATIVE

STANDISH-LITCHFIELD PLANNING ALTERNATIVES STUDY

PREFERRED ALTERNATIVE

- AGRICULTURAL/RESIDENTIAL
(20 ACRE MINIMUM PARCEL SIZE)
- AGRICULTURAL/RESIDENTIAL
(40 ACRE MINIMUM PARCEL SIZE)
- RURAL RESIDENTIAL
(10 ACRE MINIMUM PARCEL SIZE)
- RURAL RESIDENTIAL
- TOWN CENTER
- INTENSIVE AGRICULTURE
- EXTENSIVE AGRICULTURE
- CONSERVATION
- OPEN SPACE (PUBLIC LANDS)
- RURAL RESIDENTIAL
(5 ACRE MINIMUM PARCEL SIZE)
- RURAL RESIDENTIAL (10 ACRE MINIMUM PARCEL SIZE)
- INSTITUTIONAL



U O N E Y L A K E

APPENDIX B: PLANNING AREA BOUNDARIES

DESCRIPTION OF STANDISH-LITCHFIELD PLANNING AREA

Following is a legal description of lands considered in the Master Environmental Assessment of the Standish-Litchfield Planning Area:

Township 30 North Range 13 East	Section 24, 25, 33, 34, 35, 36.
Township 30 North Range 14 East	Section 19, 20, 21, 28, 29, 31, 32, 33.
Township 29 North Range 13 East	Section 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, all Section 35 except $S\frac{1}{2}$ of the $SW\frac{1}{4}$, 36.
Township 29 North Range 14 East	Section 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36.
Township 29 North Range 15 East	Section 6, 7, 18, 19, 20, 21 (except $N\frac{1}{2}$ of the $N\frac{1}{2}$ and $SE\frac{1}{4}$ of the $NE\frac{1}{4}$), 27, 28, 29, 30, 31, 32, 33, 34 to Honey Lake.
Township 28 North Range 15 East	Section 3 to Honey Lake, Section 4 to Honey Lake, Section 5 to Honey Lake, Section 6 to Honey Lake, Section 7 to Honey Lake.
Township 28 North Range 14 East	Section 1, 2, 3, 4 (except $SW\frac{1}{4}$), Section 5 $N\frac{1}{2}$, Section 6 $NE\frac{1}{4}$, 10, 11, 12, Section 13 to Honey Lake, Section 14 to Honey Lake, Section 15 to Honey Lake.
Township 29 North Range 15 East	Section 26 to Honey Lake, Section 22 $S\frac{1}{2}$ of $S\frac{1}{2}$ and $NW\frac{1}{4}$ of $SW\frac{1}{4}$.

APPENDIX C: LAND USE AND ZONING DESCRIPTIONS

LASSEN COUNTY GENERAL PLAN DESIGNATIONS
AND
TYPICAL CORRESPONDING ZONING DISTRICTS

The following outline indicates the principal Lassen County General Plan/Area Plan land use designations and typical zoning districts or combinations of zoning districts which correspond to the designations. This list is not meant to be exclusive and zoning districts not listed below may be consistent under varying circumstances. Also not included are various combining districts which may be combined with the principal zoning districts under specific circumstances.

GENERAL PLAN
DESIGNATIONS

TYPICAL CORRESPONDING
ZONING DISTRICTS

Residential

1. Urban

Low Density

"R-1" Single Family Residential

"R-2" Limited Multiple-Family Residential

High Density

"R-3" Multiple-Family Residential

2. Estate

"R-1" Single Family Residential

3. Rural Residential

"A-2" Agricultural-Residential,
3-20 acre minimum building sites

4. Agricultural-Residential

"A-2" Agricultural-Residential,
20-40 acre minimum building sites.

5. Planned Development

"PUD" Planned Unit Development
District, cluster development with
areas of Open Space.

6. Planned Development Option

May be used as an "overlay" of other
appropriate land use designations
and corresponding zoning districts.
At the appropriate time a Planned
Development Permit would involve
zoning to "PUD" providing for appropriate
cluster development and open
space areas.

GENERAL PLAN
DESIGNATIONS

TYPICAL CORRESPONDING
ZONING DISTRICTS

Commercial

- | | |
|---------------------------------------|---|
| 1. Town Center | Possible combinations of "R-1" Single Family Residential, "R-2" Limited Multiple-Family Residential, and "C-T" Town Service |
| 2. General Commercial | "C-G" General Commercial District, "C-T" Town Service District, "C-H" Highway Commercial District |
| 3. Business Park | "B-P" Business Park District |
| 4. Highway Commercial | "C-H" Highway Commercial District
"C-L" Local Convenience Commercial |
| 5. Neighborhood Commercial | "C-L" Local Convenience Commercial |
| 6. Resort/Recreation Service District | "R-S" Resort District, "O-C-B" Public Campground/Boating/Beach District, "F-R" Forest Recreation District |

Industrial

- | | |
|---------------------|---|
| 1. General Industry | "M-1" Light Industrial, "M-2" Heavy Industrial District |
| 2. Industrial Park | "M-L" Limited Industrial District |

Urban Reserve

Urban Reserve

Zoning may vary, will be low density agricultural or a "conservation-type" zoning district (i.e. "U-C" Upland Conservation) until determination of future urban use at appropriate time.

Public Land and Facilities

- | | |
|----------------|--|
| 1. Public Land | "O-S" Open Space District |
| 2. School | "I-1" Institutional Use District |
| 3. Airport | "Y-C" Airport Commercial District,
"I-1" Institutional Use District |

Recreational Facilities

- | | |
|----------------|---|
| 1. Campgrounds | "O-C-B" Public Campground/Boating/Beach District, "F-R" Forest Recreation |
| 2. Boat Launch | "O-C-B" Public Campground/Boating/Beach District |

GENERAL PLAN
DESIGNATIONS

TYPICAL CORRESPONDING
ZONING DISTRICTS

Recreational Facilities (Cont'd)

3. Winter Sports Area

"R-S" Resort District

4. Park

"I-1" Institutional Use, "O-S" Open Space District, "O-C-B" Public Camp-ground/Boating/Beach District

Natural Resources

1. Intensive Agriculture

Cropland and Prime Grazing

"E-A" Exclusive Agriculture District, "A-3" Agricultural District.

2. Extensive Agriculture/Open Space Environment

Grazing and Sagebrush Environment

"U-C" Upland Conservation District, "O-S" Open Space District

General Forest Environment

"U-C" Upland Conservation, "TPZ" Timber Production Zone, "F-R" Forest Recreation

Open Space

"O-S" Open Space District, "O-D" Primitive Area District

3. Conservation/Parkland

Conservation

"O-S" Open Space District, "I-1" Institutional Use District, "O-D" Primitive Area District

Natural Wildlife Habitat

"N-H" Natural Habitat Combining District

Scenic Highway Corridor

Will overlay other land use designations. May have "D" Design Combining District in some areas.

Prime Recreation

This is a general overlay designation. Zoning will be consistent with the principal designation (e.g. "U-C" Upland Conservation).

Lassen National Park

"O-S" Open Space

APPENDIX D

COMMENTS AND RECOMMENDATIONS ON THE DRAFT E.I.R.

The following public agency made direct comments and/or recommendations on the Draft E.I.R. for the Standish-Litchfield Area Plan:

California Regional Water Quality Control Board -
Lahontan Region

Attached is the copy of comments made by the agency listed above. The response made by the Lead Agency is noted below.

The Planning Department will ensure that the Lahontan Regional Water Quality Control Board is informed of any plans for formation of a groundwater management district.

(916) 544-3481

Memorandum

To : Dr. Gordon Snow
Resources Agency
1416 Ninth Street
Sacramento, CA 95814

Date: 12/26/85

James Hays
ROY C. HAMPSON
EXECUTIVE OFFICER

From : California Regional Water Quality Control Board
Lahontan Region
P. O. Box 9428
2092 Lake Tahoe Boulevard
South Lake Tahoe, California 95731-2428

LAGG COUNTY
DEC 27 1985

RECEIVED

Subject: REVIEW OF DRAFT STANDISH-LITCHFIELD AREA PLAN AND ENVIRONMENTAL IMPACT
REPORT, LASSEN COUNTY, SCH #85042910

We have reviewed this document. In general, Lassen County is to be commended for proposing a variety of constructive policies which, if implemented, will provide greater protection for surface water, groundwaters, and riparian areas. We have the following specific comments:

1. (p. 26) Section 5.1, as written, seems to imply that only development which is "immediately adjacent to any water courses or body of water" needs to be controlled to prevent adverse impacts on surface water quality. However, stormwater runoff conveyance facilities can transport pollutants to surface waters which are miles away. We suggest the following (underlined) wording addition: "5.1 Development where surface runoff could be discharged into or immediately adjacent to any water courses or body of water should be designed to...".
2. (p. 26) Section 5.3, as written, seems to imply that the most appropriate method to protect ground water quality is to monitor the quality and then take corrective action "if the quality of the ground water deteriorates". It should be noted that polluted ground water can stay polluted for many years after discharges which originally caused the pollution are stopped, and that ground water cleanup can be extremely costly and/or impractical. The state and federal governments have recently enacted strict controls to protect ground water quality, including the Sher bill, the Cortese bill, the Katz bill, AB 1803, and the new Subchapter 15 regulations. The County should take measures to prevent ground water quality deterioration from new development as well as existing development.
3. (p. 30) Trends are noted toward more diversified agriculture in the Planning Area, including possible increased cultivation of marginal lands and relocation of established strawberry growers to the area. The Final Environmental Impact Report should recognize possible water quality impacts of these trends related to increased soil disturbance and changes in the amounts and for types of fertilizers and pesticides used.

E.I.R.

4. (p. 39) We support the proposed countywide monitoring program to determine the effects of withdrawing geothermal resources (Policy 11.3). This should include consideration of effects on water quality. The Regional Board has recently adopted a priority list for future update of its Water Quality Control Plans which includes the adoption of guidelines for geothermal development throughout the Lahontan Region. We hope to work closely with Lassen County staff in development of these guidelines.
5. (p. 70) We would like to be kept informed of any plans for formation of a ground water management district, which is recommended as a mitigation measure on this page.

Please contact Judith E. Unsicker or Michael R. James at this office if you wish to discuss these comments.

Attachment

cc: Regional Board Members
Lassen County Planning Dept.

Area Plan Amendments

RESOLUTION NO. 97-056

RESOLUTION BY THE BOARD OF SUPERVISORS, COUNTY OF LASSEN, STATE OF CALIFORNIA, ADOPTING NEGATIVE DECLARATION #96072 AND AMENDMENTS TO THE STANDISH-LITCHFIELD AREA PLAN (GENERAL PLAN AMENDMENT FILE #760.29)

WHEREAS, the Board of Supervisors of Lassen County, after due notice, has considered four amendments to the Standish-Litchfield Area Plan (File #760.29); **and**

WHEREAS, the Environmental Review Officer of Lassen County has prepared an Initial Environmental Study and has given notice of preparation of a Negative Declaration (#96072) for consideration and adoption by the Board of Supervisors in accordance with the California Environmental Quality Act; **and**

WHEREAS, the Planning Commission acts in an advisory capacity to the Board of Supervisors for general plan amendments; **and**

WHEREAS, in compliance with Government Code Section 65353 and Section 65354, the Planning Commission held a duly noticed public hearing at which verbal and written testimony was received, and subsequently adopted Resolution No. 6-04-97, which resolution constitutes the Planning Commission's recommendation to the Board of Supervisors; **and**

WHEREAS, the Board of Supervisors has considered the recommendation of the Planning Commission in this matter.

NOW, THEREFORE, BE IT RESOLVED that the Lassen County Board of Supervisors does hereby agree:

1. The foregoing recitals are true and correct.
2. The Lassen County Board of Supervisors finds as follows:
 - a. An informal community meeting was held at Shaffer School on March 6, 1997, with County staff in attendance, wherein those present expressed concern regarding four issues, namely, surface mining in designated residential areas, manufacture of asphalt and ready mix concrete on approved aggregate mine sites, designation of a public access corridor along Willow Creek north of the Belfast Road bridge, and flooding in the planning area.
 - b. As a result of input received at the March 6, 1997 informal meeting, County staff prepared a background report offering four amendments to the Area Plan, and a Negative Declaration addressing the potential environmental impacts of the four amendments, for consideration.

c. The Standish-Litchfield Area Plan was adopted by the Board of Supervisors on October 28, 1986, and has not been updated since that time. The proposed amendments are necessary to update and clarify the community's point of view on the four issues of concern cited above.

d. As indicated in the Negative Declaration (#96072), adoption of the amendments will not result in significant adverse environmental impacts.

3. After considering the testimony received prior to and during the Planning Commission's public hearing held at the Shaffer School on June 4, 1997, as contained in the administrative record, and as presented to this Board at its hearing on August 19, 1997, the Lassen County Board of Supervisors hereby:

a. Adopts Negative Declaration #96072 as the environmental document for the project; **and**

b. Adopts the following amendments to the Standish-Litchfield Area Plan:

1. Area plan Policy Amendment No. 1, as presented in the Revised Background Report dated May 29, 1997, as follows:

ADD POLICY 16-B (Area Plan Page 50b)

16-B *Surface mining, and associated processing activities shall not be allowed in the Agricultural Residential, Rural Residential, or Town Center land use designations within the Standish-Litchfield planning area.*

2. Area Plan Policy Amendment No. 2, Option C, as presented in the Revised Background Report dated May 29, 1997, and amended by the Planning Commission as follows:

REVISE GOAL AND OBJECTIVE 1E (Area Plan Page 8)

1E. Issue: Industrial Uses

Goal and Objective: Maintain the rural quality of the Planning Area by restricting industrial activity to ~~primary type operations, e.g., natural resource extraction, and assign secondary and tertiary activities, e.g., processing and sales, to areas so designated outside the Planning Area.~~ ***mineral extraction; on site rock separation, crushing, screening, washing and stockpiling; on site manufacturing of ready mix and asphalt concrete in association with extraction operations where allowed by the applicable***

zoning; agricultural processing and industrial activities incidental to the allowed activities within the Town Centers of Standish and Litchfield.

REVISE POLICY 16-A (Area Plan Page 50a)

16-A Industrial land use activities shall be confined to mineral extraction *and excavation; on site processing of excavated mineral materials including rock separation, crushing, screening, washing and stockpiling; manufacture of asphalt and ready mix concrete, provided that such manufacturing is accessory to the extraction operation and dependent upon the mineral materials extracted from the site, and further provided that such manufacturing shall be allowed only within a zoning district that allows such use and that a use permit is first secured for each manufacturing use where so required by the zoning of the parcel;* agricultural processing activities ~~or~~ ;*and to* industrial activities incidental to the mixed use residential/commercial designation for the Town Centers of Standish and Litchfield. Other forms of industrial uses should be located closer to the larger population centers of Susanville and Johnstonville at sites where there is existing infrastructure to serve them.

REVISE IMPLEMENTATION 16.4 (Area Plan Page 50b)

16.4 ~~Land used for mineral extraction~~ *Surface mining operations* and related *mineral processing land* uses as described in Policy #16-A, should be ~~designated as~~ *located within the* "Extensive Agriculture" *or "Intensive Agriculture" land use designations* and *should be* zoned "U-C," Upland Conservation *or "U-C-2," Upland Conservation/Resource Management, "E-A" Extensive Agriculture, or "A-3" Agriculture.*

ADD IMPLEMENTATION 16.5 (Area Plan page 50b)

16.5 Each use permit application for a mining operation and/or processing facility within the planning area shall include detailed text and maps describing the measures to be taken to minimize impacts on or related to air, water, noise, traffic, hazardous materials, land use conflicts, aesthetics and other relevant issues.

3. Area Plan Policy Amendment No. 3, as presented in the Revised Background Report Dated May⁷ 29, 1997, as follows:

Delete Implementation Measure #18.1 which describes the Willow Creek Public Access Corridor,

Delete Implementation Measure #18.3, which calls for the depiction of the corridor on the land use map.

3. Area Plan Policy Amendment No. 3 (cont.)

Delete depiction of the access corridor on the Land Use Map.

4. Area Plan Policy Amendment No. 4, as presented in the Revised Background Report Dated May 29, 1997, and amended by the Planning Commission as follows:

ADD NEW GOAL AND OBJECTIVE 1N (Area Plan Page 9)

1N. Issue: Flooding within the Planning Area

GOAL AND OBJECTIVE: Reduce flood hazard and property damage, investigate the causes of increased flooding, and identify and implement effective solutions to the flood problems in the planning area.

ADD POLICY 1-C (Area Plan Page 15)

1-C The County shall encourage and recommend to the appropriate public agencies, that a program be initiated to investigate the causes and possible solutions (including flood control structures and channelization studies) to the flood problems associated with the Susan River drainage within and upstream of the Planning Area.

ADD IMPLEMENTATION MEASURE 1.5 (Area Plan Page 15)

1.5 The County should facilitate a coordinated effort among the relevant public agencies, organizations and the community in the investigation of the causes of flooding in the planning area and the identification and implementation of possible solutions.

The foregoing resolution # 97-056 was adopted at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, held on the 19th day of August 1997, by the following vote:

AYES: Supervisors Lough, Neely, Chapman, Loubet, Dahle

NOES: None

ABSTAIN: None

ABSENT: None

APPROVED: _____

Lyle Lough
LYLE L. LOUGH, Chairman
Lassen County Board of Supervisors

ATTEST:

Theresa Nagel
Theresa Nagel, County Clerk,
Lassen County

In accordance with Section 25103 of the Government Code of the State of California a copy of this document has been delivered to the Chairman of the Board of Supervisors, County of Lassen on

8-19-97

By _____

Theresa Nagel
Clerk (Deputy Clerk) of the Board of Supervisors

I, THERESA NAGEL, County Clerk of the County of Lassen, State of California, and ex-officio Clerk of the Board of Supervisors thereof, do hereby certify that the foregoing resolution was duly adopted by said Board of Supervisors at a regular meeting held on the 19th day of August, 1997.

Theresa Nagel
County Clerk and ex-officio Clerk of
the Board of Supervisors

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS ADOPTING NEGATIVE DECLARATION #1998-100, APPROVING GENERAL PLAN AMENDMENT APPLICATION #760.36, APPROVING REZONE APPLICATION #1998-100, AND APPROVING PARCEL MAP APPLICATION #1998-100, WILLIAM ZINN, SUBJECT TO CONDITIONS

WHEREAS, the Board of Supervisors of Lassen County, after due notice, has considered a General Plan Amendment #760.36, Rezone Application #1998-100, and Parcel Map Application #1998-100, filed by William Zinn, to change the land use designation on a 30 acre parcel (identified by APN 119-020-29) from "Intensive Agriculture" to "Rural Residential", and concurrently rezone the property from E-A-A-P (Exclusive Agriculture-Agricultural Preserve Combining) to A-2-B-5 (Agricultural Residential - Building Site Combining District - 5 Acre Minimum). Along with the proposed change to the land use designation, the applicant has included some suggested policy and implementation modifications to the *Standish-Litchfield Area Plan* (1986) regarding residential land use. In addition, the applicant proposes to subdivide the subject property into four parcels being approximately 5.02 acres, 5.06, 5.36 acres, and 14.56 acres in size; and

WHEREAS, the Environmental Review Officer of the County of Lassen has prepared an Initial Environmental Study and has given Notice of Preparation of a Negative Declaration for adoption by the Planning Commission in accordance with the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Board hereby finds that the General Plan Amendment and change in the land use designation of the project site (APN 119-020-29) to "Rural Residential" to be consistent with the all applicable goals and policies set forth in the *Standish-Litchfield Area Plan*.
3. The Board finds that changing the land use designation on the subject property to "Rural Residential" will not reduce the capabilities for agricultural use on the surrounding properties.
4. The Board hereby finds that rezoning the subject property to A-2-B-5 to be consistent with the "Rural Residential" land use designation and all applicable goals, policies, and implementation measures set forth in the *Standish-Litchfield Area Plan*.
5. The Board hereby finds that the rezoning of the subject property to A-2-B-5 will not conflict with with agricultural, resource, wildlife, or safety objectives set forth in the *Standish-Litchfield Area Plan*.
6. The Board hereby adopts the findings made by the Technical Advisory Committee.
7. The Board hereby finds that the project site is physically suitable for the proposed type and density of development.
8. The Board hereby finds that the proposed project will not adversely affect the health, welfare, and safety of the public.
9. The Board hereby finds that the proposed project, as conditioned, meets the County design and improvement standards set forth in the Lassen County Code.
10. The Board hereby finds that the project, as conditioned, is in compliance with the Subdivision Map Act and the Lassen County Code.

11. The Board hereby finds that the project will not cause substantial environmental damage, including land use, noise, and traffic impacts to the area.
12. The Planning Commission, at its April 7, 1999 meeting recommended that Negative Declaration #1998-100 be adopted, that the Board approve General Plan Amendment #760.36, that Parcel Map Application #1998-100 be approved, and that the Board adopt an ordinance rezoning the subject lands from E-A-A-P to A-2-B-5.
13. The Board hereby adopts Negative Declaration # 1998-100 as the environmental document for the project.
14. The Board hereby approves General Plan Amendment application #760.36, and that *Standish-Litchfield Plan* (1986) be amended as follows:
 - Add Policy #14-D (under Policy: Residential Land Use, pg. 48), which states that expansion of Residential Uses should occur adjacent to existing communities, as shown by Exhibit A of this resolution.
 - Delete Implementation Measure #14.6 (under Implementation: Residential, pg. 48). as shown by Exhibit A of this resolution.
 - Change the land use designation for the subject parcel (APN 119-020-29) from "Intensive Agriculture" to "Rural Residential" on the Standish-Litchfield Area Plan Land Use Map (pg. 59), as shown by Exhibit B of this resolution.
15. The Board hereby approves Rezone Application #1998-100 and adopts the attached ordinance rezoning the subject property from E-A-A-P to A-2-B-5.
16. The Board hereby approves Parcel Map #1998-100, subject to the conditions of approval attached hereto.

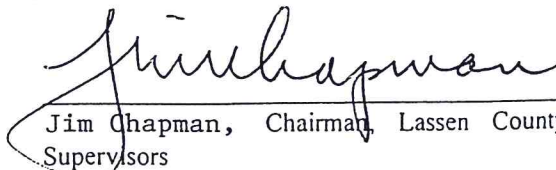
PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, on the twenty-seventh day of April 27, 1999, by the following vote:

AYES: Supervisors Chapman, Pyle, Keefer, Dahle, McCain

NOES: None

ABSTAIN: None

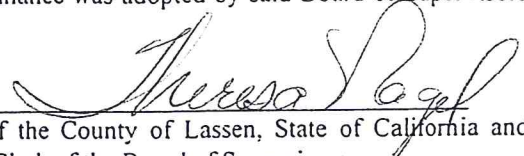
ABSENT: None


Jim Chapman, Chairman, Lassen County Board of Supervisors

Attest:


Theresa Nagel, County Clerk

I, THERESA NAGEL, Clerk of the County of Lassen, State of California, and ex-officio Clerk of the Board of Supervisors thereof, do hereby certify that the foregoing ordinance was adopted by said Board of Supervisors at a regular meeting thereof on the 27th day of April 1999.


Clerk of the County of Lassen, State of California and ex-officio Clerk of the Board of Supervisors

CONDITIONS OF APPROVAL
PARCEL MAP #1998-100

1. Owner(s), Owner's agent(s) or applicant shall satisfy and the project shall meet all applicable requirements provided by law, including the requirements of the Subdivision Map Act (Government Code Section 66410, et seq.) and Title 16 of the Lassen County Ordinance Code.
2. Prior to recordation of the Final Parcel Map, a report describing the water quality and quantity available for future residential development shall be submitted to the Lassen County Health Department for their review and approval.
3. Soil profiles and percolation testing which demonstrate that site soils are suitable for use of individual water flush sewage disposal systems on Parcel "C" shall be submitted to and approved by the Lassen County Health Department. Percolation and soils testing shall be performed in accordance with the methods described in the United States Public Health Service, *Manual of Septic Tank Practices*. Test pits are to be dug to a depth of at least eight feet, with the soil profile tabulated and submitted to the Health Department for review and approval. The Health Department shall inspect excavation pits. All soils testing shall be performed by, or under the direction of, a Professional Engineer, Engineering Geologist, or a Registered Environmental Health Specialist. The Final Parcel Map shall not be recorded until the Health Department has certified that site soils are suitable for the use of individual water-flush sewage disposal systems.
4. An offer for dedication to the County of Lassen, for that portion of Center Road (CR. 215) and Cut-off Road (CR. 315) that have not already been dedicated and that lies within the project, as shown on the Tentative Map, 30 feet on each side of the centerline (of the road) shall be made on the Final Map:
5. All easements of record or those created that affect this property shall be shown on the Final Parcel Map.
6. All deeds of trust on the property shall be modified to reflect the changes made to the property.
7. Prior to recordation of the Final Map, the owner shall either grant an easement to Parcel 'D' for use of the water well on Parcel 'C', or construct a new domestic water well on Parcel 'C' in accordance with all applicable State and County requirements.

8. In the event any cultural resources are discovered during any construction or ground disturbing activities associated with the project, such work shall be halted in the immediate area of the find until a professional archaeologist, who shall be retained at the project proponent's expense, is able to assess the find and recommend appropriate mitigation measures, if any. Additionally, the following note shall be placed on the final parcel map: "In the event any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist is consulted to assess the find's significance and recommend appropriate mitigation measures."
9. The Final Parcel Map shall meet the requirements of Chapter 16.05 of the County Subdivision Ordinance (Title 16), and shall be prepared and recorded at the Lassen County Recorder's Office. Owner shall submit three (3) check prints of the Final Parcel Map, along with calculations, supporting documentation, inspection and map checking fees to the County Surveyor's Office/County Road Department for the checking, approval and filing of the Final Parcel Map. A current title report to be submitted with the check prints and subdivision map guarantee shall be provided at the time of filing of the Final Parcel Map.
10. Owner shall be required to pay all due taxes, past and current, on the property prior to recordation of the final document.

RESOLUTION NO. _____

EXHIBIT A

Section 14 of the *Standish-Litchfield Area Plan* (1986) is amended to read as follows:

Under Policy: Residential Land Use

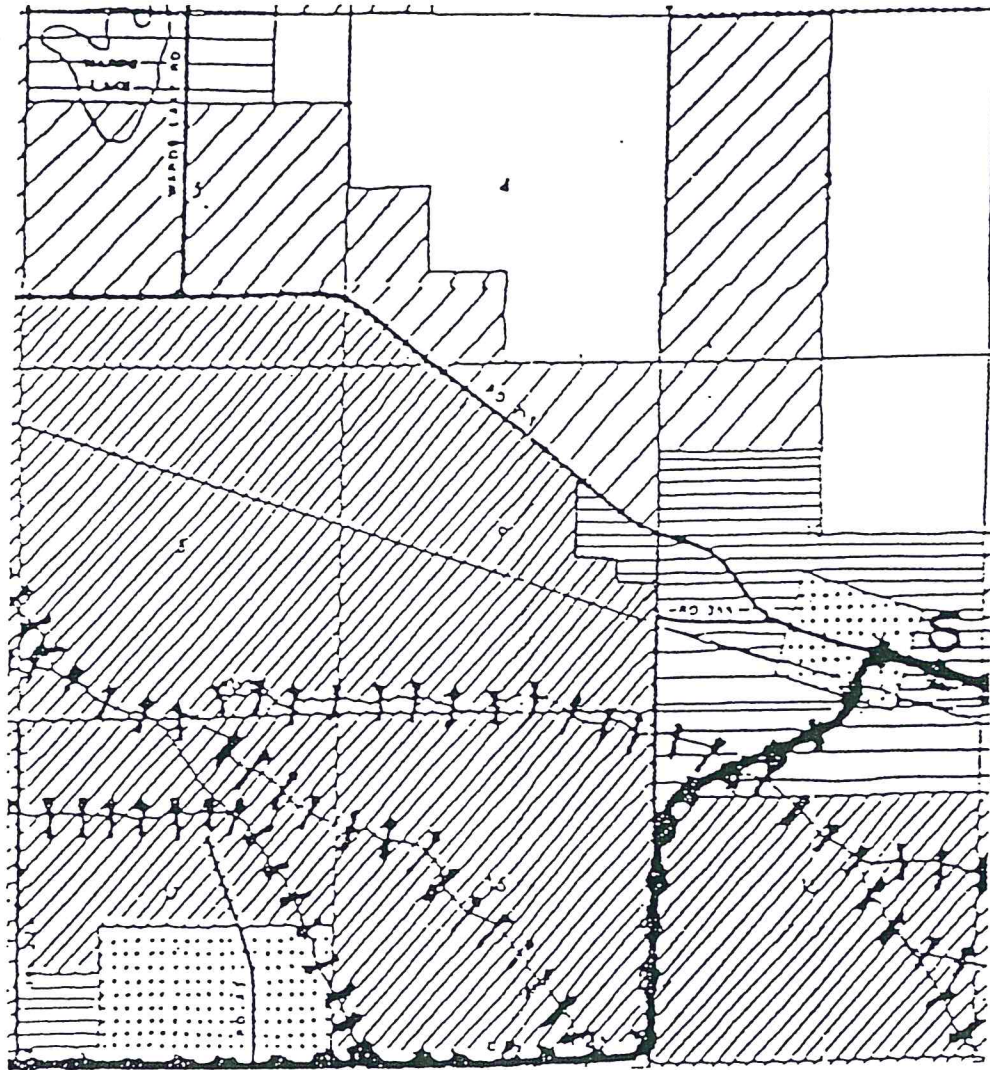
Add: Policy #14-D - Expansion of residential uses should occur adjacent to existing communities.

Under Implementation: Residential

Delete Implementation Measure #14. 6

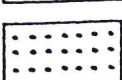
RESOLUTION NO. _____

EXHIBIT B



STANDISH-LITCHFIELD
PLANNING AREA (PORTION)

LEGEND

-  Rural Residential
-  Town Center
-  Intensive Agriculture
-  Extensive Agriculture

LASSEN COUNTY GENERAL PLAN AMENDMENT

SUMMARY

DATE OF ADOPTION:

4/23/02

BOARD OF SUPERVISORS
RESOLUTION NUMBER:

02-029

INITIATIVE NUMBER:

SUMMARY OF AMENDMENT:

To correct production errors in the Land Use Map.

(Please note: Resolution 02-029 contains amendments to the General Plan 2000, and the Hallelujah Junction, Richmond/Gold Run, Standish-Litchfield, Wendel and Pittville area plans. The attached resolution includes only those amendments that pertain to the Standish-Litchfield Area Plan; a copy of the complete resolution is on file at the County Clerk's office.)

Community Development Dept. Project File Number: 765.01.06

REFERENCE TO WHERE THE COMPLETE TEXT AND AMENDMENT CAN BE
FOUND (IF NOT ATTACHED IN ITS ENTIRETY):

Lassen County Clerk's Office

RESOLUTION NO. 02-029

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS APPROVING CORRECTIONS TO THE LASSEN COUNTY GENERAL PLAN 2000, THE HALLELUJAH JUNCTION, RICHMOND-GOLD RUN, STANDISH-LITCHFIELD, WENDEL AND PITTVILLE AREA PLANS AND ASSOCIATED ZONING. FILE #765.01.06, LASSEN COUNTY.

WHEREAS, on November 20, 2001 and December 18, 2001, the Board of Supervisors directed staff to review the Lassen County General Plan, all Area Plans and related zoning to identify production errors, and to prepare applications to correct said production errors for consideration by the Planning Commission and the Board of Supervisors; and

WHEREAS, the Planning Commission of Lassen County considered the General Plan, Area Plan and zoning corrections described in Exhibit A attached hereto at a public hearing duly noticed and held on April 10, 2002; and

WHEREAS, following the public hearing, the Planning Commission adopted Resolution 04-04-02, which contains their findings and a recommendation that the Board of Supervisors approve the corrections as described; and

WHEREAS, the Environmental Review Officer of Lassen County has determined and the Planning Commission has concurred that each of the proposed corrections has been fully considered in previous environmental documents duly certified and adopted by Lassen County and identified in Exhibit A; and that none of the circumstances described in the California Environmental Quality Act (CEQA) Section 15162 et seq. apply that would require subsequent, supplemental, or addendums to previous environmental documents, or any additional environmental review; and that the ERO's determination was clearly noted in the Notice of Public Hearing for the project published in the Lassen County Times on March 26, 2002, and sent by mail to affected property-owners and agencies on March 29, 2002.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Board of Supervisors finds as follows:
 - a. The corrections are necessary to rectify production errors in the General Plan, Area Plans and zoning described in Exhibit A attached.
 - b. As corrected, the affected plans and zoning more accurately represent the General Plan, Area Plans and zoning considered and adopted by the Board of Supervisors.
3. The Board of Supervisors hereby approves the proposed corrections to the General Plan, Area Plans and zoning as described in Exhibit A attached hereto.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, on the 23rd day of April, 2002, by the following vote:

AYES: Supervisors Dahle, Pyle, Chapman, Keefer, McCain

NOES: None

ABSTAIN: None

ABSENT: None

Brian Dahle

Chairman
Lassen County Board of Supervisors

ATTEST:

Theresa Nagel
Lassen County Clerk

In accordance with Section 25100 of the Government Code of the State of California a copy of this document has been delivered to the Chairman of the Board of Supervisors, County of Lassen on

4-23-02
By *Theresa Nagel*
Clerk (Deputy Clerk) of the Board of Supervisors

I, THERESA NAGEL, Clerk of the County of Lassen, State of California, and ex-officio Clerk of the Board of Supervisors thereof, do hereby certify that the foregoing resolution was adopted by said Board of Supervisors at a regular meeting thereof on the 23rd day of April 2002.

Theresa Nagel
Clerk of the County of Lassen, State of California
and ex-officio Clerk of the Board of Supervisors

EXHIBIT A

CORRECTIONS AND UPDATES TO THE GENERAL PLAN AND ZONING ORDINANCE

(Note: The attached graphics follow the numbering pattern below)

The following is an excerpt:

Standish-Litchfield Area Plan

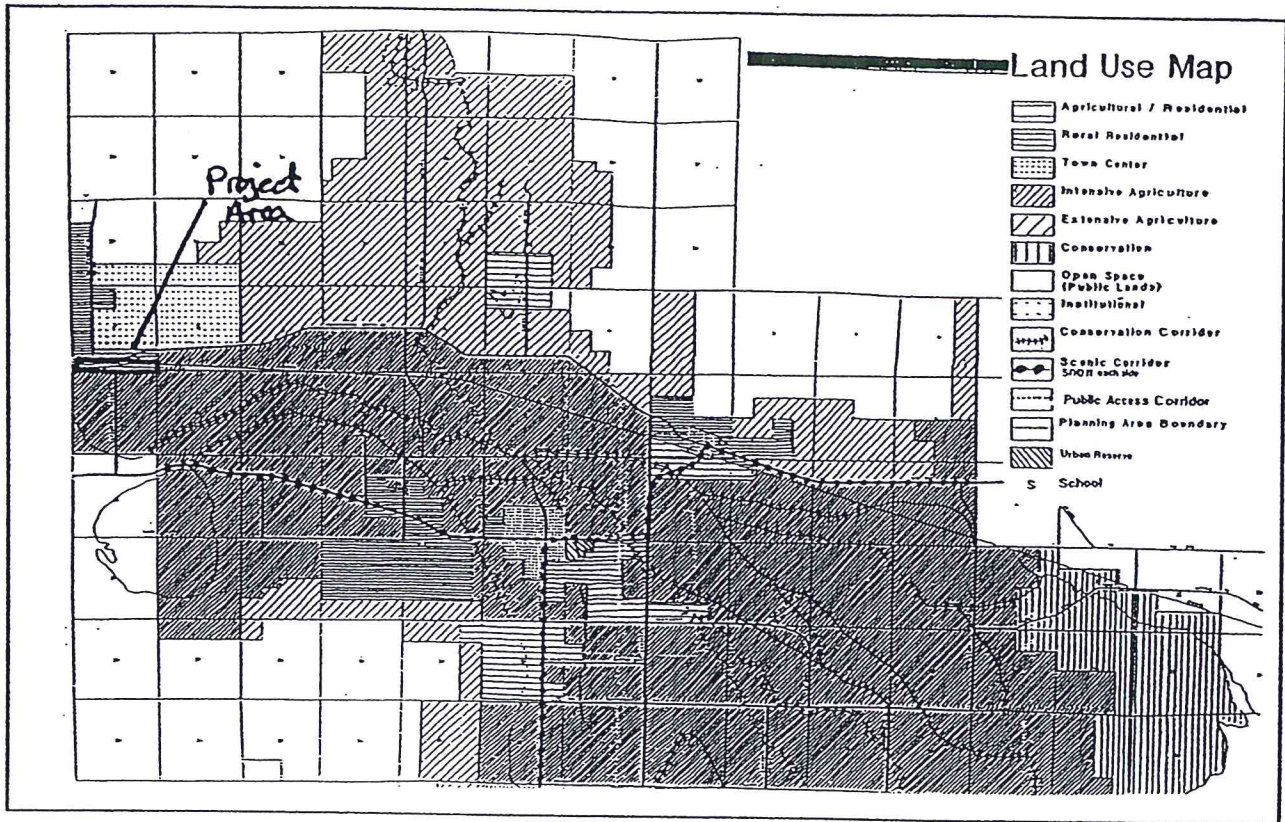
13. That portion of Section 4, T29N, R13E lying south of the railroad, and Assessor's Parcel 117-510-07: Correct Land Use Map designation from "Rural Residential" to "Intensive Agriculture." Re-adopt EA and EA-AP zoning. (Standish-Litchfield Area Plan EIR, State Clearinghouse #85042910).

CORRECTION #13

STANDISH-LITCHFIELD AREA PLAN

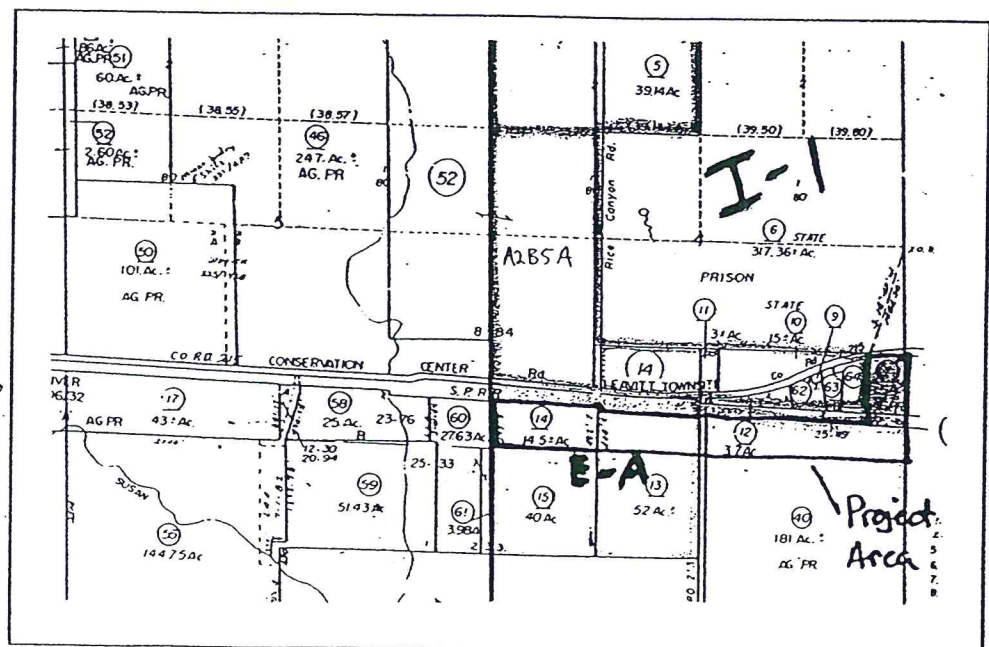
PROJECT: Change the Land Use Designation from "Rural Residential" to "Intensive Agriculture" and re-adopt the "E-A" and "E-A-A-P" zoning.

ACRES: 65 ± APN: 117-510-14, -13(por), -40(por), -7



AFFECTED AREA

EXISTING ZONING:
"E-A" and "E-A-A-P"



RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS APPROVING AMENDMENTS TO LASSEN COUNTY GENERAL PLAN-2000, STANDISH-LITCHFIELD AREA PLAN, AND "M-R" ZONING REGULATIONS, FILES #765.01.06 AND #318.01.25, LASSEN COUNTY.

WHEREAS, on January 21, 2003, the Lassen County Board of Supervisors directed Staff to craft language, for review and approval by the Board, to remedy inconsistencies between the "Belfast Initiative" and General Plan-2000 and the Standish-Litchfield Area Plan. The Board also directed Staff to prepare an amendment to the "M-R" zoning regulations to ensure consistency between the County zoning ordinance and those lands affected by the initiative under a Williamson Act Contract; and

WHEREAS, the Planning Commission of Lassen County considered the amendments to General Plan-2000, Standish-Litchfield Area Plan, and the "M-R" zoning regulations described in Exhibit A attached hereto at a public hearing duly noticed and held on May 7, 2003; and

WHEREAS, following the public hearing, the Planning Commission adopted Resolution 5-02-03, which contains their findings and a recommendation that the Board of Supervisors approve the amendments as described; and

WHEREAS, the Environmental Review Officer of Lassen County has determined that the proposed amendments are exempt under the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Board of Supervisors finds as follows:
 - a. The amendments are necessary to resolve issues of internal inconsistency both between and within General Plan-2000 and the Standish-Litchfield Area Plan.
 - b. The amendments to the "M-R" zoning regulations are necessary to ensure consistency between the County's "M-R" zoning regulations and those lands affected by the initiative under a Williamson Act Contract.
 - c. The amendments are consistent with the directive of the "Belfast Initiative" which states that the County shall take such actions as are reasonably necessary to provide for the initiative.

3. The Planning Commission, at its May 7, 2003 meeting recommended that the Board of Supervisors approve the proposed amendments, as set forth in Exhibit A of this resolution, to General Plan-2000 and the Standish-Litchfield Area Plan by resolution and adopt an ordinance implementing the changes to the “M-R” Zone.
4. The Board of Supervisors hereby approves the proposed amendments to the General Plan-2000, Standish-Litchfield Area Plan, and the “M-R” zoning regulations as described in Exhibit A attached hereto.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, on the 17th day of June, 2003, by the following vote:

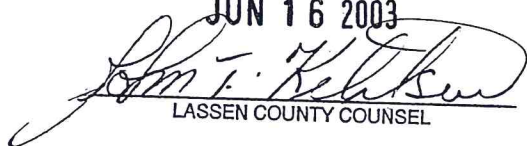
AYES: Supervisors Pyle, Keefer, Dahle, Hanson

NOES: Supervisor Chapman

ABSTAIN: None

ABSENT: None

Approved as to Form

JUN 16 2003

LASSEN COUNTY COUNSEL


Chairman
Lassen County Board of Supervisors

ATTEST:


Lassen County Clerk

I, THERESA NAGEL, Clerk of the County of Lassen, State of California, and ex-officio Clerk of the Board of Supervisors thereof, do hereby certify that the foregoing resolution was adopted by said Board of Supervisors at a regular meeting thereof on the 17th day of June 2003.

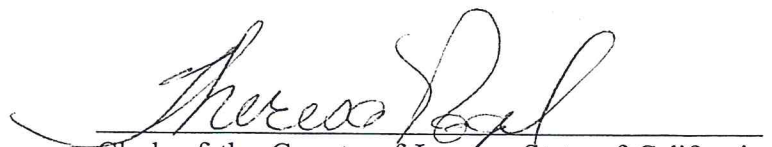

Clerk of the County of Lassen, State of California
and ex-officio Clerk of the Board of Supervisors

EXHIBIT A

AMENDMENTS TO GENERAL PLAN-2000, STANDISH-LITCHFIELD AREA PLAN, AND “M R” ZONING REGULATIONS

General Plan – 2000

1. Amend text page 2-7, LU-9 to read: “County zoning and subdivision regulations shall protect agricultural and open space lands, including grazing lands and wildlife habitat, by not allowing land divisions intended for residential use to be developed in areas which are not specifically designated in the General Plan or an area plan for community development land use (e.g., rural residential, agricultural residential, or mountain resort) and zoned accordingly.”
2. Amend text page 2-19, LU47 to read: “Land within identified 100-year flood hazard areas, with the exception of the “Belfast Initiative Area”, should be zoned for agricultural uses or other relatively low-intensity land uses.”
3. Amend Land Use Map page 2-21 to show Mountain Resort (“Belfast Initiative Area”) and Mountain Resort (“Dyer Mountain Initiative Area”)*, as shown by Exhibit A(1).
4. Amend text page 3-35, NR43 to read: “The County typically recognizes and designates rangeland areas as “Extensive Agriculture”. Rangeland within the “Belfast Initiative Area” has been designated “Mountain Resort”.”
5. Amend text page 6-11, OS23 to read: “Land within the 100-year flood hazard areas, with the exception of the “Belfast Initiative Area”, should be zoned for agricultural use or other low intensity uses including recreational uses that can sustain periodic flooding.”
6. Add definition to Glossary page G-5 to read:

“Comprehensive Development Plan

A comprehensive, long-range plan intended to guide the growth and development of a community, town, or region that typically includes inventory and analytic sections leading to policies for the community’s future economic development, housing, recreation and open space, transportation, community facilities, and land use, all related to the community’s goals and objectives for these elements. Types of comprehensive development plans include Master Plans, Mixed-Use Village Plans, and Town Center Plans.”

* The addition of the Mountain Resort (“Dyer Mountain Initiative Area”) is a recognition of the change to the Land Use Map resulting from the passage of the Dyer Mountain Initiative.

Standish-Litchfield Area Plan

7. Amend text page 15, Implementation 1.3 to read: "Land within 100 year flood plain areas, except for those lands within the "Belfast Initiative Area", should be designated and zoned for agriculture or other low intensity use and/ or be combined with an "F", Flood Plain Combining District zoning classification."
8. Amend text page 17, 2nd paragraph, last sentence to read: "All lands designated for residential development area (except for the "Belfast Initiative Area") are within the boundaries of the Standish-Litchfield Fire Protection District."
9. Amend text page 31, Policy 7-A to read: "Agricultural land in Lassen County shall be protected for its economic importance, its contribution to the character of the community and its environmental values. Agricultural lands in the Planning Area, with the exception of the "Belfast Initiative Area", shall be designated as either intensive or extensive agriculture."
10. Amend text page 36, Policy 9-A to read: "Lassen County shall conserve and enhance the wildlife and fisheries of the area. Generally, those lands identified as significant wildlife areas by the Department of Fish and Game, with the exception of the "Belfast Initiative Area", shall be designated for Intensive or Extensive Agriculture, Conservation or Open Space."
11. Amend text page 36, Implementation 9.2 to read: "Lands designated to protect wildlife on Map 7, with the exception of the "Belfast Initiative Area", should be zoned "E-A", Exclusive Agriculture, or "U-C", Upland Conservation District, or "O-S, Open Space. In some instances, these districts should be combined with a "PUD", Planned Unit Development, District to encourage innovative design. One example of how the PUD designation could be applied is by clustering residential units in order to leave more area open to wildlife."
12. Amend text page 50a-b, Policy 16-A to read: "Industrial land use activities shall be confined to mineral extraction, agricultural processing activities or to industrial activities incidental to the mixed-use residential/commercial designation for the Town Centers of Standish and Litchfield. Other forms of industrial uses should be located closer to the larger population centers of Susanville and Johnstonville at sites where there is existing infrastructure to serve them. Limited industrial uses such as laundries, storage, warehouse, delivery services, research and development facilities, woodworking shops, housekeeping/cleaning services, and artisan studios shall be allowed on those lands designated "Mountain Resort"."

13. Add land use designation to page 54 to read:

“Mountain Resort”

Policy

19-A This designation provides for a district established to promote a comprehensive development plan encouraging flexibility and innovation (e.g., cluster development with integration of recreation and open space components) in developing a four-season mountain resort.

19-B This designation allows a range of complementary uses such as permanent and vacation housing, four-season resort type recreational, commercial and public facilities, including single family and multi-family residential units, lodges/clubs, hotels, inns and condominiums, as well as alpine and nordic skiing, golf fishing, marinas/water based sports, campgrounds, recreational vehicle parks, conference facilities, restaurants, and related retail stores and businesses.

19-C This designation provides for natural resource protection and management, including timber production and harvesting.

19-D At least 60% of land designated as Mountain Resort, exclusive of open bodies of water, shall be devoted to open space uses. These uses shall include undeveloped open space, the growing and harvesting of timber, agriculture, recreational trails, outdoor recreation (e.g., ski facilities, golf courses, tennis facilities, stables/pastures), areas of outstanding scenic, historic and cultural value, and lands such as meadows, wetlands, streams, lakeshores, and drainage swales.

19-E Land uses shall be planned and implemented through a mixed-use village or town center plan. Village/town center uses shall include a mixture of permanent and vacation housing, restaurants, retail shopping, offices and community facilities. Other residential neighborhoods integrated with skiing, golf, or other recreation amenities and mixed-used commercial facilities shall be incorporated into the overall plan.

Implementation

19.1 Prior to the issuance of any ministerial or discretionary applications, excluding one single family residence and accessory structure per property ownership (as of 11/5/02) within the “Belfast Initiative Area,” a Comprehensive Development Plan shall be prepared by the property owner(s). Said plan may take the form of any one of the documents set forth in subparagraph (b) below. Not more than one Comprehensive Development Plan for each property ownership as of 11/5/02 within the “Belfast Initiative Area” may be prepared. See Exhibit A(3) depicting said ownerships. The Comprehensive Development Plan (CDP) shall govern all development on the property covered by it unless an amendment, covering the same acreage, consistent with the General Plan, the applicable zoning ordinance, regulations and standards and all Federal and State laws is submitted. Said CDP or amendment shall be submitted along with the application for any ministerial or discretionary application. However, multiple ownerships may be covered by a single Comprehensive Development Plan. The form and content of the Comprehensive Development Plan will be as follows:

- (a) A text and/or diagram which specify all of the following in detail:
 - (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
 - (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
 - (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
 - (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).
- (b)
 - (1) For a discretionary development permit a mechanism for implementing the Comprehensive Development Plan may take the form of a Specific Plan, Planned Unit Development, Area Plan Amendment, Development Agreement, or other appropriate process as determined by the Board of Supervisors so long as all elements set forth in paragraph (a) are addressed.
 - (2) For the issuance of a building permit (excluding one single family residence and accessory structure for each ownership as of 11/5/2002) for a project meeting criteria of “M-R” zone and the Lassen County Building Code the mechanism for implementing the Comprehensive Development Plan may take the form of a Building Permit Plot Plan covering the whole parcel of each ownership as of 11/5/2002, or other appropriate documentation so long as all elements set forth in subparagraph (a) are addressed.

(c) Recognizing the nature of the amendments made to the Lassen County General Plan-2000, this Standish Litchfield Area Plan and the Zoning Ordinance, by the “Belfast Initiative”, the County of Lassen expects that significant development will occur in the “Belfast Initiative Area.” Although the extent and intensity of such development is not set forth in the “Belfast Initiative”, the General Plan - 2000 and this Area plan contain language related to development on lands designated “Mountain Resort.”

In order to balance the intent of the People of Lassen County as expressed in the “Belfast Initiative”, with the remainder of the General Plan, along with the duty of the County to provide for the health, safety, peace and general welfare of its citizens, comprehensive development plan(s) shall be processed by the County in conjunction with the issuance of any permit in the “Belfast Initiative Area” or portions thereof.

The County acknowledges that many uses are “allowed by right” in the “M-R” zone which was applied to the “Belfast Initiative Area” by the People of Lassen County; and that, in order to implement the General Plan requirement for comprehensive planning and to carry out its duty to provide for orderly development, its process in reviewing the CDPs submitted will be limited as set forth below.

In reviewing any proposal(s), as set forth in subparagraph (b), submitted for approval, the County will defer, to the greatest extent possible, decisions regarding location, use, density and intensity of uses to the property owner(s). For projects within category (b)(1) the County’s review will be appropriate to the permit for which application is made and the form in which the CDP is presented. For projects within (b)(2) county’s review shall be ministerial and limited to ensure conformance of the comprehensive development plan(s) with the General Plan, the Zoning Ordinance, the County’s development ordinances and standards and all applicable State and Federal development statutes.

19.2 For single family residential, building intensity may range from 0.02 to 7.25 dwelling units (DUA) per acre with a corresponding population density of up to 22 people per acre. For multifamily residential, building intensity may range from 2 to 20 units per acre with a corresponding population density of 6 to 60 people per acre.

19.3 For non-residential uses, building intensity may not exceed a floor-area ratio of 1.00 (i.e., allowable building floor area compared to gross parcel size), except that residential and mixed use buildings may not exceed a floor-area-ratio of 3.0.”

14. Add land use designation to page 58 (under Public/Recreational Facilities) to read:

“Mountain Resort This designation has been placed on those lands within the “Belfast Initiative Area”. It allows a range of complementary uses such as permanent and vacation housing, four-season resort type recreational, commercial and public facilities, including single family and multi-family residential units, lodges/clubs, hotels, inns and condominiums, as well as alpine and nordic skiing, golf fishing, marinas/water based sports, campgrounds, recreational vehicle parks, conference facilities, restaurants, and related retail stores and businesses. This designation also provides for natural resource protection and management, including timber production and harvesting.”

15. Amend Land Use Map page 59 to show Mountain Resort (“Belfast Initiative Area”), as shown by Exhibit A(2).
16. Add land use designation and typical zoning districts to page 75 (under Recreational Facilities) to read:

GENERAL PLAN DESIGNATIONS

TYPICAL CORRESPONDING ZONING DISTRICTS

“5. Mountain Resort

“M-R” Mountain Resort District; “TPZ”, Timber Production Zone; “A-F” Agricultural Forest District; “H-R” Hydro-Electric District; “U-C” Upland Conservation District; “U-C-2” Upland Conservation/Resource Management District; “P.U.D.” Planned Unit Development”

“MR” (Mountain Resort) Zone

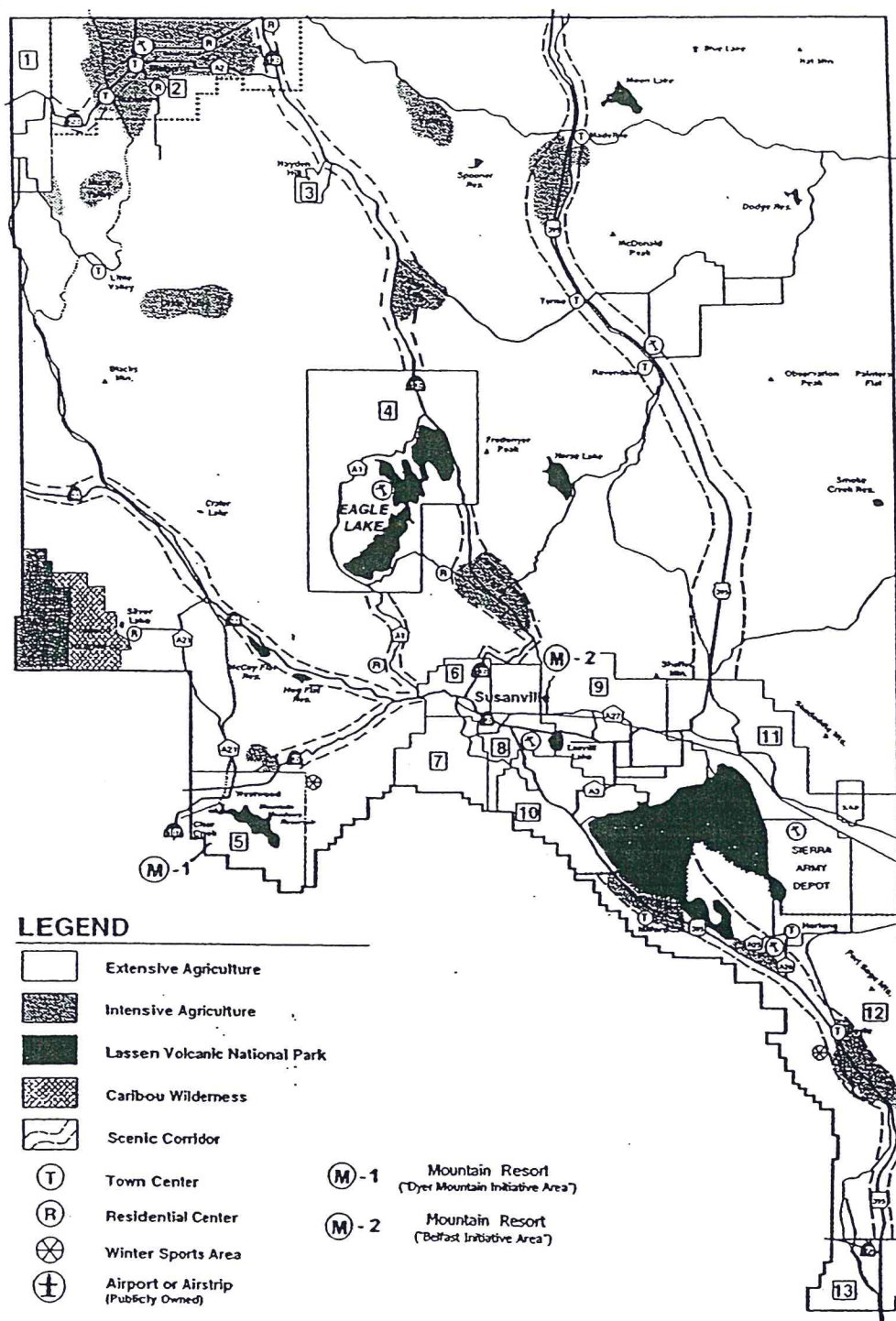
17. Add Section 18.55.030(28) of Title 18, Lassen County Code, to read:

“28. Grazing and pasturing of livestock.”

18. Add Section 18.55.040 of Title 18, Lassen County Code, to read:

“18.55.040 Uses Allowed by Right for properties under a Williamson Act Contract

1. One single-family dwelling, farm buildings and farm labor housing, accessory buildings and uses.
2. General agriculture, crop and tree farming, logging, grazing, animal husbandry, nurseries and greenhouses, fish farms, frog farms;
3. Private airstrips accessory to an agricultural operation;
4. Hydroelectric power plants five (5) megawatts or less.
5. Kennels.”



LEGEND

- Extensive Agriculture
- Intensive Agriculture
- Lassen Volcanic National Park
- Caribou Wilderness
- Scenic Corridor
- Town Center
- Residential Center
- Winter Sports Area
- Airport or Airstrip (Publicly Owned)
- Interstate & Other Principal Arterials
- Minor Arterials
- Major Collectors
- Minor Collectors (All other are "local roads." City of Susanville not included.)
- Railroad
- U.S. Highway
- California State Highway
- County Route

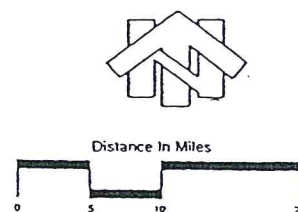
- Mountain Resort ("Dyer Mountain Initiative Area")
- Mountain Resort ("Belfast Initiative Area")

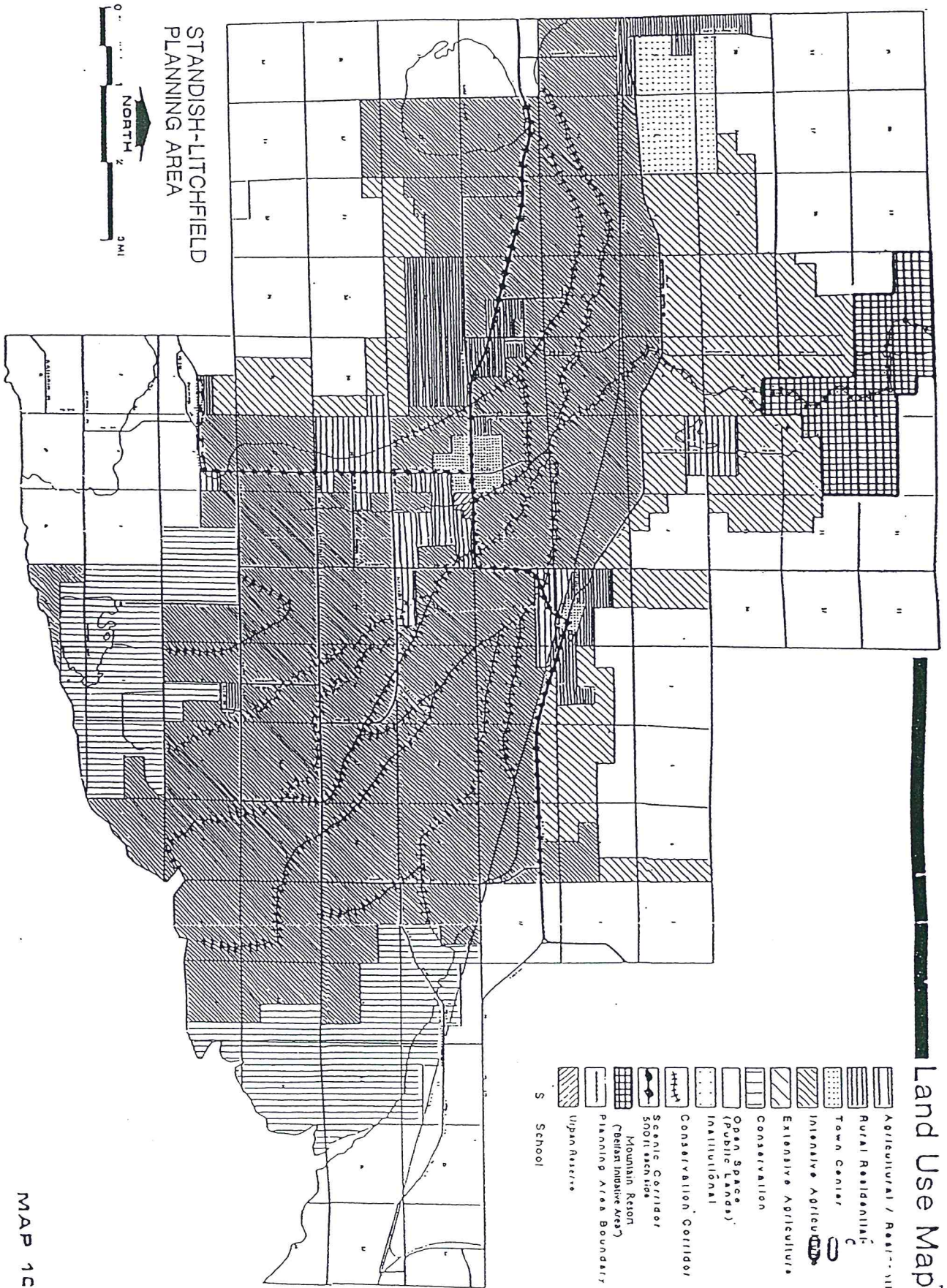
PLANNING AREAS

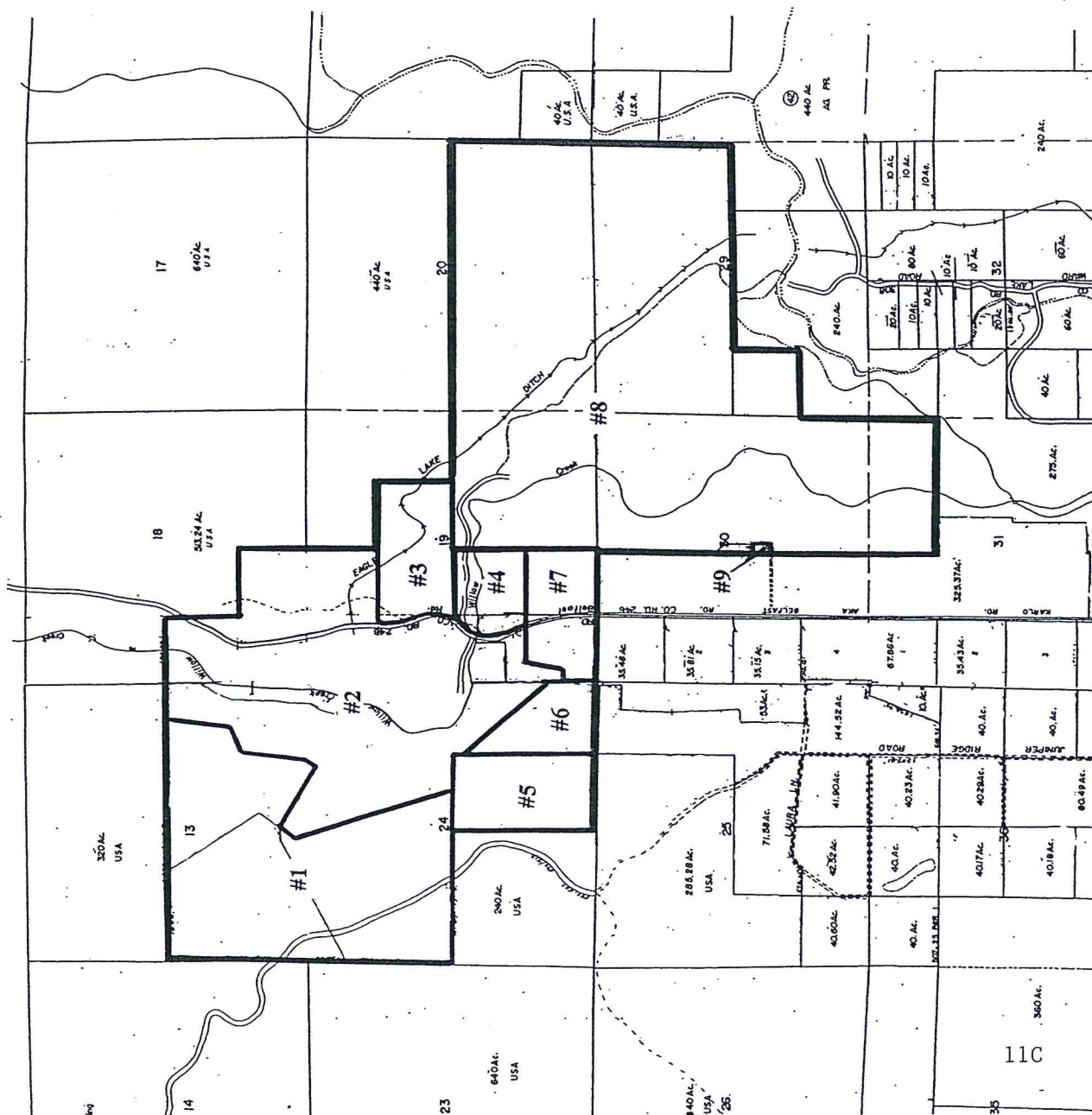
- | | |
|-----------------------|------------------------|
| 1 Pittville | 8 Johnstonville |
| 2 Big Valley | 9 Standish/Litchfield |
| 3 Hayden Hill | 10 Janesville |
| 4 Eagle Lake | 11 Wendel |
| 5 Westwood | 12 Lassen Southeast |
| 6 Susanville Vicinity | 13 Hallelujah Junction |
| 7 Richmond/Gold Run | |

Lassen County General Plan Land Use Map

SEPTEMBER 1999







Key to Property Ownerships

#1	Owner(s): Property: Area:	Buzz McCan APN's 101-080-19, 20, & 21 429.05 acres
#2	Owner(s): Property: Area:	B.J. Deis APN's 101-080-13, 18; 109-060-13, 16, 20 497.63 acres
#3	Owner(s): Property: Area:	Randy Leiding APN 109-060-14 81.00 acres
#4	Owner(s): Property: Area:	Adriana Walker and Jerry Walker APN's 109-060-15, 21 46.48 acres
#5	Owner(s): Property: Area:	Bureau of Land Management APN 101-080-08 (portion) 100.00 acres
#6	Owner(s): Property: Area:	Tom Weeks and Donna Weeks APN 101-080-17 48.74 acres
#7	Owner(s): Property: Area:	Wayne Owen and Sandra Owen APN's 101-080-15; 109-060-06, 18 77.10 acres
#8	Owner(s): Property: Area:	Bernard McCallister and Edith McCallister, Trustees of the McCallister Living Trust APN's 109-100-02, 04, 36, 52; 109-060-10 1238.62 acres
#9	Owner(s): Property: Area:	Jo Lynn McCallister APN's 109-100-53 1.35 acres

RESOLUTION NO. 13-027

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS APPROVING
GENERAL PLAN AMENDMENT #765.01.30, LASSEN COUNTY

WHEREAS, the Board of Supervisors of Lassen County, after due notice and public hearing conducted on July 16, 2013, has considered General Plan Amendment #765.01.30, filed by Lassen County. Amendment to the Lassen County General Plan 2000, Standish Litchfield Area Plan of specific parcels totaling approximately 37 acres. The proposed amendment is to address a possible inconsistency with the current General Plan land use designation and the existing zoning of A-2-B-20-A (Agricultural Residential, Agricultural Combining, 20 acre Building Site Combining District). Lassen County is proposing to amend the site's current "Intensive Agriculture" land use designation to "Agricultural Residential." The parcels are located at 719-280 Mapes Road (A.P.N.: 131-080-04), 719-265 Regina Road (A.P.N.: 131-080-05), 719-275 Regina Road (A.P.N.: 131-080-06) east of Standish Buntingville Road (County Road 301), south of Mapes Road (County Road 305) approximately 3 miles south of Standish; and

WHEREAS, the Board of Supervisors has considered General Plan Amendment #765.01.30, described in "Exhibit A" attached hereto; and

WHEREAS, the Lassen County Planning Commission is an advisory body to the Lassen County Board of Supervisors on projects involving General Plan Amendments; and

WHEREAS, the Board of Supervisors hereby concurs with the Environmental Review Officer's determination that the project is exempt from the California Environmental Quality Act pursuant to section 15061(b) (3) of the CEQA Guidelines. Furthermore, in accordance with section 15162 of the Guidelines, no further environmental review is required because an Environmental Impact Report was certified for the adoption of the Standish Litchfield Area Plan.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Board of Supervisors adopts the Planning Commission's recommendation (Resolution #06-04-13).
3. The Board of Supervisors finds as follows:
 - a) That proposed General Plan Amendment #765.01.30 from "Intensive Agriculture" land use designation to "Agricultural Residential" is consistent with the current A-2-B-20-A (Agricultural Residential, Agricultural Combining, 20 acre Building Site Combining District).
 - b) As corrected, the proposed General Plan Amendment #765.01.30 more accurately represents existing and historic use of the identified parcels.

- c) As corrected, the affected Standish/Litchfield Area Plan land use designation more accurately represents the Lassen County General Plan 2000.
 - d) The proposed General Plan Amendment #765.01.30 is consistent with all applicable goals and policies set forth in the Lassen County General Plan.
4. The Board of Supervisors hereby concurs with the Environmental Review Officer that the project is exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) and no further environmental review is required pursuant to Section 15162 of the Guidelines.
5. The Board of Supervisors hereby approves General Plan Amendment #765.01.30, changing the land use designation from "Intensive Agriculture" land use designation to "Agricultural Residential."

PASSED AND ADOPTED on July 16, 2013, at a regular meeting of the Board of Supervisors, County of Lassen, State of California, by the following vote:

AYES: Supervisors Pyle, Chapman, Albaugh and Wosick

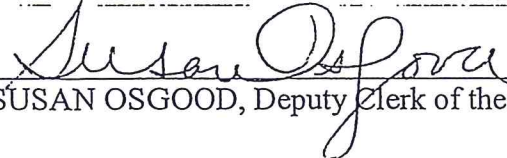
NOES: None

ABSTAIN: None

ABSENT: Supervisor Hanson


Vice-Chairman of the Board of Supervisors,
County of Lassen, State of California

Attest:
Julie Bustamante
Clerk of the Board

BY 
SUSAN OSGOOD, Deputy Clerk of the Board

I, SUSAN OSGOOD, Deputy Clerk of the Board of the Board of Supervisors, County of Lassen, do hereby certify that the foregoing ordinance was adopted by the said Board of Supervisors at a regular meeting thereof held on the 16th day of July, 2013.

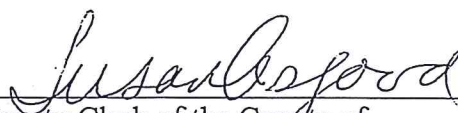

Deputy Clerk of the County of
Lassen Board of Supervisors

Exhibit A

A parcel of land located in the Northeast Quarter of Section 5, Township 28 North, Range 14 East, MDBM., County of Lassen, State of California, more particularly described as follows:

Parcels A-1 and A-2 as shown on Parcel Map for John P. Harrington, recorded in Book 22 of Maps at Pages 45 and 46 in the office of the Lassen County Recorder.

And

That portion of Lot 2 of said Northeast Quarter which lies easterly of the east Right of Way Line of Lassen County Road # 301 (Buntingville Road) and northerly of the north line of Parcels A-1 and A-2 as shown on the Parcel Map for John P. Harrington, recorded in Book 22 of Maps at Pages 45 and 46 in the office of the Lassen County Recorder.

RESOLUTION NO. 13-028

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS APPROVING
REZONE #2010-084 AND GENERAL PLAN AMENDMENT #765.01.29.

WHEREAS, the Board of Supervisors of Lassen County, after due notice and public hearing conducted on July 16, 2013, has considered Rezone #2010-084, and General Plan Amendment #765.01.29, filed by Lassen County. Proposed amendment to the Lassen County General Plan 2000, Standish Litchfield Area Plan and to Rezone specific parcels totaling approximately 10 acres. The proposed amendment and rezone is to address a possible inconsistency with the current General Plan land use designation and zoning of the identified parcels to determine if the General Plan designation and zoning were denoted in accordance with the action taken by the Board of Supervisors. Lassen County is proposing to rezone the identified parcels from A-2-B-20 (Agricultural Residential, 20 acre Building Site Combining District) to C-T (Town Service District). An amendment to the site's current "Agricultural Residential" land use designation to "Town Center" is also required in order to change the current zoning. The parcels are located at 721-640 Highway 395 (A.P.N.:119-050-21), 721-770 Tule Ave. (A.P.N.:119-050-24), 721-790 Tule Ave. (A.P.N.:119-050-25), 721-720 Tule Ave. (A.P.N.:119-050-45), southeast of Highway 395 in Litchfield; and

WHEREAS, the Board of Supervisors has considered Rezone #2010-084, and General Plan Amendment #765.01.29, and the zoning corrections described in "Exhibit A" attached hereto; and

WHEREAS, the Lassen County Planning Commission is an advisory body to the Lassen County Board of Supervisors on projects involving General Plan Amendments and/or Rezone Ordinances; and

WHEREAS, contemporaneously to this resolution the Lassen County Board of Supervisors is adopting an Ordinance effecting the Rezone; and

WHEREAS, the Planning Commission hereby concurs with the Environmental Review Officer's determination that the project is exempt from the California Environmental Quality Act pursuant to section 15061(b) (3) of the CEQA Guidelines. Furthermore, in accordance with section 15162 of the Guidelines, no further environmental review is required because an Environmental Impact Report was certified for the adoption of the Standish Litchfield Area Plan.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Board of Supervisors adopts the Planning Commission's recommendation (Resolution #06-05-13).

3. The Board of Supervisors finds as follows:
 - a) That rezoning the subject parcels from A-2-B-20 (Agricultural Residential, 20 acre Building Site Combining District) to C-T (Town Service District) is consistent with the proposed General Plan Amendment from the current "Agricultural Residential" land use designation to "Town Center."
 - b) The proposed Rezone #2010-084, and General Plan Amendment #765.01.29 is consistent with all applicable goals and policies set forth in the Lassen County General Plan.
 - c) That the project will not cause substantial environmental damage, including impact to fish and/or wildlife and their habitat.
 - d) As conditioned, the project will not adversely affect the health, welfare and safety of the public.
4. The Board of Supervisors hereby concurs with the Environmental Review Officer that the project is exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) and no further environmental review is required pursuant to Section 15162 of the Guidelines.
5. The Board of Supervisors hereby approves General Plan Amendment #765.01.29, changing the land use designation from "Agricultural Residential" to "Town Center."

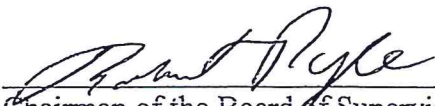
PASSED AND ADOPTED on July 16, 2013, at a regular meeting of the Board of Supervisors, County of Lassen, State of California, by the following vote:

AYES: Supervisors Pyle, Chapman, Albaugh and Wosick

NOES: None

ABSTAIN: None

ABSENT: Supervisor Hanson


Vice-Chairman of the Board of Supervisors,
County of Lassen, State of California

Attest:

Julie Bustamante
Clerk of the Board

BY 
SUSAN OSGOOD, Deputy Clerk of the Board

I, SUSAN OSGOOD, Deputy Clerk of the Board of the Board of Supervisors, County of Lassen, do hereby certify that the foregoing ordinance was adopted by the said Board of Supervisors at a regular meeting thereof held on the 16th day of July, 2013.

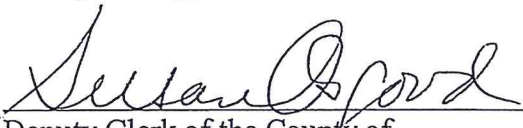

Deputy Clerk of the County of
Lassen Board of Supervisors

Exhibit A

A parcel of land located in the north 1/2 of Section 15, Township 29 North, Range 14 East, MDM., Lassen County, California, more particularly described as follows,

Beginning at the southeast corner of Farm 42, as shown on that Map of Litchfield Acres, filed in Book 1 of Maps at Page 64 in the office of the Lassen County Recorder; thence westerly along the south lines of said Farm 42 and Farm 41, as shown on said Map of Litchfield Acres, to the southwest corner of said Farm 41; thence northerly along the west line of said Farm 41, to a point on the South Right of Way line of U.S. Highway 395; thence in a generally northeasterly direction along said south Right of Way line of U.S. Highway 395 to a point the south right of way line of Tule Avenue as shown on that Map of Litchfield, filed in Book 1 of Maps at Page 64 in the office of the Lassen County Recorder; thence southeasterly along said south Right of Way line of Tule Avenue to the intersection of said south line of Tule Avenue and the east Right of Way line of Franklin Avenue as shown on said Map of Litchfield; thence northeasterly along said east Right of Way line of Franklin Avenue to the northeast corner of said Farm 42; thence southerly along said east line of Farm 42 to the Point of Beginning.