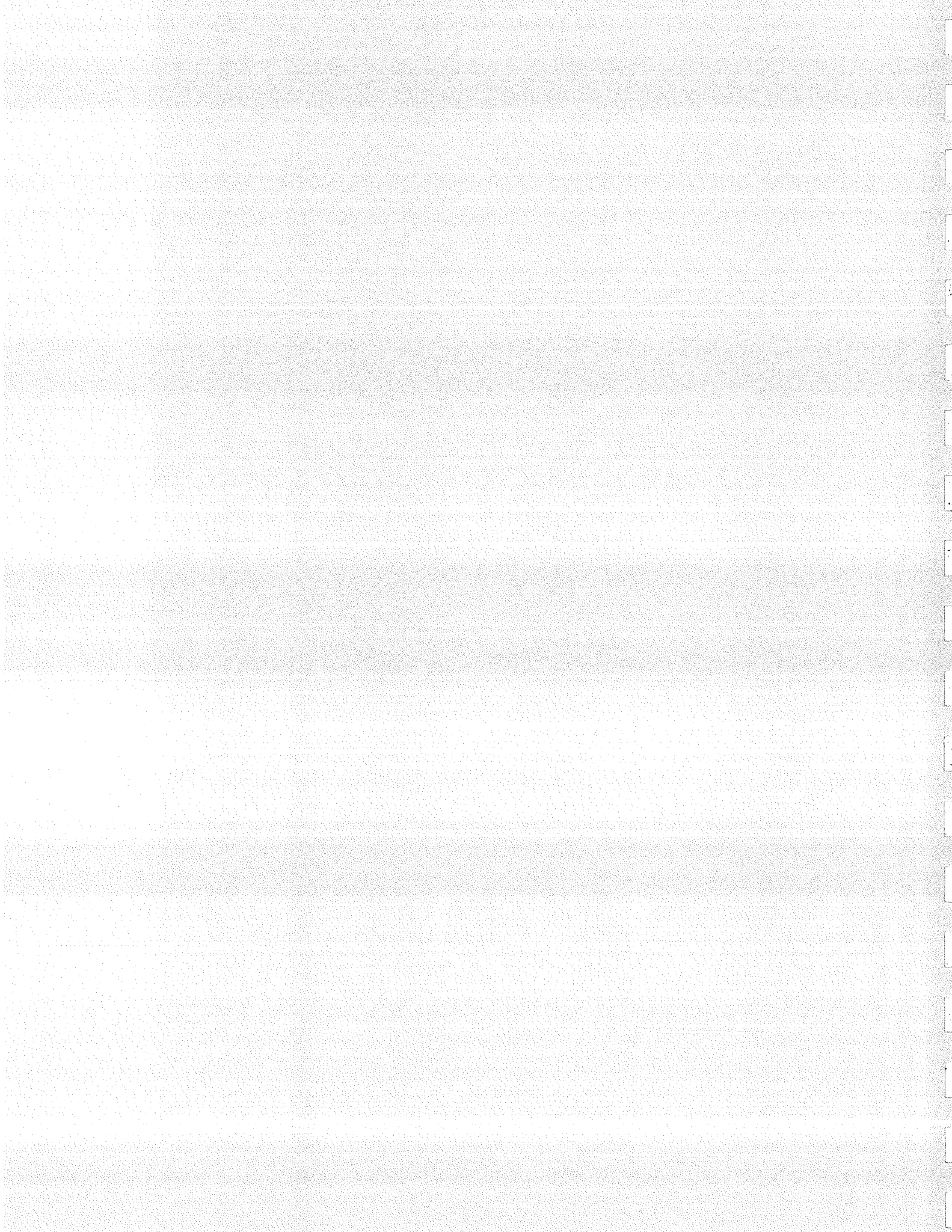


# ***RICHMOND/GOLD RUN AREA PLAN and***



## ***ENVIRONMENTAL IMPACT REPORT***

**Adopted May 1993**  
*(Includes May 1995 Amendments)*



RESOLUTION CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE RICHMOND/GOLD RUN AREA PLAN WITH APPROPRIATE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT 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 Richmond/Gold Run Area Plan, as follows:

WHEREAS, the County contracted for and received a Draft Environmental Impact Report on the Draft Richmond/Gold Run Area Plan prepared by Placemakers, which Draft EIR identified environmental impacts in the following areas which may, in part, result from, or, in part, be exacerbated by the policies of the Area Plan:

- \* Loss of deer habitat;
- \* Potential land use conflicts due to an increase in housing units and density;
- \* Increased traffic;
- \* Demands on schools and other public services;
- \* Reduction of ground and surface water quality and quantity;
- \* Loss of natural vegetation;
- \* Increase in light and glare;
- \* Possible adverse impacts to cultural resources;
- \* Increased soil erosion;
- \* Potential for reduced air quality;
- \* Increased noise.

WHEREAS, for each identified environmental impact the EIR references mitigation measures incorporated into the Area Plan which will avoid or substantially reduce the degree of impact, and presents rationale for the acceptability of those impacts which cannot be totally avoided.

NOW, THEREFORE, pursuant to the California Environmental Quality Act 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 or substantially lessen significant environmental effects identified in the Final EIR.

BE IT FURTHER RESOLVED, that the Board of Supervisors of Lassen County makes the following STATEMENT OF OVERRIDING CONSIDERATIONS:

WHEREAS, the Richmond/Gold Run Area Plan is necessary to the public interest and welfare to provide for orderly development and the overall long term maintenance of the County's natural resources in the Planning Area; and



WHEREAS, failure to adopt the Plan would likely result in substantially greater environmental impacts than those which may result from development in accordance with the Plan since existing policies do not provide the orderly land use planning principles, nor the level of environmental protection contained in the Area Plan;

NOW, THEREFORE, pursuant to the California Environmental Quality Act Guidelines Section 15093, the Board finds that adoption of the Richmond/Gold Run Area Plan is necessary and justified, and that the benefits of the Plan outweigh any unavoidable adverse environmental impacts which may occur, directly or indirectly, as a result of implementation of the Plan, and which will not be completely avoided by the design, policies and mitigation measures of the Plan, or by administration of conforming sections of the Lassen County Code, and continued compliance with the California Environmental Quality Act in general.

BE IT FURTHER RESOLVED, that the Board of Supervisors of the County of Lassen, pursuant to the California Environmental Quality Act Guidelines Section 15090, hereby certifies that the Final EIR for the Richmond/Gold Run 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 the Board of Supervisors prior to approval of the Richmond/Gold Run Area Plan.

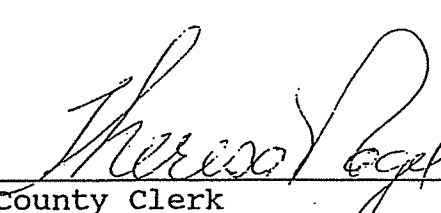
WHEREAS, the foregoing resolution was duly adopted at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, held on the 18th of May, 1993, by the following vote:

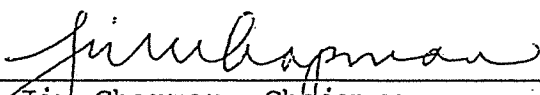
AYES: Supervisors Neely, Loubet, Lemke, Lough

NOES: Supervisor Chapman

ABSTAIN: None

ABSENT: None

ATTEST:   
County Clerk

  
Jim Chapman, Chairman  
Lassen County Board of Supervisors

I, THERESA NAGEL, County Clerk of the County of Lassen, State of California, and ex-officio Clerk to 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 May 18, 1993.

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



RESOLUTION ADOPTING THE RICHMOND/GOLD RUN AREA PLAN

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

WHEREAS, the Board of Supervisors on July 8, 1986, directed that an area plan amending the Lassen County General Plan be prepared for the area known as the Richmond/Gold Run Planning Area; and

WHEREAS, the Lassen County Planning Department did, in consultation with individuals and agencies, prepare a Master Environmental Assessment (MEA) for said Planning Area; and

WHEREAS, commencing on February 24, 1987, the Planning Commission held four sessions of a public meeting to discuss and refine the Area Concept Plan (the equivalent of the preferred alternative as used in previous area plan processes); and

WHEREAS, following the first public meeting on February 24, 1987, the Richmond/Gold Run community formed an ad hoc Planning Advisory Committee to provide input to the County on community issues and goals and general policy direction, said committee having conducted a community survey, sent a letter to the County dated June 9, 1987, listing 23 issues and goals relevant to the citizenry of the Richmond/Gold Run planning area; and

WHEREAS, the Board of Supervisors did, on March 20, 1990, adopt the MEA and the Concept Plan with revisions as recommended by the Planning Commission; and

WHEREAS, the Planning Department prepared a Draft Area Plan based on the MEA and the Concept Plan; and

WHEREAS, the County contracted for and received a Draft Environmental Impact Report on the Draft Area Plan prepared by Placemakers, a private independent consulting firm; and

WHEREAS, commencing on May 6, 1992, the Planning Commission held five sessions of the public hearing to consider the Draft Area Plan and the Draft EIR, and, following said public hearing adopted Resolution #4-02-93 on April 14, 1993, thereby approving the Draft Richmond/Gold Run Area Plan, with incorporated revisions; and

WHEREAS, the Board of Supervisors held a public hearing on May 11, 1993, in consideration of the Richmond/Gold Run Area Plan, and Environmental Impact Report; and

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


NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LASSEN AS FOLLOWS:

1. The draft RICHMOND/GOLD RUN AREA PLAN, as modified, provides for fair and appropriate patterns and intensities of land use, and contains policies and implementation measures that protect the natural environment as well as the health and safety of residents in the Planning Area and vicinity; and
2. The Richmond/Gold Run Area Plan, as so modified, which consists of goals, objectives, standards and principles, as well as maps depicting in graphic form such goals, objectives, standards and principles, is hereby adopted and approved as the Area Plan for the Richmond/Gold Run Planning Area, in accordance with Article 6 of Chapter 3 of the Planning and Zoning Law (Government Code Sections 65300 et seq).

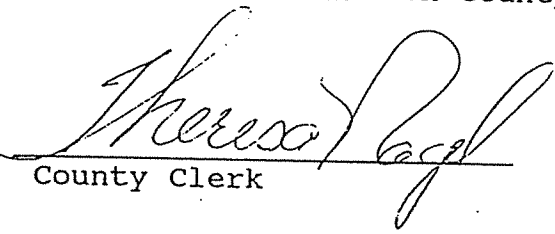
BE IT FURTHER RESOLVED that wherever the goals, objectives and policies set forth in the Richmond/Gold Run Area Plan may differ with any provision of the County General Plan, such provisions of the Richmond/Gold Run Area Plan shall be deemed amendatory to the General Plan as special provisions thereof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

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 18th day of May, 1993, by the following vote:

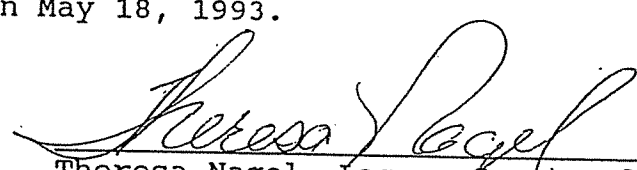
AYES: Supervisors Neely, Lemke, Lough  
NOES: Supervisor Chapman  
ABSTAIN: Supervisor Loubet  
ABSENT: None

  
\_\_\_\_\_  
Jim Chapman, Chairman  
Lassen County Board of Supervisors

ATTEST:

  
\_\_\_\_\_  
County Clerk

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 forgoing resolution was duly adopted by said Board of Supervisors at a regular meeting held on May 18, 1993.

  
\_\_\_\_\_  
Theresa Nagel, Lassen County Clerk  
and ex-officio Clerk to the Board of  
Supervisors



## CREDITS

### LASSEN COUNTY

#### Board of Supervisors

Lyle Lough, Chairman  
Hughes deMartimprey  
Gary Lemke  
Jim Chapman  
Jean Loubet

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Merle Anderson  
Joseph Bertotti  
Richard Simon, Principal Author  
Scott Lucas  
Nicole LoBuglio  
Mara Lebman  
Nancy Summers  
Kim Felder

#### Planning Commission

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#### EIR CONSULTANT

PLACEMAKERS  
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Patricia K. Jeffery, Principal  
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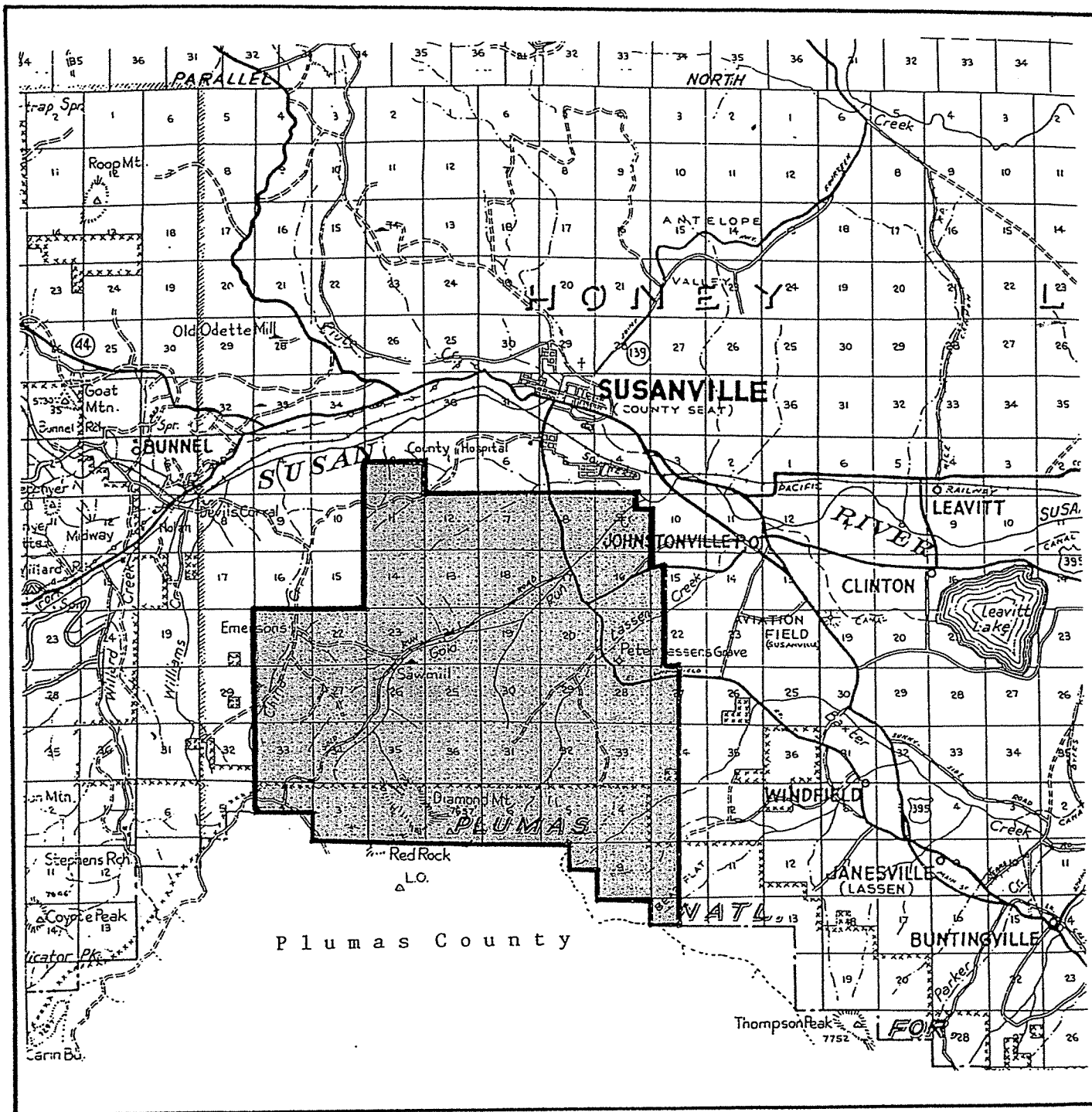


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# RICHMOND / GOLD RUN PLANNING AREA AND VICINITY

**SECTION ONE:**

**INTRODUCTION**

**Introduction**

**The Concept Plan Approach**

**Environmental Review**

**Community Participation**

**Planning Issues and Goals**



## INTRODUCTION

California Government Code Section 65300 requires that every city and county adopt a comprehensive, long-term general plan for its physical development. The general plan may be adopted as a single document or as a group of documents relating to subjects or geographic segments of the planning area.

Lassen County has chosen to fulfill State planning law, in part, by preparing a series of "area plans" to augment the comprehensive Lassen County General Plan, adopted in 1968. The Richmond/Gold Run Area Plan is the eighth in the series of Lassen County area plans which began in 1982 with the adoption of the Eagle Lake Area Plan. Other Area Plans which have been initiated by the County include Hallelujah Junction, Pittville, Susanville Vicinity, Johnstonville, Standish/Litchfield, and Wendel.

Area plans have the advantage of allowing the County to examine the specific planning issues of a defined area and to tailor a development program to fit the circumstances and needs of the local community.

State law also requires that certain issues be addressed in the General Plan in the form of required "elements." One of the most important parts of a general plan and each area plan is the land use element. The land use element and map are described in Government Code Section 65302(a):

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.

But, the desire of a community to prepare general and area plans extends beyond the matter of simply fulfilling State law. Such plans are effective tools for expressing community needs and expectations and for establishing public policies supporting community goals for compatible land uses and the protection of community resources and character.

Development in the Richmond/Gold Run community has, over the years, out-stepped the County's 1968 General Plan. The General Plan is now too dated to serve the area effectively. A more detailed study was needed to examine the unique land use issues facing Richmond/Gold Run. The County's research and community input indicate that the major concerns include:

- Compatibility of residential development with timber, agriculture, wildlife, natural habitats, riparian zones and other natural resources/amenities;

- Protection of scenic values and the rural character which has made this area one of the County's most desirable residential districts;
- The uncertain need for local commercial services, and the appropriate extent and location of such services if they are desired;
- Appropriate land use designations, zoning districts and alternative techniques to guide orderly, timely development.
- Impacts of growth upon water supplies and sewerage.

### THE CONCEPT PLAN APPROACH

The "area concept plan," as developed here, is an innovation in the County's Long Range Planning Program. In the past, the County has contracted for preparation of an Alternatives Study by a private consultant. The Study would propose three or four development scenarios, but would usually center discussion on the moderate-growth alternative which was most consistent with the Goals and Objectives adopted for the particular community. After public review and modification, the County would typically select a variation of the moderate growth alternative as its preferred plan. This preferred alternative would serve as the basis upon which the draft area plan and environmental impact report would be prepared.

Experience has shown that with the help of the community, most of the features of the preferred alternative could be determined, to a large extent, without going all the way through the expensive and time-consuming alternatives study process. By considering the goals and objectives and the land use policies that the County has adopted in its overall General Plan and in previous area plans, and by soliciting community input and evaluating development opportunities and constraints as identified in a Master Environmental Assessment, a baseline concept plan can be offered that can serve as an initial draft for further evaluation and public review.

A unique aspect of the Richmond/Gold Run Planning Area that made it especially conducive to the concept plan approach was the extent to which the local community had already examined and addressed its own planning concerns. Following the Planning Commission's announcement in February 1987 that the Richmond/Gold Run Area Plan was underway, an ad hoc advisory planning committee formed, made up of planning area residents and property owners. Recommendations from the community, as presented to the County through the Committee, provided a good indication of local expectations for land use policies, community development and public services.

It is expected that there are a variety of opinions on what is needed to protect the "quality of life" that residents of the Richmond/Gold Run area have come to enjoy, as well as ideas on future development possibilities that may be compatible with the community character and resources of the area. This

variety of opinion is healthy and welcome as part of the public review process. In some cases, contrasting viewpoints have resulted in the consideration of reasonable alternative development scenarios in the EIR in order to help determine the most beneficial approach. In most cases, however, the community itself has shaped the land use designations and policies of this area plan through local discussion and early participation in formulating the Draft Area Plan.

## ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA), requires that a thorough environmental assessment be conducted for projects that have the potential to significantly impact the environment. In the case of a general or area plan, this assessment usually results in the preparation of an environmental impact report (EIR) since the area plan may result in a change in the existing or previously adopted land use pattern. In the case of Richmond/Gold Run, the existing land use plan was adopted in 1968 in the Lassen County General Plan.

The CEQA Guidelines (Section 15147a) indicates that the degree of detail appropriate in an EIR should correspond with the degree of detail involved in the activity for which the EIR has been prepared. The Guidelines provide an example for clarity:

... 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.

In other words, the approach for an EIR on an area plan is rather general as compared with an EIR for a specific development proposal since the document is itself general in approach. In many cases the area plan EIR may be adequate in addressing the environmental impacts of some future projects (usually small scale) which are consistent with the goals, policies and implementation measures of the area plan, thereby allowing consideration of a negative declaration; while in other cases additional environmental work, in the form of new or supplemental EIRs may be required to fully assess environmental impacts and, where necessary, propose mitigation measures for project specific environmental effects.

The Lassen County Planning Department has prepared a "Master Environmental Assessment" (MEA) for the Richmond/Gold Run Planning Area. The MEA includes an inventory of the physical and biological characteristics of the area, a general description of area resources, and a description of existing services and facilities.

The MEA provides reference information needed for developing an effective Area Plan. Maps indicating the location of safety hazards, resources and public services help identify development constraints and opportunities. This information is essential in the development of appropriate land use designations and policies. The MEA also functions as the environmental setting portion of the



Environmental Impact Report for the area plan.

The County has contracted with an environmental consultant to help refine the area plan and to prepare the EIR to comply with CEQA. The EIR will examine the potential environmental impacts of the proposed land use policies and will consider the effectiveness and adequacy of the plan's environmental protection measures.

## COMMUNITY PARTICIPATION

The Richmond/Gold Run area plan process was launched at a well attended public forum conducted by the Lassen County Planning Commission on February 24, 1987 at Richmond School. This forum gave the County an opportunity to hear the community's concerns regarding present and future planning issues, and gave the community an opportunity to learn about the area plan process including the legal requirements for General Plans, the County's advanced planning program, and the intention to prepare the Richmond/Gold Run Area Plan. A set of draft goals and objectives developed by the Planning Department was introduced for discussion.

After the February, 1987 forum, local residents and property owners formed the Richmond/Gold Run Area Advisory Planning Committee. The Committee met to study the planning issues of their community, including residential development, commercial and industrial development, agriculture, timber, wildlife, recreation, transportation and annexation. A "town meeting" was held on June 9, 1987 with forty-four persons in attendance. Votes were taken to clarify community attitudes on the planning issues identified by the Committee. The results of this survey were presented by the Advisory Committee to the Lassen County Board of Supervisors on July 14, 1987, and are included here as Appendix B.

The Committee's primary goal was expressed as follows:

... residents and property owners in the Richmond/Gold Run area wish to preserve the quality of life that has been enjoyed thus far in our community.

Toward that goal, the Committee made recommendations to the County, some of which are highlighted below:

1. A "basic premise," as identified in the Committee's report, was to plan for 100 percent growth during the planning period, assuming approximately 325 dwelling units at the time (Spring of 1987) and a 10- to 20-year projection for the plan. The members of the advisory committee felt that the community could absorb such a planned increase without substantial changes to the community's rural character. The 100 percent growth projection should be used as an overall guide to predict impacts and plan for future facilities/services, however, the emphasis for development should be on creative design and public services rather than the ultimate number of new parcels.

2. Higher density development (parcel sizes under five acres) is preferred close to the three main roads (i.e., Richmond, Gold Run and Wingfield). Larger parcels and decreasing density should be encouraged further away from these roads. No clear decision was made concerning clustered housing, although there was strong opposition to multi-family dwellings since the density would not be consistent with the community character, and might cause a greater demand on services and the environment than the area could accommodate. It was pointed out that this recommendation could encourage more "strip" type development along the major roads which could effect views and limit the potential for creative design. As indicated in #1 above, protection of the area's visual appeal should be a primary consideration in development. The community recognizes that some flexibility, including the potential for cluster development in some areas may be in their best interest.

3. There is concern about potential water and septic problems and general favor for consideration of community sewage and/or water systems.

4. Industrial and commercial development, except expansion of the golf course facility, is opposed. It seems clear that there is consensus in opposing new industrial and extensive commercial development, however, there are contrasting views on small scale neighborhood commercial, such as a convenience store.

5. Except for expansion of the golf course, the Committee tended to oppose public recreational development, including development of a ski area on Diamond Mountain, as proposed in the County's 1968 General Plan. Bike lanes, hiking and equestrian trails were preferred along public roads.

6. The Committee favored preservation of timber resources and agricultural lands and did not want non-agricultural uses encroaching upon agricultural uses to the point of interfering with agricultural operations.

7. The Committee felt a more comprehensive study of deer migration routes and critical habitat by the Department of Fish and Game was needed. Generally, residents enjoy having deer in the area and feel that deer and people can be compatible. The Department of Fish and Game has since completed a detailed study of the deer herd and it's range within the planning area. Habitat maps and migration routes are included in the area plan and the MEA.

8. They oppose annexation into the City of Susanville.

For a complete list of the Committee's recommendations, see Appendix B.

## PLANNING ISSUES AND GOALS

As expressed in the previous section on Community Participation, residents and property owners have recognized the need for and have shown a keen interest in developing pertinent long-term planning for the Richmond/Gold Run area.

Planning goals provide the principal direction for development of the area plan. They reflect both the County's and the community's interest in addressing the wide and diverse spectrum of planning issues prevalent in an area subject to substantial growth pressure, as is the Richmond/Gold Run planning area.

Many of the goals recommended for this planning area are goals that have been developed and used in previous County area plans. This "overlap" is important in order to maintain the comprehensive nature of the General Plan, as well as to maintain internal consistency among area plans and the county-wide general plan. Other goals are unique to the circumstances and issues of the Richmond/Gold Run community.

Adopted goals provide the basic direction for the plan, they also provide guidance for development along with other tools such as zoning, and should, therefore, be referred to faithfully, like a compass, in the planning process. Policies to be considered in the plan should be linked to the goals. Proposals and alternative proposals should be substantially weighed and judged by the degree to which they comply with the intent and direction of the goals.

### OVERALL GOALS:

1. Provide for an appropriate level of growth and ensure that development maintains or promotes the area's quality of life;
2. Ensure that development is consistent with the area's physical, scenic and social character and its capacity to support such development into the future.
3. Maintain the character of the area by emphasizing the importance of complimentary and creative design for subdivisions, structures and utilities; establishing and enforcing design standards through design review; and tying development to existing and proposed levels of public services.

### SPECIFIC GOALS:

The following issues have been identified by the Planning Department and the community as issues that should be addressed in the Richmond/Gold Run Area Plan. With each issue is a corresponding goal recommended to guide development of policies.

A. Land Use/Growth and Development

1. Issue: Land Use Compatibility

Goal: Ensure compatibility between land use types by providing for efficient and complimentary patterns of land use.

2. Issue: Energy Use

Goal: Promote conservative, efficient and cost-effective energy consumption.

3. Issue: Noise

Goal: Avoid conflict between noise producing and noise sensitive land uses.

4. Issue: Flood Hazard Areas

Goal: Protect public safety and reduce public costs by identifying and providing for suitable land use within designated flood plains.

5. Issue: Public Lands

Goal: Encourage public land management policies which will be consistent with the goals and objectives of the area plan.

6. Issue: Buildout Guidelines

Goal: Plan for a buildout of approximately 650-700 dwelling units within the 10- to -20 year planning period of this area plan.

7. Issue: Density

Goal: Due to concerns over septic systems and water quality, and the overall character of the area, establish density limits throughout the planning area.

8. Issue: Density (Mobilehome Parks and Multi-family Dwellings)

Goal: Accommodate mobilehome parks and multi-family uses by directing such uses to areas of the County already designated for such uses and having the community services to support high-density uses.

9. Issue: Industrial Uses

Goal: Direct industrial uses to areas of the County already designated for such uses and having the community services to support such development.

10. Issue: Commercial Uses

Goal: Commercial uses in the planning area, if allowed, should be limited to the small scale neighborhood needs of the community.

B. Public Services

1. Issue: Public Health, Safety and Welfare

Goal: Provide for the health, safety and welfare of all people affected by land use and public policies within the area plan.

2. Issue: Public Services

Goal: Locate, extend and phase community facilities and services, as needed, to provide for orderly development and economical use of resources; Ensure that the rate of growth is in proportion with the availability of adequate public services and facilities.

3. Issue: Sewage Disposal

Goal: Provide safe and environmentally sound methods of sewage disposal throughout the planning area, including existing development.

4. Issue: Special District Services

Goal: Promote the appropriate use, expansion and phasing of special district services to provide for orderly development and economical use of district resources.

5. Issue: Educational Facilities

Goal: Encourage School Districts in the provision of facilities to accommodate existing and future educational needs of the community.

6. Issue: Transportation

Goals: a) Provide for the safe and efficient circulation of traffic including non-motorized traffic (bicycles, pedestrians, etc.).

b) Establish a circulation pattern which will make maximum use of existing facilities; coordinate between public and private circulation; identify priority needs and establish a strategy for sequential transportation development in concert with existing and future land uses; construct new road ways in character with the rural community environment.

C. Environment/Natural Resources

1. Issue: Natural Resources

Goal: Maintain compatibility between the planning area's natural resources and the "built" environment.

2. Issue: Fish And Wildlife Resources

Goal: Maintain and wherever possible enhance fish and wildlife resources by protecting and improving habitats, and promoting compatibility between habitats and the "built" environment.

3. Issue: Natural Vegetation

Goal: Retain the area's natural vegetation to protect watershed, wildlife, fishery, timberland and scenic resources unique to the area.

4. Issue: Agricultural Lands

Goal: Protect agricultural lands from inappropriate conversion to non-agricultural land uses.

5. Issue: Water Resources

Goal: Protect ground and surface water quality and quantity.

6. Issue: Soils

Goal: Maintain the resource values and stability of the planning area's soils.

7. Issue: Air Resources

Goal: Protect and maintain the good quality of the planning area's air resources.

8. Issue: Scenic Resources

Goal: Protect the scenic and aesthetic values of the planning area by recognizing and protecting unique scenic features and by encouraging creative and complimentary land use patterns and design elements in development.

9. Issue: Natural Hazards (seismic, fire, unstable slopes, etc.)

Goal: Designate appropriate land uses and incorporate safety measures including building restrictions in areas of natural hazard potential.

D. Social and Cultural Resources

1. Issue: Recreation

Goal: Provide appropriate levels of public recreation opportunities and facilities and promote the use of areas with recreational potential without degrading the resource, nor infringing upon existing and future residential development.

2. Issue: Public Recreation Facilities

Goals: a) Encourage expansion of the golf course to 18 holes as the major public recreation facility in the planning area;

b) Facilitate development of well planned bike lanes and public hiking and equestrian trails along or within the boundaries of the public right of way. Other trails may be supported on public lands if safe and unintrusive access corridors can be established.

c) Remove the existing designation of a commercial ski facility on Diamond Mountain.

3. Issue: Cultural Resources

Goal: Protect the planning area's historic and archeological resources and encourage appropriate opportunities for public experience of these resources.



4. Issue: Annexation to City of Susanville

Goal: Respect the objection of planning area residents to being annexed by the City of Susanville (other than the City-owned golf course).

**SECTION TWO:**  
**AREA PLAN ELEMENTS**

**Environmental Safety**

**Natural Resources**

**Community Development**

## **ENVIRONMENTAL SAFETY**

**Flooding**

**Fire**

**Seismic / Geologic Hazard**

### Flood Hazards

Portions of the planning area on either side of Gold Run Creek are subject to periodic flooding. Map 2 shows the Special Flood Hazard Area designated by the Federal Emergency Management Agency Flood Insurance Rate Map. This designation indicates that the area is subject to inundation by 100-year flood events, but no base flood elevations have been determined (base elevations would need to be established by an engineer to determine floor elevations of structural improvements). At present there is very little structural development within the designated flood plain of Gold Run Creek.

### Fire Hazards

According to the California Department of Forestry and Fire Protection (CDF), the entire planning area lying west and south of Richmond Road is designated as a high fire hazard area.

Fire protection responsibilities are shared among three different agencies. Two small tracts, one in the vicinity of Diamond Peak and one in the southwest portion of the planning area are within a federal responsibility area; the majority of the developed portion of the area is within the Susan River Fire Protection District boundaries for structural fire protection; most of the planning area is within the State responsibility (CDF) area for wildland fire protection (with the exception of the agricultural lands located east and north of Richmond road which are local responsibility (Susan River FPD) for structural and wildland fires, and the federal responsibility areas previously identified).

Special concerns include greater structural and wildland fire hazards associated with residential development in the wooded and brushland tracts of the planning area.

There are developed tracts within the planning area with inadequate emergency ingress and egress. Specifically, these include the areas served by Amesbury Drive, Four Oaks Road, Circle Drive and Old Archery Road.

### Topographic and Geologic/Seismic Hazards

Topographic hazards are associated with the steeper slopes located west of Richmond Road, north of Gold Run Road and on Diamond Mountain. Potential hazards relate to erosion of the predominantly decomposed granite soils, and poor slope stability in areas of exposed moderate to steep cuts for roads, buildings, etc..

The California Department of Conservation, Division of Mines and Geology, in implementing the Alquist-Priolo Special Studies Zones Act of 1972, has delineated "Special Studies Zones" in areas of California where fault-related ground movement is likely to cause surface rupture causing damage to structures and threatening the safety of people in the area. There are Quaternary faults (activity within the last two million years) and Pre-Quaternary faults within the planning area, however, no historic faults (activity within the last 200 years) have been identified. There are no Special Studies

Zones within the Richmond/Gold Run planning area.

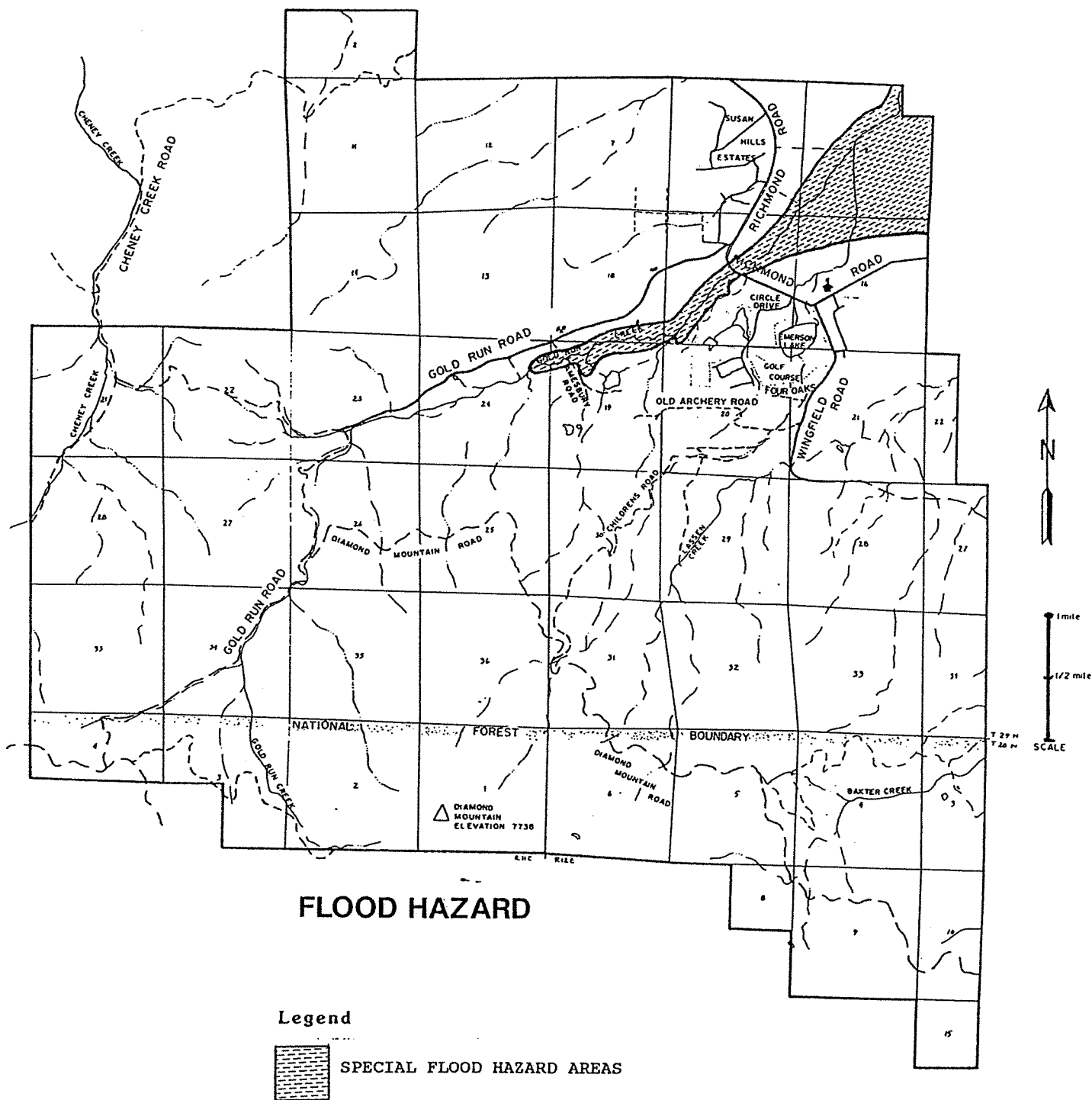
### **Policies**

- 1-A. No structural improvements or surface modification that would expose people or property to the danger of flood waters, nor any activity within or adjacent to the designated flood plain of Gold Run Creek (as depicted on the Flood Insurance Rate Map Community Panel 0975B effective September 4, 1987) that would substantially alter the direction or increase the flow of flood waters shall be allowed pursuant to the County's Flood Plain Ordinance.
- 1-B. The greatest proportion of future planning area growth should be directed to areas with slopes less than 15%; only limited development should be allowed in areas with slopes greater than 15%; strongly discourage all development in areas with slopes equal to or greater than 30%.
- 1-C. The County should develop grading and hillside development policies within a comprehensive grading ordinance.
- 1-D. Locate public buildings, public service facilities and public utilities away from areas with steep slopes and areas requiring substantial cut and fill for construction.
- 1-E. Avoid development downslope of areas determined to be susceptible to slope failure (e.g., landslide, debris flow, etc.).
- 1-F. Avoid development of structures along the trace of known Quaternary faults.
- 1-G. Fire protection agencies should establish "fuel reduction guidelines" for residential development in wooded areas.
- 1-H. New public standard roads should be constructed to mitigate existing inadequate emergency access situations in the areas served by Amesbury Drive, Four Oaks road Circle Drive and Old Archery Road (see Implementation #7 in the Circulation Section of this Plan).
- 1-I. Permanent dwellings are strongly discouraged in areas outside the boundaries of the Susan River Fire Protection District (or any successor thereto).
- 1-J. New subdivisions of five or more parcels, within high fire hazard areas, shall incorporate multiple access opportunities.

## Implementation

- 1-1. Areas within the designated flood plain of Gold Run Creek shall be zoned so as to regulate development of properties subject to potential flooding (e.g. "O-S" Open Space or "F" Flood Plain Combining District).
- 1-2. Request that the California Department of Forestry and Fire Protection (CDF) prepare a planning area specific assessment of fire hazard ratings to help identify areas where fuel reduction/thinning should occur, and provide more accurate data to be used in project reviews.
- 1-3. All development shall comply with the County's Fire Safety Ordinance 502.
- 1-4. The County shall develop comprehensive grading and hillside development ordinances addressing, but not limited to: maximum road grades, maximum height and angle of cut and fill slopes, erosion and sediment control standards and slope stabilization and revegetation standards.
- 1-5. No public roads, private access roads or driveways shall exceed the maximum grades established within the County Fire Safety Ordinance 502 and the County grading Ordinance.
- 1-6. All new development, including preparation of building sites and construction of access roads, driveways, etc., shall consider natural contours in its design and should avoid interrupting natural drainages, excessive grading, and removal of natural vegetation outside the immediate building site except as required for fire protection.
- 1-7. All construction shall conform to applicable state and local standards and codes for seismic safety.
- 1-8. New development projects should evaluate and where warranted mitigate potential for slope failure within and upslope of the project site.

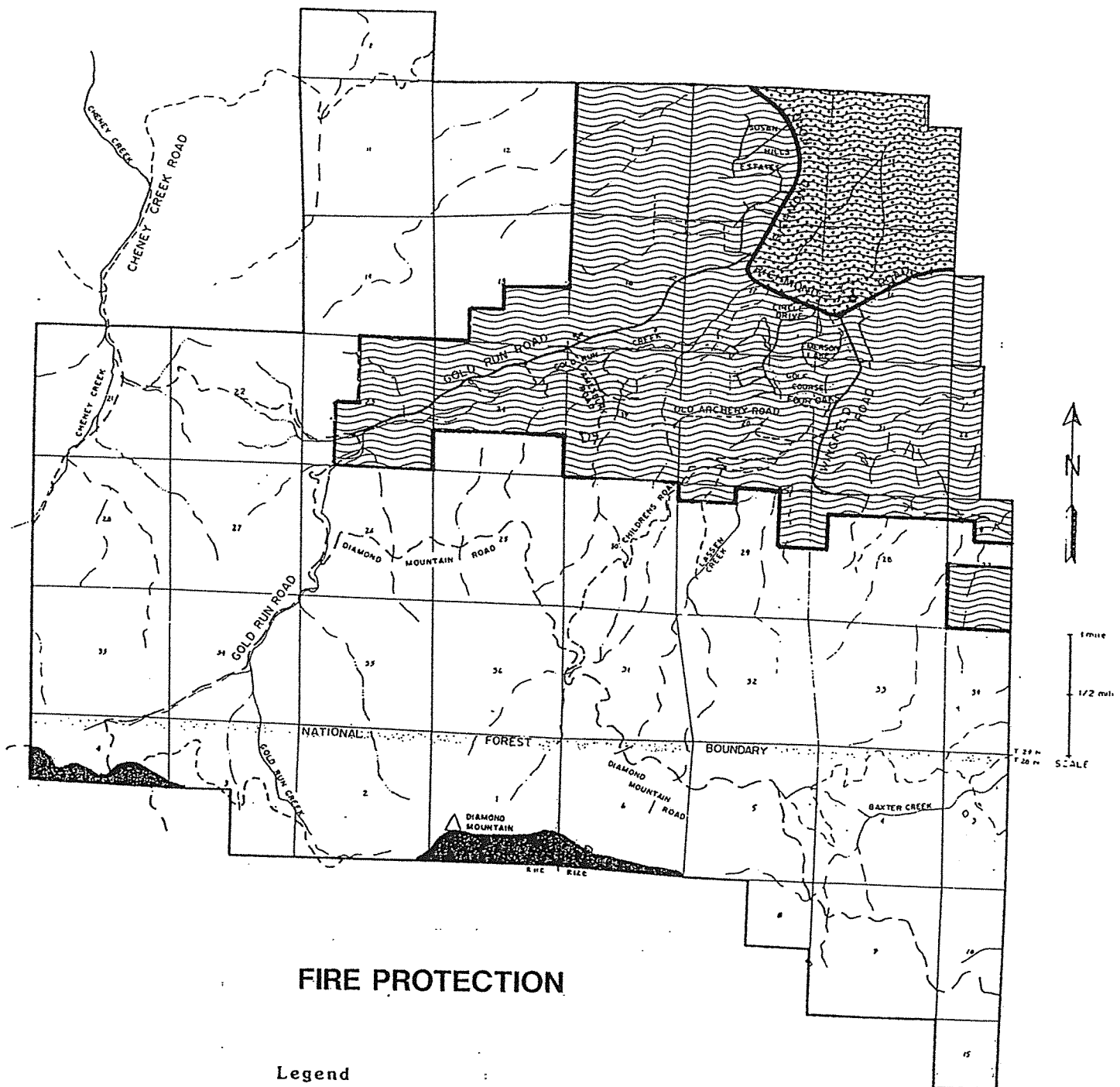
# RICHMOND/GOLD RUN PLANNING AREA



SOURCE: FEDERAL EMERGENCY MANAGEMENT  
AGENCY, FLOOD INSURANCE RATE  
MAP, LASSEN COUNTY, CALIFORNIA  
SEPTEMBER 4, 1987.

MAP 2

# RICHMOND/GOLD RUN PLANNING AREA



## FIRE PROTECTION

### Legend



SUSAN RIVER FIRE PROTECTION DISTRICT (STRUCTURAL)



LOCAL RESPONSIBILITY AREA (WILDLAND AND STRUCTURAL)



STATE RESPONSIBILITY AREA

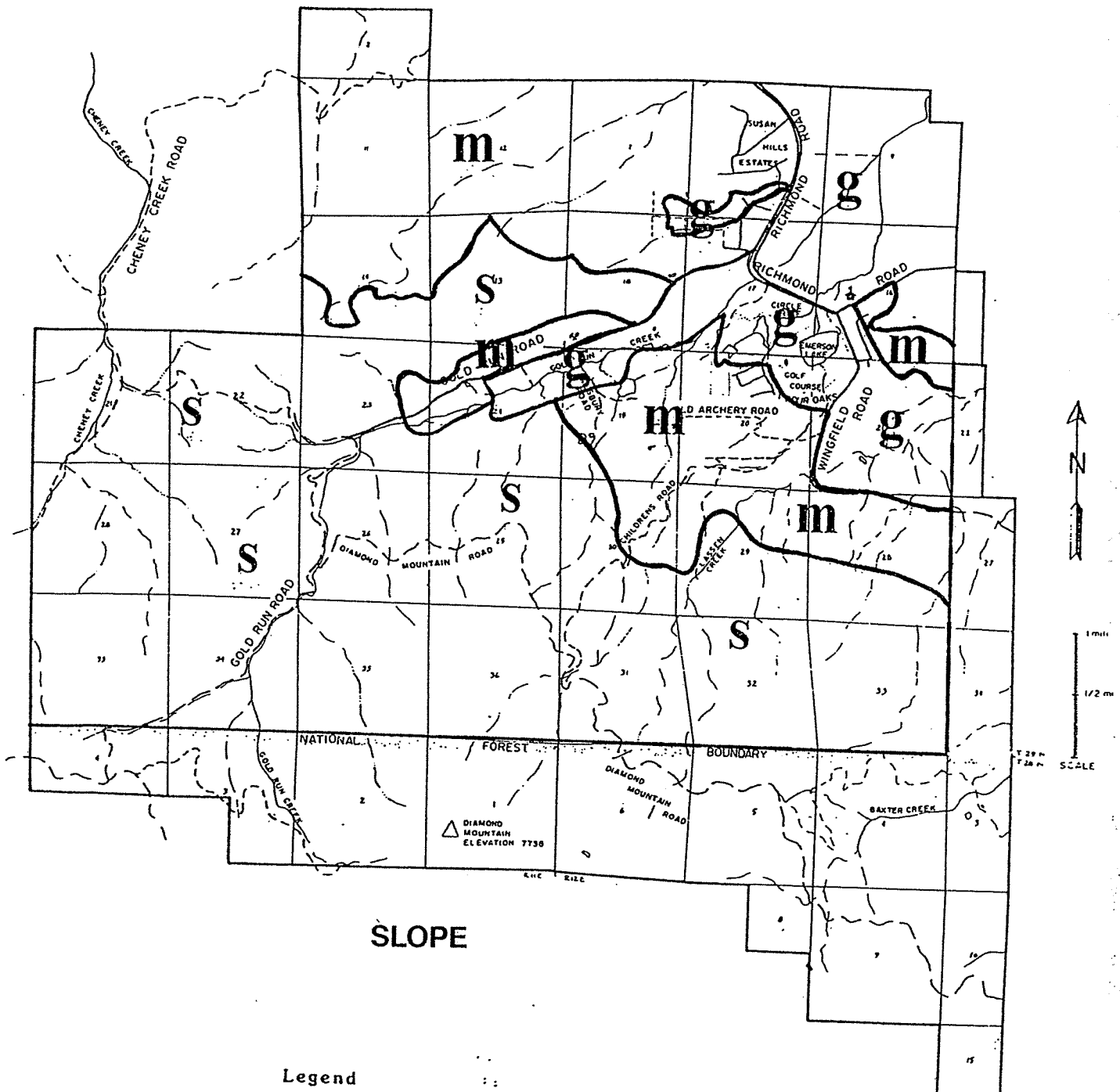


FEDERAL RESPONSIBILITY AREA

MAP 3



# RICHMOND/GOLD RUN PLANNING AREA.



## SLOPE

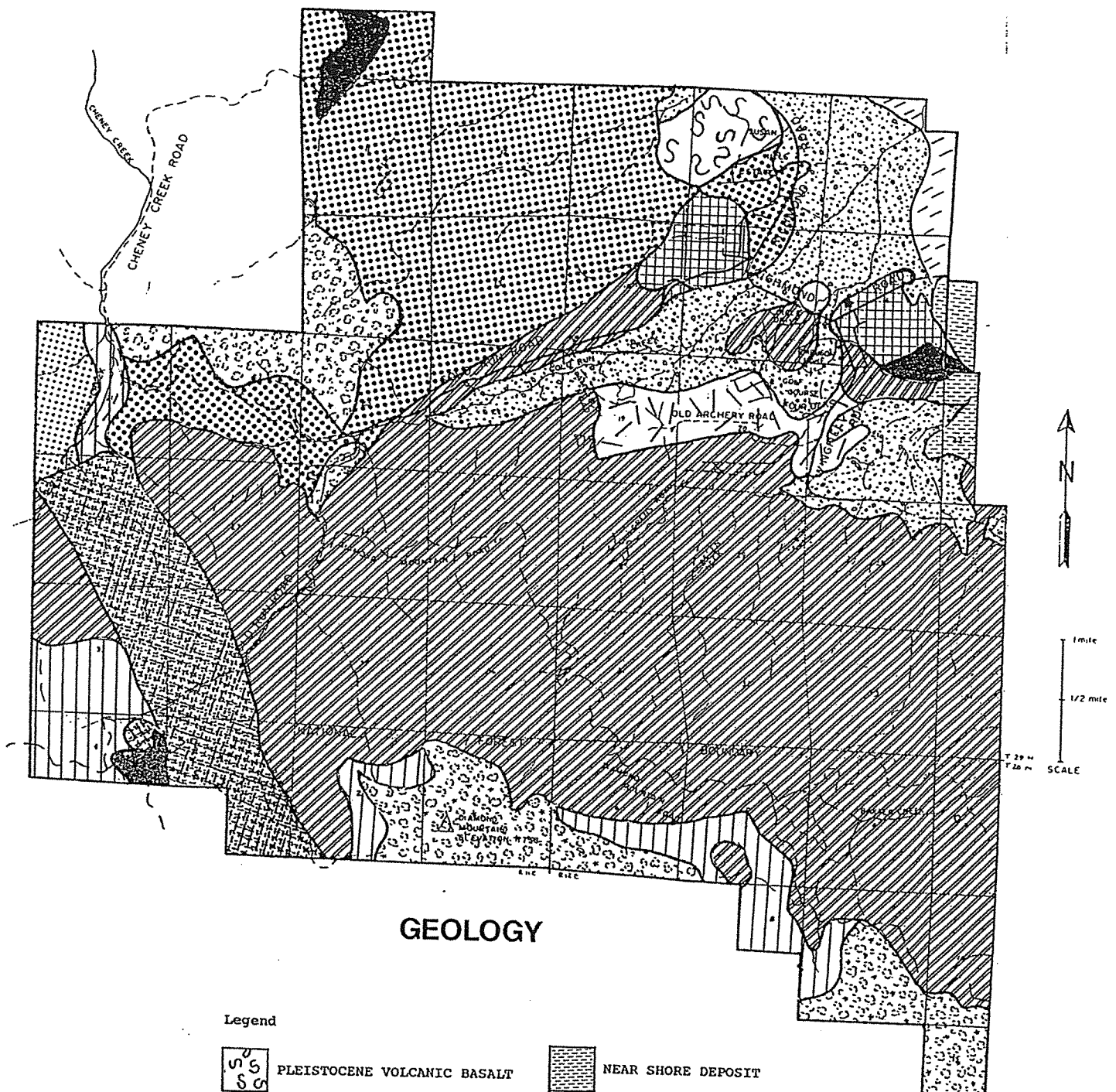
### Legend

#### GENERAL SLOPE

<b>g</b>	GENTLY SLOPING (0-9 PERCENT)
<b>m</b>	MODERATELY SLOPING (9-15 PERCENT)
<b>s</b>	STEEPLY SLOPING (15 PERCENT OR GREATER)

MAP 4

# RICHMOND/GOLD RUN PLANNING AREA



## GEOLOGY

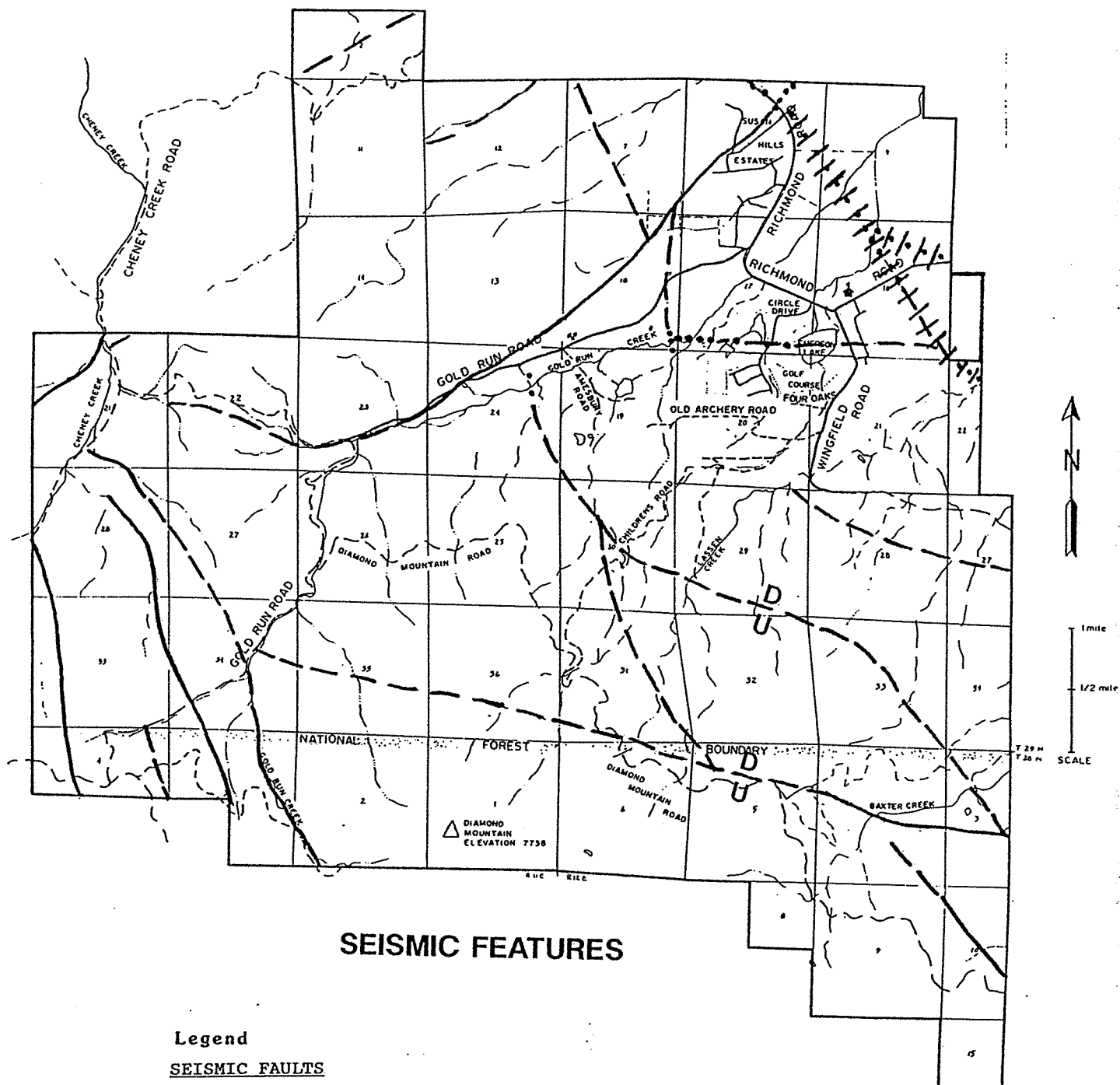
### Legend

	PLEISTOCENE VOLCANIC BASALT		NEAR SHORE DEPOSIT
	SIERRAN ANDESITE		SIERRAN PYROCLASTIC ROCKS
	GOLDRUN SANDSTONE		AURIFEROUS GRAVELS
	GRANITIC		BASIN DEPOSITS
	ALLUVIAL FANS		SIERRAN VOLCANIC ROCKS
	INTERMEDIATE ALLUVIUM		

Source: California Department of Water Resources, Bulletin 98, Northwestern Counties Ground Water Investigation, Feb., 1963. Plate 30.

MAP 5

# RICHMOND/GOLD RUN PLANNING AREA




## SEISMIC FEATURES

### Legend

#### SEISMIC FAULTS

DASHED WHERE APPROXIMATELY LOCATED,  
DOTTED WHERE CONCEALED "U" AND "D"  
DENOTES UPTHROWN AND DOWNTOWN  
SIDES RESPECTIVELY.

 QUATERNARY FAULT

 PRE-QUATERNARY FAULT

### Sources:

California Division of Mines and  
Geology, Fault Map of California,  
1975.

California Department of Water  
Resources, Bulletin 98, North-  
eastern Counties Ground Water  
Investigation, February, 1963.  
Plate 30.

## **NATURAL RESOURCES**

**Minerals and Geothermal**

**Air**

**Water**

**Agriculture and Range Lands**

**Timberlands**

**Wildlife and Natural Habitat**

**Cultural Resources**

**Public Lands**

**Aesthetic, Scenic and Acoustic Values**

## Minerals and Geothermal

The Susanville geothermal anomaly, located north of the planning area, is a fault-controlled interruption of the "normal" geologic structure allowing an accumulation of water in the range of 142 degrees Fahrenheit. The resource is concentrated in the southwestern portion of the City and is used by the City for residential and institutional space heating and the Roosevelt pool. The resource, and consequently its potential development, may extend into the planning area, however, no extensive investigation has been undertaken.

Mineral resources in the planning area include gold, which has been mined since the late 1800s in an area located between Lassen and Gold Run creeks known as the Diamond Mountain Mining District; and sand and gravel materials extracted primarily from the decomposed granite hills north of Gold Run Road.

Some public lands within the planning area, administered by the U.S. Forest Service and the BLM are open to mineral entry and claim location. It is believed, however, that the nature of the remaining gold deposits, if any, would require more sophisticated mining techniques such as cyanide heap leaching, which would generate environmental concerns in the area and would require extensive agency and public review.

### **Policies**

- 2-A. Ensure that development of energy resources or mineral extraction do not degrade air or water quality, nor adversely effect surrounding lands due to noise, dust, traffic, visual or other impacts.
- 2-B. Encourage use of resources such as solar energy and geothermal waters (if feasible and available) as efficient alternatives for domestic space and water heating.

### **Implementation**

- 2-1. All mineral extraction and energy development activities shall comply with County Ordinances and State law and shall be consistent with the County General Plan.
- 2-2. The County Zoning and Surface Mining Ordinances provide that all mining activities shall be reviewed for environmental impacts, land use, and reclamation plans.

## Air Resources

The Richmond/Gold Run Planning Area is located within California Air Basin No. 7, also known as the Northeast Plateau Air Basin. Air quality in the planning area is rated as good. The area is within the regulatory authority of the Lassen County Air Pollution Control District.

A substantial proportion of the planning area is within a basin and is therefore susceptible to temperature inversion conditions as cooler air settles to the surface, especially in the winter months of January through March. The coincidental use of wood burning stoves and the burning of pine needles, leaves, etc. at this time of year creates occasional periods of noticeable particulate pollution. Other pollution sources include dust from excavation operations, dirt roads, and fallow fields; smoke from wildfires; and vehicle emissions.

### **Policy**

- 3-A. Protect the planning area's existing good quality air resources.

### **Implementation**

- 3-1. The planning area is subject to all countywide air quality policies and regulations.
- 3-2. Where road paving is not required by County standards, new development should incorporate road materials and/or County approved surface treatments to minimize dust.
- 3-3. New development should incorporate solar designs, and/or other clean energy alternatives as they become available.

## Water Resources

The planning area lies within the Susan River/Gold Run Creek and Baxter Creek watersheds, which provide surface drainage into Honey Lake.

### **Surface Water**

The area's surface waters originate primarily from seasonal rains and melting snowpack on the Diamond Mountains, although several springs also contribute to the year-round flow of Baxter, Gold Run, Lassen and Hill creeks, as well as several man-made water courses. At the time this area plan was written, the area, as well as the rest of California, was entering its sixth consecutive year of drought conditions, reducing some area streams to intermittent rather than perennial flow.

Surface water quality is good, due in part to the relative absence of contaminant sources and the predominance of granitic geology along the water courses. There are several private reservoirs in the planning area, primarily on the south side of Gold Run Road, including the Emerson reservoir which is the centerpiece of the Emerson Lake Golf Course. All local reservoirs periodically dry up.

Gold Run Creek is the most substantial stream in the planning area and the only one with a Federal Emergency Management Agency (FEMA) designated flood plain. Gold Run flows generally northeasterly for approximately 9.5 miles before joining the Susan River 2.5 miles southeast of Susanville.

### **Policies**

- 4-A. Maintain surface water quality at or above existing levels.
- 4-B. Development shall not result in any net loss of riparian or wetland environments, and should, where feasible, include measures to enhance wetland and riparian environments.
- 4-C. Important riparian corridors and wetlands should be identified and mapped for reference in reviewing development proposals.
- 4-D. Protect identified wetlands and riparian corridors to prevent bank erosion, degradation of water quality, and loss of fishery and wildlife habitat.

### **Implementation**

- 4-1. New development involving or adjacent to lands with streams, wetlands and other drainages, shall include erosion control, special setbacks, building exclusions, or other appropriate measures to protect stream banks, water quality and habitat during and after construction. Where appropriate, protective restrictions shall be included in CCRs and/or deeds.

### **Ground Water**

Ground water quality and quantity varies within the planning area depending on location. The County Sanitarian has indicated that there are problems with potability in some locations -- at the foot of Diamond Mountain -- due to the presence of iron, manganese, sulfates, tannins, and other chemical, mineral and organic compounds; some can be successfully filtered out, and some cannot. It has been reported that some residents in the Old Archery/Childrens Road area are currently hauling clean water in for domestic supply. Furthermore, because of the dominance of granitic subsurface geology within the planning area (which does not provide adequate filtration), the potential for eventual contamination of ground water supplies from septic systems is substantial.

Most wells in the planning area produce adequate quantities of water for domestic use. There are areas, however, particularly around the golf course and the Old Archery Road tracts where residents have experienced significant drawdown and, in some cases, have had to drill one or more new wells. The water quantity and quality problems cited above are exacerbated by the recent years of drought.

## **Policies**

- 5-A. Protect and maintain ground water quality and quantity by encouraging conservation and appropriate water use.
- 5-B. Protect the public health and safety by requiring proof of adequate water supply and septic suitability for new construction, and requiring community water and/or sewage disposal systems for new and existing development where and when warranted.
- 5-C. Protect ground water recharge areas (uplands west of Susan Hills Estates, and north slopes of Diamond Mountains) from development and activities that would interfere with their critical watershed functions.
- 5-D. Applications for well permits should be accompanied by applications for septic (where allowed) and building permits, unless the well is a bona fide agricultural well or is a test well in an area of questionable water quality as identified by the County Sanitarian.
- 5-E. New wells associated with new land divisions or other development shall not substantially impact upon existing domestic wells in the vicinity. A substantial impact would be a long term reduction of water quantity or quality to a level below established County Health Department standards for domestic use. This policy shall apply in areas designated for residential development and is not intended to limit agricultural wells in designated agricultural areas.

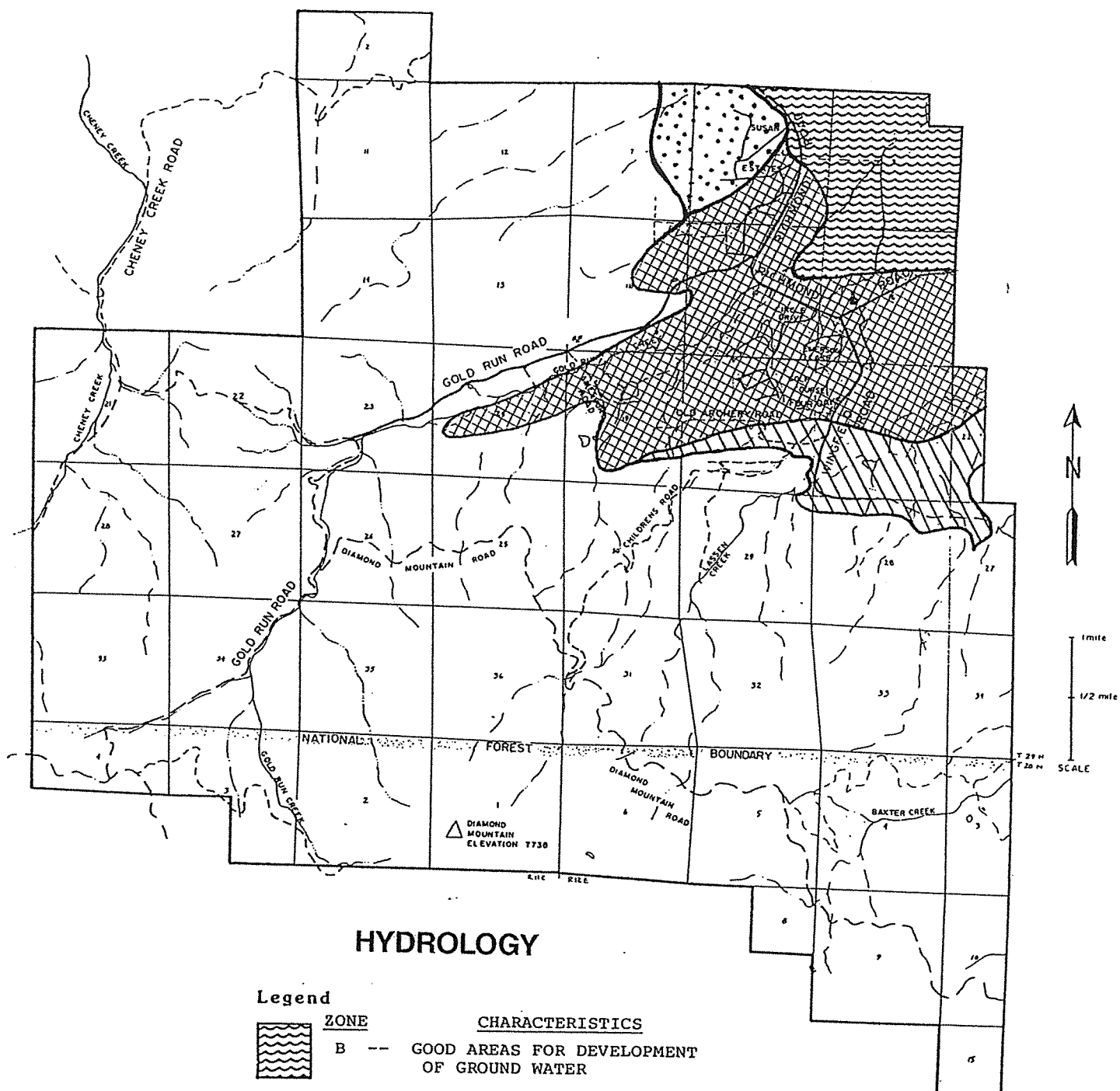
## **Implementation**

- 5-1 On lands where water supply and/or long term septic suitability is in question, as identified by the County Sanitarian, the County may require site-specific well reports, soils analysis and engineer's reports on suitability for disposal of bulk septage or individual septic/leachfield systems, as well as an assessment of ground water contamination potential prior to approval. The County Sanitarian shall be the primary source for determinations on water supply and septic suitability, in association with the Lahontan Regional Water Quality Control Board and the Natural Resources Conservation Service as needed.







- 5-2     Require site-specific water supply evaluation of groundwater quality and quantity as required by the appropriate County Department(s), prior to final approval of subdivisions and parcel maps.
- 5-3     To ensure public health and to avoid costly construction in areas of questionable water quality, require proof of water quality prior to consideration of construction permits.
- 5-4     Request that the County Sanitarian provide information and maps identifying areas of questionable water quality. These maps will be used in determining the need for pre-permit water testing.
- 5-5     New development should incorporate water-saving design features or measures to avoid or mitigate potential impacts on water resources. Examples of design features include drought-resistant landscaping and infiltration basins for runoff from impervious surfaces such as paved roads, driveways, etc. during and after construction activities.

# RICHMOND/GOLD RUN PLANNING AREA.



## HYDROLOGY

### Legend

ZONE	CHARACTERISTICS
	B -- GOOD AREAS FOR DEVELOPMENT OF GROUND WATER
	C -- FAIR AREAS FOR DEVELOPMENT OF GROUND WATER
	D -- POOR AREAS FOR DEVELOPMENT OF GROUND WATER
	UPLAND RECHARGE AREA

MAP 7

Source: California Department of Water Resources, Bulletin No. 98, Northeastern Counties Ground Water Investigation, 1962. Plates 31 & 32.

## Agriculture and Rangelands

Soils within the planning area vary considerably in terms of agricultural value. Crop production and prime grazing is restricted to the valley floor along Gold Run Creek, the area east and north of Richmond Road and the area east and north of Wingfield Road. Soils in these tracts range from Class II to Class VII according to the Natural Resources Conservation Service Land Capability survey of the planning area (refer to the MEA Soils section) and offer agricultural potential ranging from good to severely limited. Timber is produced on the mountain slopes above the valley.

The Community's agricultural lands add substantial value to the planning area beyond the commodities produced, and help to define the community character. These lands contribute to the area's open pastoral setting and provide wildlife habitat, resource conservation and visual values, all of which are important resources. The County and the community recognize the need for balance between resource protection and provision of housing and public services.

Protection of good agricultural soils and viable agricultural operations is desirable and is a goal of this area plan. This plan does, however, recognize that because of soils constraints and concurrent limits on available space, some of the agricultural land in the area, particularly lying south of Gold Run Road, along the "upper" Gold Run Creek drainage, may not be able to sustain agriculture as the principal land use in the long run. Still, the conservation and protection of agricultural lands in the planning area, and the orderly and gradual conversion of marginal agricultural lands, are the basis for the agricultural policies in this area plan.

### **Policies**

- 6-A. Encourage agriculture as the primary land use on lands having the most suitable soils for crop and livestock production.
- 6-B. Crop and range land, capable of long term production, should be maintained in its present parcel density for its economic importance, contribution to the community character and environmental and wildlife values.
- 6-C. Non-agricultural development proposed adjacent to existing crop and range lands where agriculture is the primary land use, shall comply with the County Fencing Ordinance 492; it shall be the non-agricultural developer's responsibility to incorporate building setbacks, natural vegetative screens or other buffer measures adequate to mitigate potential land use conflicts resulting from noise, odors, dust, spray, etc. associated with adjacent agricultural operations.
- 6-D. Development standards addressing resource values, open space, design, site amenities, etc. shall be established for lands with secondary zoning of Planned Unit Development, and lands

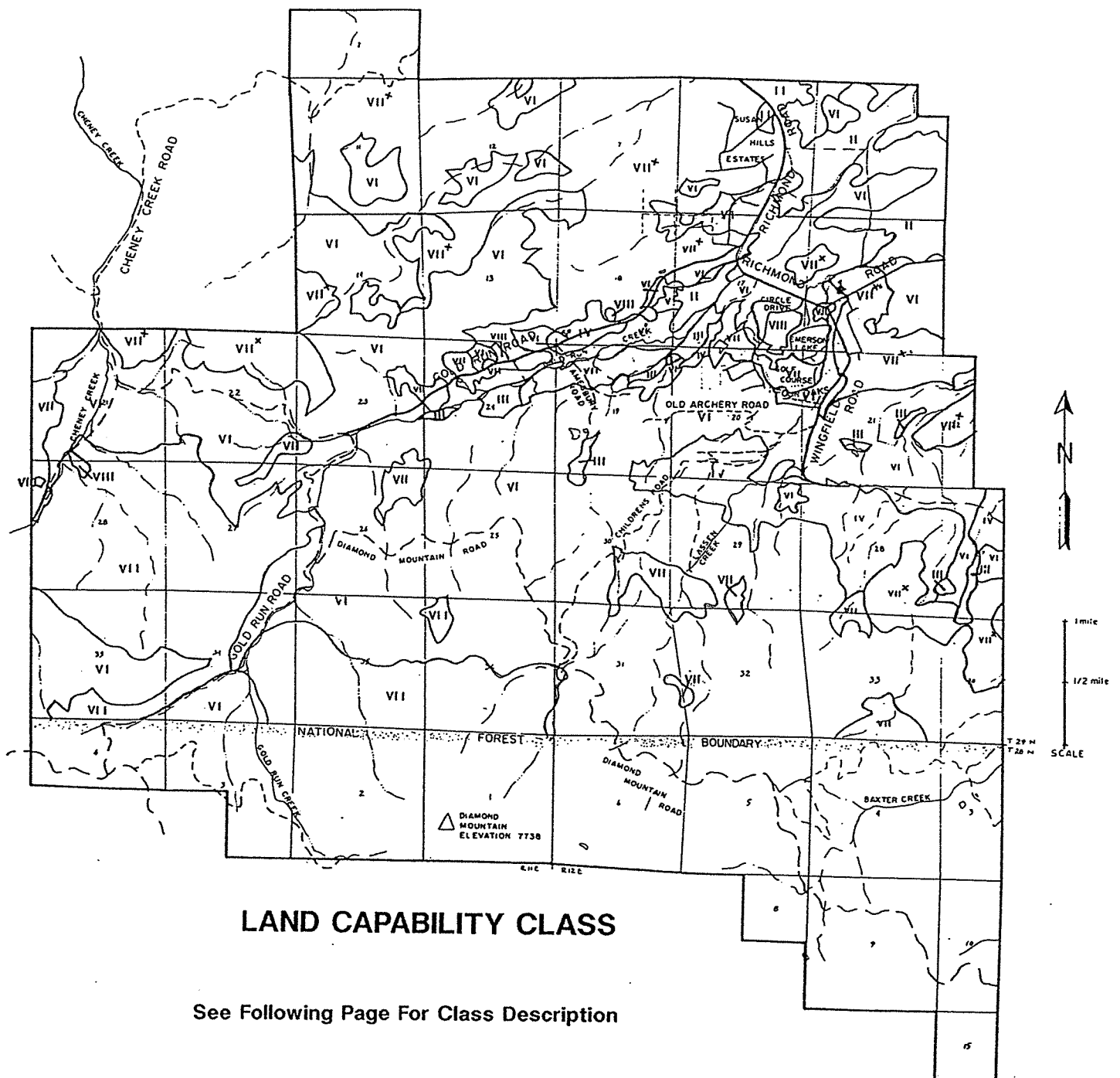
designated Planned Unit Development prior to any non-agricultural development.

- 6-E. Allow economic diversification on agricultural lands where the secondary use is complimentary to agriculture, clearly subordinate to the agricultural use, non-adversely impacting on the agricultural operation or surrounding lands, and intended to supplement and support the viability of the principal agricultural use of the land. A typical secondary use would be a Bed and Breakfast/guest ranch establishment associated with a ranch operation.
- 6-F. The division of lands designated in this plan and zoned for agriculture, for non-agricultural development, is not consistent with this area plan. This does not apply to circumstances related to agricultural operations (e.g., segregation of homesites) or limited, agriculture-related economic diversification proposals.
- 6-G. This plan recognizes the "open range" policy of Lassen County which applies to all unincorporated lands within its boundaries.

#### **Implementation**

- 6-1. Designate the agricultural areas east and north of Richmond Road and east and north of Wingfield Road "Agriculture" and zone "A-3 Agriculture" or "E-A Exclusive Agriculture." For qualifying agricultural lands, encourage inclusion in an "A-P Agricultural Preserve" Combining District.
- 6-2. Where not in conflict with existing agricultural preserve contracts or other binding agreements, consider zoning up to 10 acres constituting a designated ranch headquarters within designated agricultural lands to U-C-2, to allow for agriculture-related economic diversification opportunities.
- 6-3. When a new development project is proposed, the County shall determine if the lands are adjacent to agriculturally designated lands and thereby subject to the perimeter fencing requirements of Ordinance 492.
- 6-4. For lands with PUD as the secondary zoning, and lands designated Planned Unit Development, development standards shall be established through development agreement(s), planned development permit(s) or other binding agreement(s) prior to approval of development proposals.

RICHMOND/GOLD RUN PLANNING AREA.



Source: U.S. Department of Agriculture,  
Soil Conservation Service, Susanville,  
CA: Feb 1988.

## MAP 8

CF-CONS.-214  
March 1970

# THE LAND CAPABILITY CLASSIFICATION

The capability classification is a practical grouping of soils. Soils and climate are considered together as they influence use, management, and production on the farm or ranch.

The classification contains two general divisions: (1) Land suited for cultivation and other uses, and (2) land limited in use and generally not suited for cultivation. Each of these broad divisions has four classes which are shown on the map by a standard color and number. The hazards and limitations in use increase as the class number increases. Class I has few hazards or limitations, or none, whereas Class VIII has a great many.

## LAND SUITED FOR CULTIVATION AND OTHER USES

<b>CLASS I</b>	Soils in Class I have few or no limitations or hazards. They may be used safely for cultivated crops, pasture, range, woodland, or wildlife.
<b>CLASS II</b>	Soils in Class II have few limitations or hazards. Simple conservation practices are needed when cultivated. They are suited to cultivated crops, pasture, range, woodland, or wildlife.
<b>CLASS III</b>	Soils in Class III have more limitations and hazards than those in Class II. They require more difficult or complex conservation practices when cultivated. They are suited to cultivated crops, pasture, range, woodland, or wildlife.
<b>CLASS IV</b>	Soils in Class IV have greater limitations and hazards than Class III. Still more difficult or complex measures are needed when cultivated. They are suited to cultivated crops, pasture, range, woodland, or wildlife.

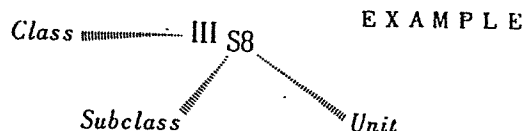
## LAND LIMITED IN USE--GENERALLY NOT SUITED FOR CULTIVATION

<b>CLASS V</b>	Soils in Class V have little or no erosion hazard but have other limitations that prevent normal tillage for cultivated crops. They are suited to pasture, range, woodland, or wildlife.
<b>CLASS VI</b>	Soils in Class VI have severe limitations or hazards that make them generally unsuited for cultivation. They are suited largely to pasture, range, woodland, or wildlife.
<b>CLASS VII</b>	Soils in Class VII have very severe limitations or hazards that make them generally unsuited for cultivation. They are suited to grazing, woodland, or wildlife.
<b>CLASS VIII</b>	Soils and land forms in Class VIII have limitations and hazards that prevent their use for cultivated crops, pasture, range, or woodland. They may be used for recreation, wildlife, or water supply.

Capability classes are divided into subclasses. These show the principal kinds of conservation problems involved. The subclasses are: "e" for erosion, "w" for wetness, "s" for soil, and "c" for climate.

Capability classes and subclasses, in turn, may be divided into capability units. A capability unit contains soils that are nearly alike in plant growth and in management needs.

The units are: "1" erosion hazard; "2" wetness problems; "3" slowly permeable subsoil; "4" coarse texture, low water-holding capacity, "5" fine textures, tillage problems; "6" salinity or alkali; "7" cobbly, rocky, or stony; "8" root zone limitation, bedrock, or hardpan; "9" low fertility, acidity, or toxic properties; and "0" very coarse textured substratum.



## Timberlands

There are several thousand acres of productive timberland within the planning area, primarily in the south half. Much of the forest lands are in public ownership and are managed for timber harvest as well as recreation, grazing and other beneficial uses by the U.S. Forest Service and the Bureau of Land Management. Most private timberlands actively managed for timber production are zoned Timber Production Zone (TPZ).

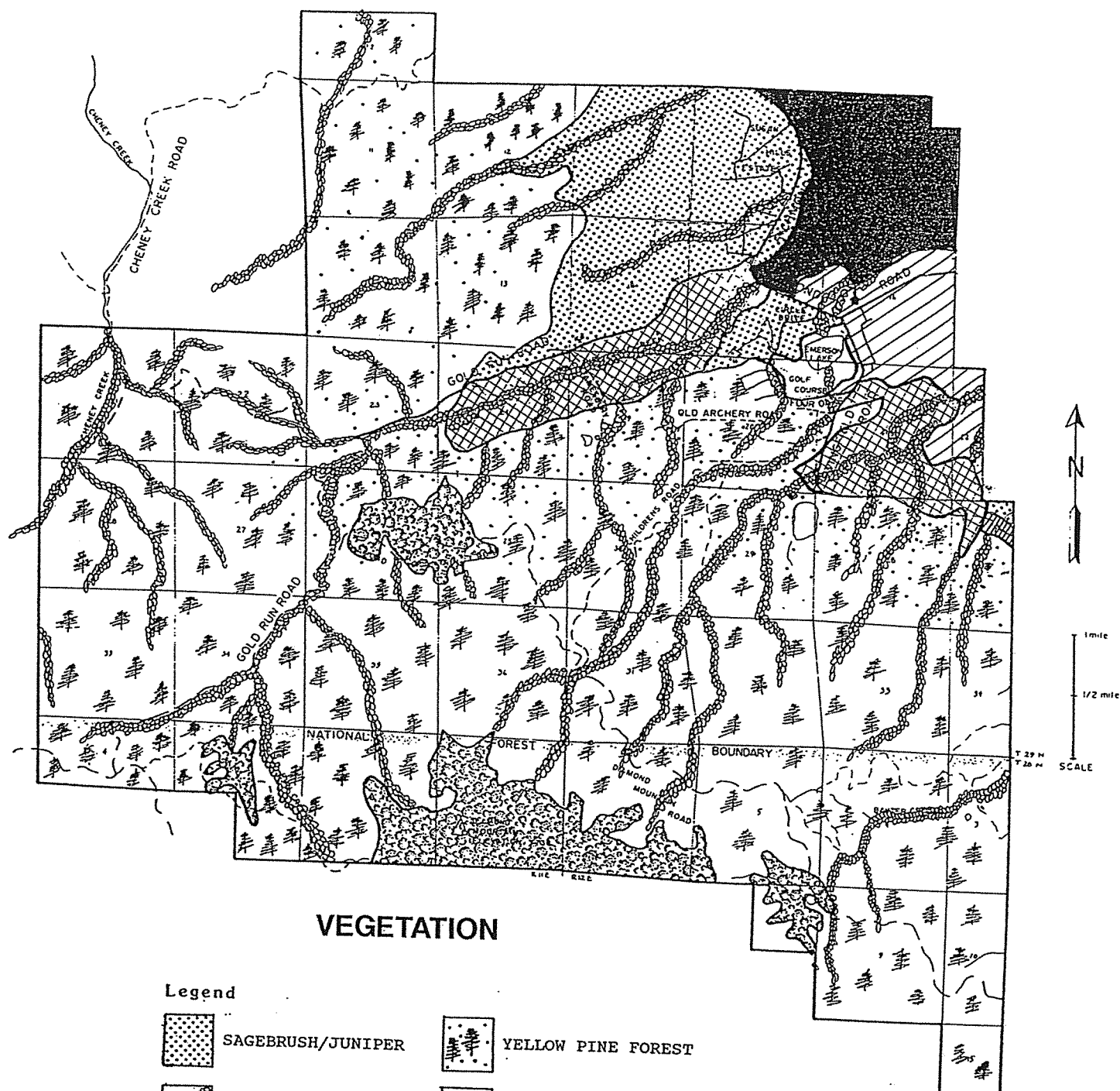
### **Policies**

- 7-A. Designate timber resource lands "General Forest Environment."
- 7-B. Limit development on managed timber producing lands to low intensity uses such as non-commercial seasonal recreation or controlled grazing, which do not diminish the productivity or watershed and habitat value of the land.
- 7-C. Discourage open surface mining in forested areas.

### **Implementation**

- 7-1. Zone public lands consistent with surrounding similar private lands.
- 7-2. Lands currently zoned Timber Production Zone (T-P-Z), should remain "T-P-Z." Private timber resource lands designated "General Forest", and not currently zoned "T-P-Z" should be zoned "T-P-Z" or "Upland Conservation" (U-C).

# RICHMOND/GOLD RUN PLANNING AREA



## VEGETATION

### Legend

	SAGEBRUSH/JUNIPER		YELLOW PINE FOREST
	RIPARIAN		MIXED CONIFER FOREST
	MEADOWS/GRASSLANDS PASTURES		MONTANE SHRUB
	OAK BRUSH		CULTIVATED LANDS

MAP 9



## Wildlife and Natural Habitat

The planning area supports a wide variety of plant and animal species, and contains habitat of critical value to wildlife. Although there are no known rare or endangered plant species, several rare or endangered birds and mammals have either been observed in or are suspected to occur within the planning area. Table 1, prepared by the Department of Fish and Game, lists the birds and mammals of the planning area and indicates their status.

It is a goal of the community, and therefore of this area plan, to manage the planning area for compatibility between the area's natural resources -- including wildlife and its habitat -- and development. Recent studies demonstrate the advantages and disadvantages of various land use planning practices in terms of promoting wildlife/habitat stability while accommodating development. The most applicable guidelines relating to the Richmond/Gold Run area with regard to achieving the desired compatibility include: a) consolidate protected habitat areas; b) provide access passageways (migration corridors) between separated habitat areas; and, as has been used successfully in other parts of the County, incorporate an "NH" Natural Habitat Combining District in areas of high habitat value.

### **Policies**

- 8-A. Encourage residential development on lands with the least wildlife and habitat sensitivity.
- 8-B. Where development upon lands of high sensitivity is proposed:
  - a) Limit development to low intensity and low density uses.
  - b) Protect as much of the affected natural resource as possible by consolidating adjoining habitat areas; designating building sites and/or building exclusion areas on developing lands; requiring development agreements addressing the resources of concern; and/or incorporating specific restrictions on the land relating to fencing, vegetation removal, grading, etc.
- 8-C. Riparian areas and wetlands should be protected for wildlife habitat and water resource values.
- 8-D. Protect critical deer migration corridors connecting summer and winter habitat areas within the planning area and between the planning area and adjacent portions of the County.
- 8-E. Encourage public awareness and involvement in the preservation and conservation of wildlife and habitat.

## **Implementation**

- 8-1. Implementation of wildlife/habitat policies will be substantially accomplished by following the land use designations and density guidelines contained in this area plan.
- 8-2. Since riparian areas and wetlands serve as important wildlife habitat as well as critical water resource "buffers," the implementation measures contained in the Water Resources section of this plan shall also apply here.
- 8-3. Development proposals allowed by this plan, on lands containing high value habitat as shown on maps 10 and 11, shall be accompanied by comprehensive development plans for the effected property. Said plans shall include maps showing areas of proposed development and areas of proposed building exclusion, as well as text describing proposed development guidelines addressing resource protection. Where impacts to wetlands, riparian areas, or other valuable habitat are unavoidable, mitigation should be coordinated with the appropriate responsible and/or trustee agencies and should be included in the development plan.

## **Rare And Endangered Species**

As previously indicated, there are no known rare or endangered plant species within the planning area, although some as yet undiscovered species may exist.

Several species of birds and mammals have been observed in the planning area or are suspected to occur within the area based on the presence of suitable habitat. These species are listed in Table 1, which was prepared by the Department of Fish and Game.

## **Policy**

- 9-A. Land use and development shall not impair any rare or endangered plant or animal species or their habitat.

## **Implementation**

- 9-1. Request that the State provide maps to the County identifying known and potential habitats of rare and endangered species on a County-wide basis. These maps should be updated as needed using the resource information provided by the administering responsible and trustee agencies (California Dept. of Fish and Game, California Native Plant Society, etc.).
- 9-2. Review project proposals for conformance with rare and endangered species and habitat protection policies and laws.

- 9-3. For development proposals on or adjacent lands identified by the State as critical habitat for rare or endangered species, the County will require development plans or development agreements incorporating specific measures for preventing and/or mitigating adverse impacts to rare and endangered species and their habitat. All land uses in these areas must comply with applicable state and federal endangered species laws.

### **Fishery Resources**

Gold Run, Baxter and Chaney creeks are identified as fishery streams. During years of adequate water flow, these creeks support rainbow, brook and brown trout, speckled dace and Tahoe sucker, and mosquito fish. Brown bullhead, green sunfish, bluegill and largemouth bass may be found in lower stretches. Several small reservoirs in the planning areas also sustain fish populations when water levels are high enough. The most prominent is Emerson Lake, at the golf course, where crappie, large mouth bass and brown bullhead are common.

Protection of riparian areas is essential for the maintenance of planning area fisheries. Streamside vegetation provides shade which prevents warming of stream waters, provides filtration of overland runoff before it enters the stream, and helps to stabilize stream banks. Insects attracted to streamside vegetation are a valuable food source for fish. As noted in other sections of this area plan, riparian vegetation also provides critical deer fawning habitat.

### **Policy**

- 10-A. Encourage land owners and local sports groups to coordinate with the State Department of Fish and Game to re-establish and maintain the fishery resources of Gold Run Creek.

### **Implementation**

- 10-1. Protection of the planning area fisheries coincides with the protection of planning area water resources and wildlife/habitat. Therefore, the policies and implementation measures developed for water resources, wildlife and habitat also apply to planning area fisheries.

# TABLE 1

## WILDLIFE OF THE RICHMOND/GOLD RUN PLANNING AREA

### Threatened and Endangered:

(Birds)	Bald Eagle (state and federal endangered)
	Swainson's Hawk (state threatened)
	Greater Sandhill Crane (state threatened)
	Great Gray Owl (state threatened)
(Mammals)	Sierra Nevada Red Fox (state threatened)
	Wolverine (state threatened)

### Species of Special Concern:

(Birds)	Merlin	Yellow Warbler
	Willow Flycatcher	Yellow-Breasted Chat
	Double-Crested Cormorant	Goshawk
	Northern Harrier	Sharp-Shinned Hawk
	Osprey	Cooper's Hawk
	Spotted Owl	Golden Eagle
	Short-Eared Owl	Prairie Falcon
	Bank Swallow	California Gull
(Mammals)	Sierra Nevada Snowshoe Hare	
	Fisher	
	Badger	
(Mammals - non-game)	Mountain Lion	Porcupine
	Yellow-Bellied Marmot	Marten
	Short-Tailed Weasel	Long-Tailed Weasel
	-Many species of small mammals such as gophers, mice, voles, woodrats, chipmunks, and bats.	
(Mammals - game)	Black Bear	Black-Tail Deer
	Mule Deer	Cottontail Rabbit
	Black-Tail Jackrabbit	Gray Squirrel
	Douglas Squirrel	Snowshoe Hare
(Mammals - furbearing game)	Muskrat	Mink
	Beaver	Raccoon
	Striped Skunk	Badger
	Bobcat	Coyote
(Birds - game)	California Quail	Mountain Quail
	Blue Grouse	Ring-Necked Pheasant
	Mourning Dove	
(Waterfowl)	Canadian Goose	Green-Winged Teal
	Mallard	Cinnamon Teal
	Pintail	Ring-Necked Duck
	Gadwall	Lesser Scaup
	Widgeon	Redhead
	Northern Shoveler	Ruddy Duck
	Canvasback	Bufflehead Duck

## Deer Migration Corridors and Critical Habitat

The wildlife resource of greatest public concern within the planning area and the region, is the Bass Hill sub-herd of the Doyle deer herd. This sub-herd is composed of black-tailed and mule deer with an estimated population averaging 3,000 deer. These deer are both resident and migratory and occupy a winter range of approximately 11,670 acres within the planning area (about 44% of the total planning area). Approximately 5,200 acres are identified by the Department of Fish and Game as "critical" winter range habitat. These critical habitat areas are located adjacent to Richmond and Wingfield Roads, and throughout and around the Susan Hills Estates. Map 10 depicts the Bass Hill sub-herd winter range including areas of critical habitat. It has been noted that a growing number of "deer proof" perimeter fences within the planning area are beginning to impair seasonal migration and the ability of deer and other wildlife to access suitable habitat.

Virtually all of the planning area is considered to be deer summer range since approximately 50 percent of the Bass Hill sub-herd are resident deer. Critical summer range consists of riparian corridors, as well as mixed brush, Aspen and meadow complexes throughout the planning area, which serve as fawning habitat.

### Policies

11-A. Maintain the viability of the Bass Hill sub-herd by:

- a. Restricting construction within identified migration routes of the sub-herd to allow corridors of undisturbed land between development(s).
- b. Maintaining the integrity of high value habitat as shown on map 10 for resident and migratory deer.

11-B. Require new residential development within or adjacent to high value deer habitat to incorporate habitat protection measures, such as infilling, clustering, retention of natural vegetation and limits on perimeter fencing.

11-C. Support deer habitat improvement wherever feasible.

11-D. The County shall rely primarily on deer resource information and maps provided by the Department of Fish and Game to determine valuable and critical deer habitat, as well as to delineate deer migration routes.

11-E. Unless necessary for agricultural operations or as otherwise required, perimeter fencing is discouraged throughout the planning area. "Deer proof" fences should be limited to the immediate yard and garden area of a lot. Necessary perimeter fence (such as that required for agriculture or as required by County Ordinance 492) should be constructed to allow deer

to pass. Safe alternatives to fencing (such as borders of plants less palatable to deer) are encouraged.

- 11-F. In areas designated for residential or other non-agricultural land use, natural vegetation should be retained to the maximum extent possible. Removal of natural vegetation should be limited to the immediate area surrounding the homesite, accessory structures, and as needed for compliance with fire safety regulations.

### **Implementation**

- 11-1. Review development proposals for conformance with wildlife and habitat protection policies during the environmental initial study phase of a project to identify impacts to deer and develop appropriate mitigation to be incorporated into the project design.
- 11-2. Areas containing valuable deer habitat should be zoned A-3 Agriculture, Exclusive Agriculture (E-A), Upland Conservation (U-C), Timber Production Zone (TPZ) or other appropriate districts, as indicated in the Land Use Section of this area plan. The large parcels associated with these zoning districts are necessary to maintain low development intensity/density. Flexibility from the strict application of the parcel sizes indicated in the zoning provisions may be considered in association with a Planned Development Permit where so designated. The ultimate density of development may not exceed that specified in the density limits section.
- 11-3. Provide for protection of critical deer habitat and migration corridors through zoning, development agreements, conservation easements, and other legally binding instruments.
- 11-4. Where the zoning allows, encourage "clustered" homesites contiguous with existing development leaving larger parcels or parts of parcels undeveloped; and/or establish carefully selected homesites (with guidance from the County and responsible agencies) within larger parcels to enhance the land values while leaving undisturbed habitat between building sites.
- 11-5. The County shall address standards for maintenance of natural vegetation within the grading ordinance.
- 11-6. The community may request that the County develop and adopt regulations to enforce fencing provisions.




- 11-7. In areas implementing "Planned Development" or parcel density averaging, require long term protection of wildlife habitat and migration corridors through mechanisms such as:
- a. Deeding undeveloped land to a Land Trust;
  - b. Establishing wildlife and other conservation easements, or special use exclusion areas through the "NH" Natural Habitat, or "O-S" Open Space zoning;
  - c. Allowing reduced standards for access roads (as allowed by local statutes) for development projects featuring clustered housing or very low density designs.
- 11-8. In areas with the "NH" Natural Habitat Combining District, review plans for new development, including building permits, to ensure compliance with the wildlife and natural habitat policies and development standards outlined in this area plan.
- 11-9. Require revegetation in areas disturbed due to construction activities such as trenching, equipment and materials staging and heavy equipment movement.

# RICHMOND / GOLD RUN PLANNING AREA

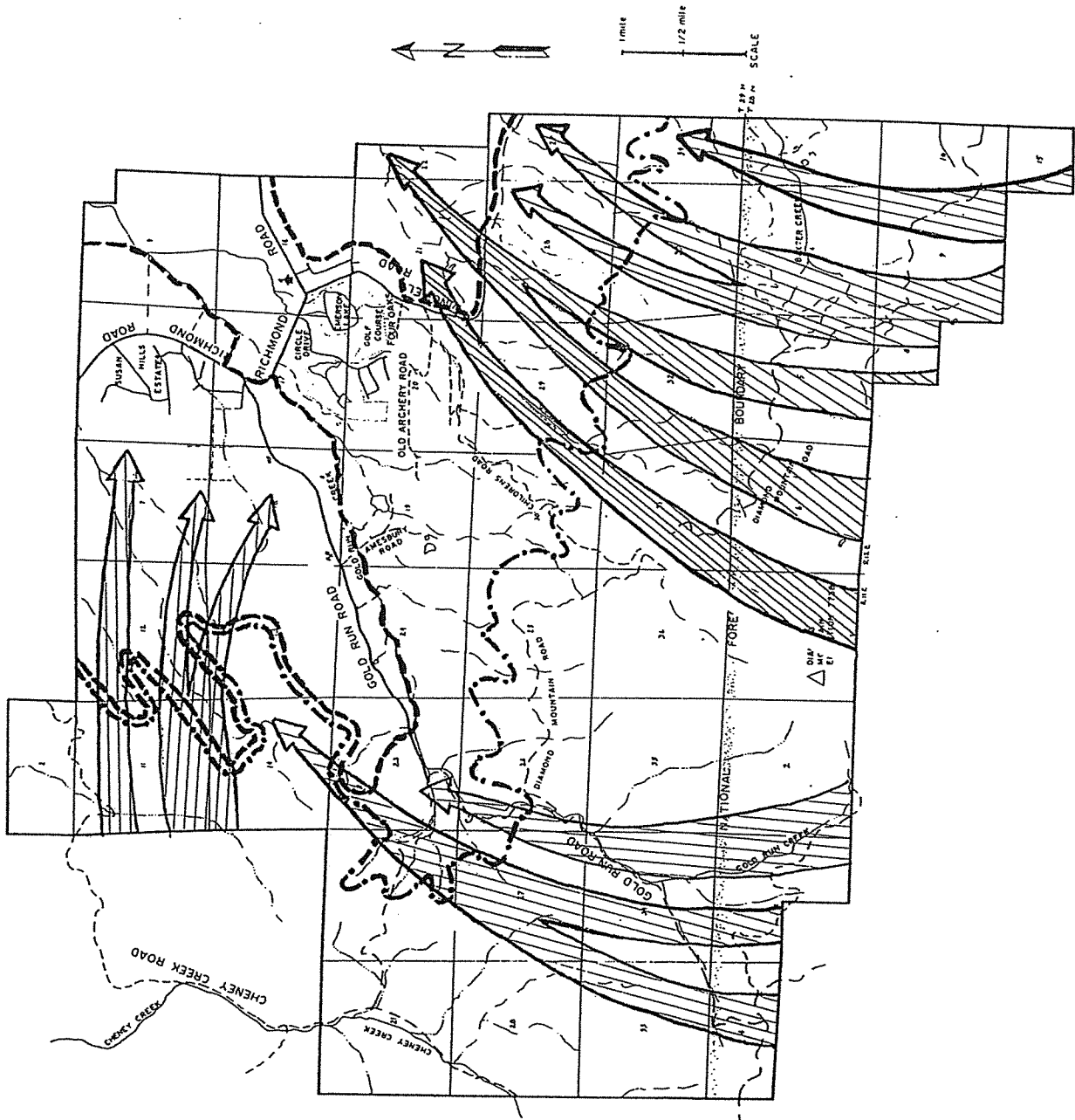
## WILDLIFE HABITAT

### Legend

#### DEER HABITAT

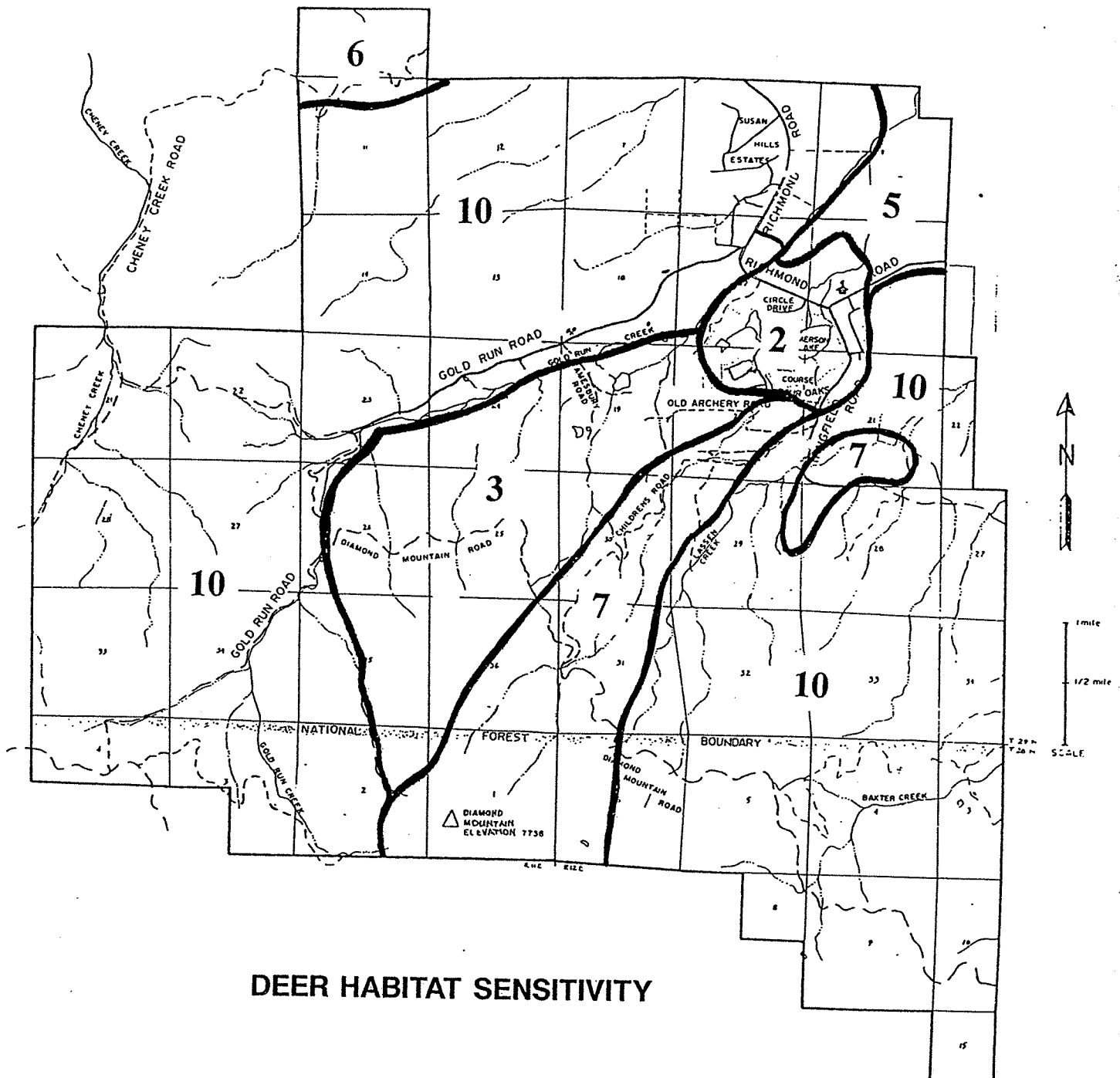
-  BASS HILL DEER SUB-HERD  
COMPLEX WINTER RANGE
-  BASS HILL DEER SUB-HERD  
COMPLEX CRITICAL WINTER  
RANGE
-  BASS HILL DEER SUB-HERD  
COMPLEX MIGRATION CORRIDORS

MAP 10





# RICHMOND/GOLD RUN PLANNING AREA.



## DEER HABITAT SENSITIVITY

### Legend

10 = BASS HILL DEER SUB-HERD  
COMPLEX CRITICAL AREAS

1 = BASS HILL DEER SUB-HERD  
LEAST IMPORTANT AREAS

MAP 11

## Cultural Resources

The Richmond/Gold Run planning area is ethnographically associated with the Mountain Maidu peoples, although the area is also claimed, at least in part, by other tribes including Pah-ute, and Washoe. Euro-American settlement of the area began in the mid-1850's with groups of emigrants led by Peter Lassen following the discovery of gold in the Diamond Mountain District around 1848.

The Town of Richmond was located near the point where Richmond Road now crosses Gold Run Creek. The town was prosperous albeit short-lived, and for a brief period became a trade center serving the Honey Lake region for mining and other supplies.

The California Archaeological Inventory Information Center, located on the campus of Chico State University, has delineated areas of archaeological sensitivity for the planning area ranging from low to extremely high sensitivity (see map 12). In areas of high or extreme sensitivity, or in areas adjacent to recorded sites, the Center recommends that a survey be conducted by a qualified archaeologist for any project involving ground disturbance.

Recorded historic sites include Peter Lassen's grave on Wingfield Road which is a State historic landmark, and the town of Richmond. As development takes place, archaeological sites can be uncovered, disturbed, even destroyed. These resources provide a link to the past and are often significant and sacred religious places for Native Americans.

## **Policy**

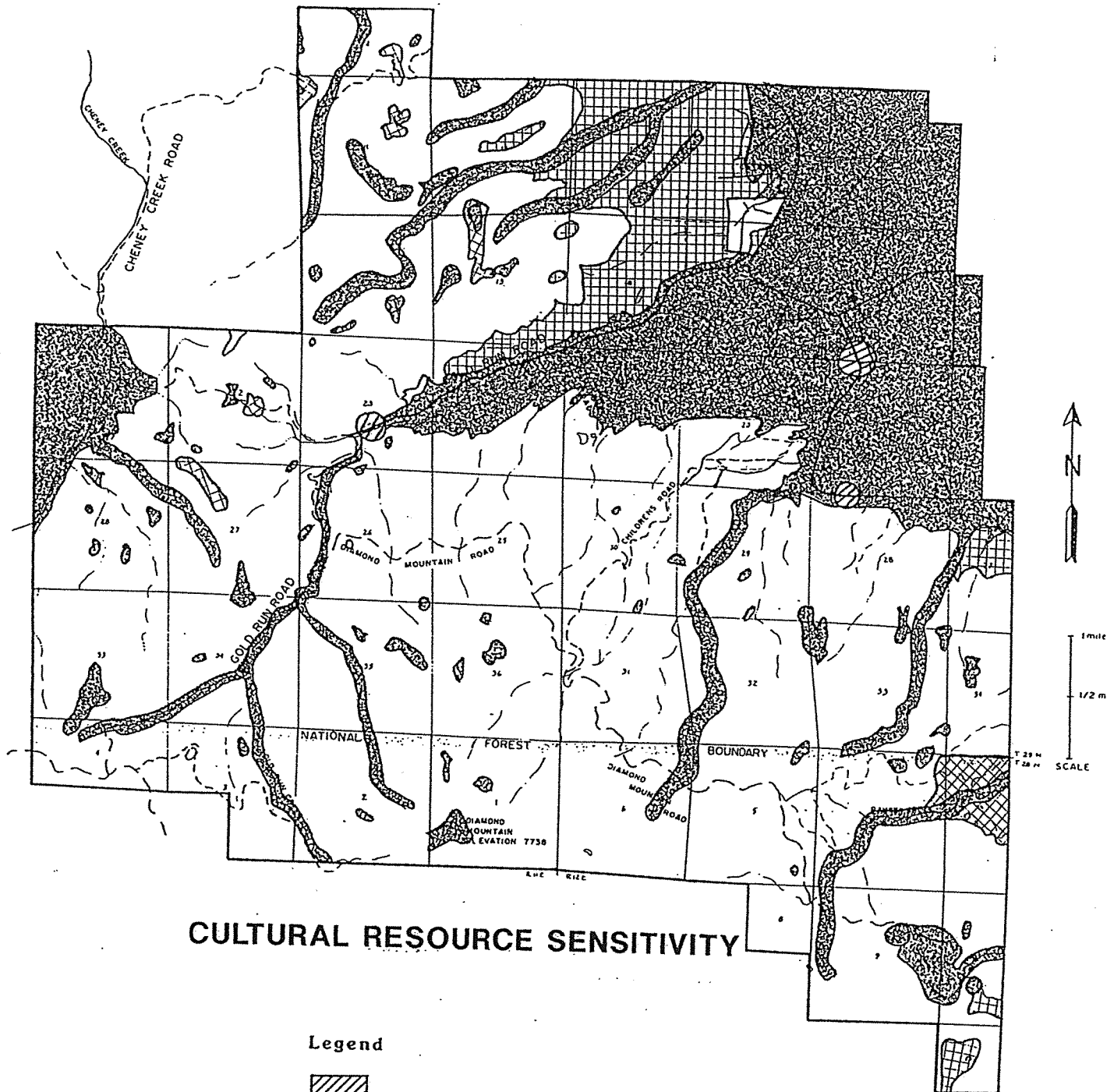
12-A. The cultural resources of the planning area should be protected.

## **Implementation**

- 12-1. Request that the local Historical Society, or other competent group or agency provide a comprehensive survey of historical resources within the planning area.
- 12-2. It is recommended that until historic resources can be identified in a comprehensive survey of the area, any buildings 50 years old or more should be evaluated for historical significance prior to removal or substantial modification.
- 12-3. Pursuant to County land use permitting procedures, archaeological reconnaissance shall be required whenever there is evidence that cultural resources may be present within a development site. The County will rely upon the California Archaeological Information Center as the primary source for archaeological information and recommendations.





- 12-4. Development projects shall be designed to avoid significant impacts on cultural resources.
- 12-5. The County should maintain historical and archaeological resource maps of the area to be used in the review of proposed projects.

# RICHMOND/GOLD RUN PLANNING AREA



## CULTURAL RESOURCE SENSITIVITY

### Legend

-  EXTREMELY SENSITIVE AREAS
-  HIGHLY SENSITIVE AREAS
-  MODERATELY SENSITIVE AREAS
-  LOW SENSITIVE AREAS

MAP 12

## Public Lands

Approximately 6,000 acres of public lands administered by the Bureau of Land Management (BLM) and the U.S. Forest Service are located within the planning area. Multiple use policies guide public land management and include timber production, recreation, grazing, and mineral and wildlife management. Although some of the BLM parcels in the central and northern portion of the planning area are isolated and therefore more difficult to administer, they have great resource value in terms of wildlife habitat, especially for deer, as do private lands in the same vicinity.

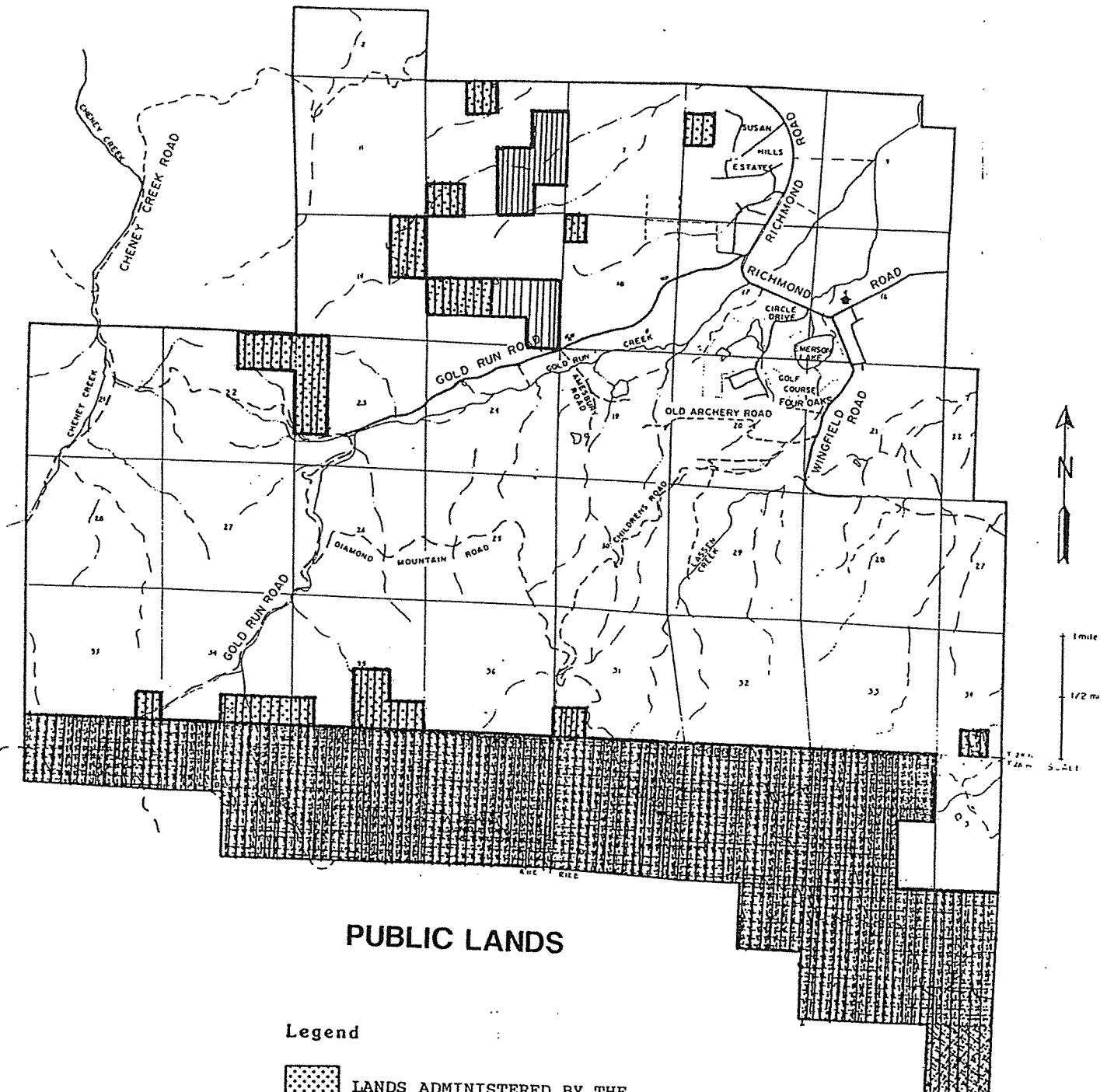
## **Policies**

- 13-A. Public lands shall be designated and zoned consistently with similar surrounding private lands, recognizing that they are subject to the management policies of the administering agency.
- 13-B. Development of any lands transferred from public to private ownership shall be consistent with the policies and implementation of this area plan.
- 13-C. Federal, State and local governments should explore the possibility of future exchanges of public lands for private lands with high resource values. Such exchanges should not have the effect of reducing the tax or revenue base of Lassen County.
- 13-D. Access to public lands should not interfere with private lands.

## **Implementation**

- 13-1. Public Lands within the planning area are identified on map 13.
- 13-2. Responsible State and Federal agencies should work to better delineate public lands and access to those lands, in order to help reduce trespass onto private lands.

# RICHMOND/GOLD RUN PLANNING AREA.



MAP 13

### Aesthetic, Scenic and Acoustic Values

The Richmond/Gold Run area offers a diverse and visually appealing landscape. The Diamond Mountains along the southern boundary of the planning area dominate the setting and add to its popularity and appeal as a residential "bedroom" community to Susanville. Open grazing and meadowlands which seasonally change from lush green to golden brown occupy the valley floor. Clear streams lined with willows and cottonwoods are fed by melting snow and cold springs from Diamond Mountain, and wind down slope to the Susan River.

Overall, planning area residents and visitors enjoy a quiet and scenic rural atmosphere. Many residences are located some distance from the main roadways which are the principal noise sources for the area. Other noise generators include the surface mine operation north of Gold Run Road, and small low-flying aircraft associated with the Susanville Municipal Airport located a few miles east of the planning area.

New noise-generating land uses would be very conspicuous in the area, even if the noise levels were not "excessive" by most standards.

### **Policies**

- 14-A. Maintain the quiet and scenic rural atmosphere within the planning area.
- 14-B. Direct noise-generating commercial and industrial activities to areas of the County designated for such land use.
- 14-C. Maintain the area's high aesthetic appeal in terms of developed, natural and agricultural landscapes.
- 14-D. New residential development should maximize open space areas within its design as a visual amenity.
- 14-E. Development projects should maintain natural vegetation and/or other complimentary vegetative cover to the greatest possible extent in conformance with fuel management guidelines and site capability.
- 14-F. Road cuts should be avoided wherever possible. New access roads, internal roads, driveways, etc. should be kept to the minimum required to provide safe and adequate circulation, and should be designed to follow natural contours.
- 14-G. Utilities serving all new development shall be underground. Existing above ground utilities should be placed underground as feasible.

- 14-H. Chain link fence shall be prohibited as perimeter or pasture fence. Chain link may be used on a limited basis within the property (immediate homesite) for such uses as dog runs and gardens.
- 14-I. New construction of homes, accessory buildings and other structural improvements should be located so as to avoid ridgetops and other locations that result in the new building(s) obstructing the skyline or other views open to the public.

#### **Implementation**

- 14-1. Areas designated for development shall incorporate the "D" Design Review combining district. A design review committee(s) including county staff and community residents should be formed to establish design standards and to review construction applications. The review process shall follow established County procedures for design review.
- 14-2. Development shall comply with the Noise Element of the County General Plan.
- 14-3. New land division applications shall be accompanied by vegetation management plans with a level of detail commensurate with the proposed development. Vegetation removal related to development, other than routine thinning, maintenance, etc. shall be addressed through building or grading permits, design review or other review procedures.
- 14-4. Glare from outdoor lighting shall be contained within the immediate boundaries of the homesite or other activity area for which the lighting is required. Unshielded high-intensity outdoor lighting shall not be allowed.



## **COMMUNITY DEVELOPMENT**

**Land Use**

**Circulation**

**Public Services**

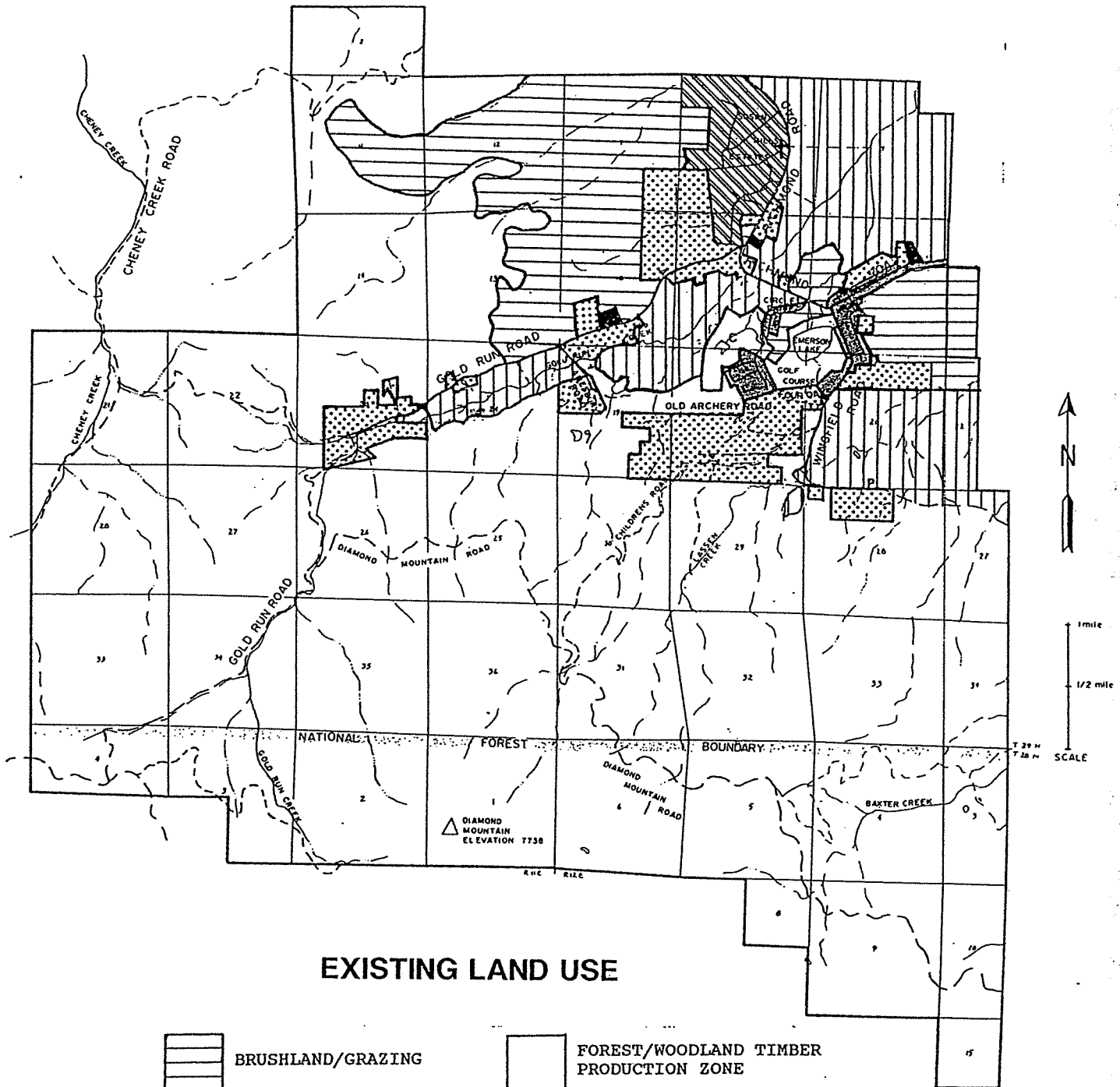
**Recreation**

## Land Use

Existing land use within the planning area is relatively easy to enumerate compared to other planning areas in the County. There are no commercial shopping facilities, no multiple family residential use and no areas of industrial development other than a few isolated existing operations. The established "community character" of the planning area is low density detached single family residential. The community has confirmed its desire to perpetuate that character throughout the time frame of this area plan.

Current land use reflects the area's natural resources as well as its development constraints. The valley bottom, which is defined by the Susan River, Gold Run Creek and other drainages, is devoted to agriculture including alfalfa production and prime grazing. The sagebrush hills and lower slopes of Diamond Mountain provide for grazing and open space but have also been substantially modified for residential development. The predominance of forage species on undisturbed slopes north of Gold Run Road and east of Wingfield Road provides critical habitat for both resident and migratory deer of the Bass Hill sub-herd. The forested mountain slopes provide for timber production, open space and recreation, with very limited residential use.

# RICHMOND/GOLD RUN PLANNING AREA.



**MAP 14**

## Residential

In 1988, a land use survey conducted by the Planning Department indicated that there were about 324 dwellings within the planning area with an estimated population of 875 (based on 1980 census figure of 2.7 persons per household). As of Spring, 1992, as many as 45 new homes have been added to the area bringing the current estimates to 369 households and a population of 996. Based on California Department of Finance population estimates the M.E.A. projects average growth for the planning area at around 50 persons per year (approximately 18 to 20 new homes each year) over the next 7 to 15 years.

As used in this area plan "residential land use" means that detached single family residential use is or could be the principal use of lands so designated.

References in the following policies to "Planned Unit Development" (PUD) indicate that because of unique resources and/or constraints, Planned Unit Development, with creative designs accommodating natural resources such as wetlands and wildlife habitat, would be the most suitable form of residential development. The PUD Planned Unit Development secondary zoning district, as well as portions of the PUD designation, are intended to protect lands within the planning area which are presently rural and agricultural in character and use, but whose soil qualities do not allow them to be classified as prime agricultural land. The value of agricultural lands, wildlife habitat and other resources that characterize the PUD secondary zoning and portions of the PUD districts are important to clean air, water, and many natural cycles. Together with the agricultural districts designated in this plan, these lands provide much of the character that makes the Richmond/Gold Run area such an attractive place to live.

**Policies** (Note: Policies listed within other sections of this Plan, such as Water, Public Services, Wildlife, etc. also apply to residential development)

- 15-A. Housing development shall be consistent with the policies and provisions of the Housing Element of the Lassen County General Plan.
- 15-B. Within areas designated for residential use, housing should be established in the least environmentally sensitive locations.
- 15-C. Residential land use shall continue to be the primary developed land use in the planning area in order to maintain the rural character of the community.
- 15-D. Lassen County shall implement the use of Planned Development in areas where parcel by parcel division and build out could adversely impact the area's natural and/or cultural resources.

- 15-E. The PUD Planned Unit Development secondary zoning designation shall be applied to lands recognized as having residential development potential as well as having inherent agricultural, visual and/or conservation values. Projects shall be consistent with the goals and policies of this area plan and the development standards established for these lands pursuant to the PD permit requirements of the County Zoning Ordinance. Pursuant to a Planned Development Permit, application may be made for projects larger in area than, or outside of that portion designated on the land use map as PUD secondary zone if consistent with all other policies of the Area Plan. Contiguous lands outside the designated PUD secondary zone may be used to satisfy the PUD open space requirements provided that such lands qualify as open space (as defined in the County Zoning Ordinance), that such lands are incorporated into the project design and that such lands are protected in compliance with the PUD requirements.
- 15-F. All new structural development and exterior reconstruction shall be designed and constructed in a manner that will compliment the community character and protect any unique features and amenities of the site.
- 15-G. For new residential development, maintain fiscal balance related to the demand for new or increased levels of public services created by the development.
- 15-H. Density limits shall be established within this area plan and implemented through zoning and other development controls to manage the intensity of development in terms of both population and buildings.
- 15-I. Because of the character of the area and because of limits on water supply and septic suitability, second dwellings as defined and as may otherwise be permitted in the County Code, shall only be allowed within this planning area on lots containing at least double the minimum parcel size. Minimum parcel size shall be determined by the density limits established in the area plan.
- 15-J. Unless otherwise required, perimeter fencing (outside designated building sites) is discouraged throughout the planning area. Any necessary perimeter fence shall be constructed to allow deer to pass.
- 15-K. To minimize impacts to critical wildlife habitat located on the north side of Gold Run Road, new parcels within the Estate Residential designation along Gold Run Road shall front on Gold Run Road and shall be no smaller than one acre. Homesites, including dwellings and outbuildings, upon such parcels shall be located within 500 feet of Gold Run Road. This policy applies to parcels designated Estate Residential on the north side of Gold Run Road within section and 18 T29N. R12E M.D.M lying west of Parcel "C" as described in that certain consent of Record Owner recorded in Book 300 at page 368 in the Office of the Recorder, Lassen County, State of California; on the north side of Gold Run Road within sections 13 and 24, and on both sides of Gold Run Road in section 23 T29N. R11E. MDM.

15-L. New subdivision development of five or more parcels shall provide safe, reliable and legally established multiple access opportunities to public roads to ensure circulation in emergency conditions, as provided in the Safety and Circulation sections of this plan.

15-M. The County shall provide for community participation in Design Review.

### **Implementation**

15-1. Residential areas on the north side of Gold Run Road shall incorporate N.H. Natural Habitat Combining District.

15-2. For parcels as described in policy #15-K above, situated west of the western boundary line of Parcel "C" as described in that certain waiver recorded at Book 300 Page 368 in the Office of the Lassen County Recorder, consisting of 14 acres or more, proposals to create one additional homesite may be considered. If more than one new parcel is proposed, all such parcels shall be designed in conformance with policy #15-K above, and the overall project density shall not exceed 14 acre average parcel size.

15-3. The County shall require a comprehensive development plan for areas designated PUD or PUD secondary zone. In some cases a Specific Plan or Development Agreement may be required.

15-4. The areas designated "Upland Residential" east of Wingfield Road behind the Diamond View subdivision; and west of Richmond Road behind Susan Hills Estates, zone R-1-B-AA-NH-40, Single Family Residential, Accessory Animal and Natural Habitat Combining Districts, Forty Acre Parcel Density. Prior to issuance of building approvals on existing parcels, and for new land division projects, on each parcel within the "Upland Residential" designation a maximum three-acre building site shall be designated and shown on the plot plan and land division map for dwelling, out buildings, corrals, etc.. The designated building site shall consist of one consolidated site and shall not be dispersed throughout the parcel. On parcels of three acres or less, the building site designation may be applied on a case by case basis.

15-5. The PUD Secondary Zoning shall be applied to the following lands:

- a. Portion of the lands of Tangemen (Hulsman Ranch) (approximately 100 acres) in Sec 20 and 21 T29N R12E.
- b. Portion of the lands of Ellena (approximately 15 acres) in Sec 21 T29N R12E.
- c. Portions of the lands of Beckett and Soule (approximately 45 acres and 50 acres respectively) in Sec 15, 16 and 22 T29N R12E.
- d. Portion of the lands of Holmes (approximately 35 acres) in Sec 17 T29N R12E.
- e. Portion of the lands of Nagel (approximately 10 acres) in Sec 17 T29N R12E.

- f. Portion of the lands of Ponting (approximately 45 acres) in Sec 17 and 18 T29N R12E.
  - g. Portion of the lands of Satika (approximately 60 acres) in Sec 24 T29N R11E.
- 15-6. That portion of the properties described in Implementation #15.5 above identified as within the Planned Development Overlay shall be zoned "PUD" as a secondary zoning as provided for in the County Zoning Code.
- 15-7. Avoid environmentally sensitive areas by incorporating building exclusions, setbacks, buffers, etc. to prevent or minimize conflicts between sensitive resources and development. Development designs shall be reviewed through subdivision, building permit/design review or other applicable review procedures.
- 15-8. All new buildings and exterior reconstruction shall be subject to design review in accordance with standards established by the community with consideration for such things as:
- a. site disturbance and ultimate site coverage
  - b. building size
  - c. adjacent views and solar access
  - d. landscaping
  - e. exterior appearance (construction techniques and architectural features such as materials and textures, overhangs, etc.)
  - f. accessory buildings
  - g. avoidance of environmentally sensitive areas.

### Commercial and Industrial

The Richmond/Gold Run planning area is dominated by rural and estate residential land use, complimented by agriculture, open space, timber lands, and recreation. There is very little opportunity for either commercial or industrial development without a major shift in the character of the area affected. The community itself has expressed mixed opinions as to the appropriateness of and need for local commercial services in the area. Those in favor would require strict limitations on the extent of such services and restrictions on the appearance of any commercial buildings. The community also felt that if the Sierra/Alexander Road extension were developed, it might mitigate the need for commercial services in the planning area by providing more direct access to existing commercial services in town.

It should also be noted that industrial and commercial lands are designated, zoned, and available in existing communities where infrastructure and services are more readily available. As a result, this Area Plan does not at this time designate any new lands within the planning area for commercial or industrial development.

## Policy

- 16-A. Commercial development, other than the expansion of the Emerson Lake golf course and associated facilities, and industrial development, are inconsistent with the community character and this area plan.

## Circulation

### Roads

Because of the rural character of the planning area, and the number and pattern of existing County maintained roads in the area, it is not anticipated that major new roads will be required to serve the land uses and growth anticipated by this area plan. A few new roads, and in some cases substantial improvements to some existing public and private roads will be needed as described below.

The focus of new roads and improvements is two-tiered, centering first on those developed portions of the planning area that have inadequate emergency access/escape routes, and second on the general circulation of pedestrians, cyclists, and automobiles.

#### Amesbury Drive -- Richmond Road Tie-In

Amesbury Drive is the only road serving approximately 18 wooded homesites south of Gold Run Road. The paved portion of Amesbury Drive from Gold Run Road to Jura Drive (approx. 0.3 miles) is within the County maintained road system beginning in May, 1992. The remainder of the road, from Jura Drive to the end on the former Amesbury Ranch is private.

To improve circulation and provide additional routes for emergency access and safety equipment without overtaxing existing roads with traffic from new development, a roadway from Amesbury Drive to Richmond Road, east of Gold Run Creek, with an emergency only link to Circle Drive should be planned and constructed in association with new development. The general alignment is shown on the circulation map.

#### Four Oaks -- Circle Drive Tie-In

Four Oaks is paved for a short distance from Wingfield Road, but is essentially a dirt road serving as the only access to approximately 20 wooded homesites. It is subject to periodic washouts and includes some relatively steep grades making it difficult to traverse in bad weather and for emergency equipment.

This plan recommends that Four Oaks Road be improved to County road standards. For improved access in emergencies, Four Oaks should tie-in to Circle Drive on an emergency basis only. This



connection should be controlled by break-away gates.

#### Gold Run Road

Gold Run Road is a paved County maintained road serving numerous homesites along its frontage and providing access to development on Amesbury Drive. Shoulders range from non-existent to about two feet in width. The pavement begins at Richmond Road and winds a distance of approximately four miles southwest of Richmond Rd. It then continues south up Diamond Mountain as a dirt road. During commuter hours automobile traffic is moderate, but the road is also regularly used by logging trucks associated with operations on Diamond Mountain, which substantially increase traffic hazards. The road is virtually unusable by pedestrians and bicyclists due to the narrow travel way and the generally high-speed vehicular traffic. This Plan recommends posting of reduced speed limits and improvements to Gold Run Road including widening the travel way and making the route safe for pedestrians and bicyclists.

#### Old Archery/Childrens Road

Old Archery/Childrens Road is a non-deeded access from Wingfield Road serving numerous homesites along its winding alignment stretching over two miles of very high fire hazard terrain up the slopes of Diamond Mountain. It is excessively steep in places; is generally in bad condition; and some sections are impassable at times of inclement weather. Needed improvements are numerous and realignment of some sections would be appropriate. The current situation is extremely hazardous since the road is really a two mile dead end. There is no reliable emergency access nor are there safe escape routes.

#### Richmond Road -- Mid-Susanville Tie-In

Richmond road supports a moderate level of commuter traffic between Susanville and the planning area, but commuters also come from as far away as Janesville, choosing Richmond Road over the congestion of Main Street. There is growing concern for the safety of pedestrians in the vicinity of Diamond View School as traffic on Richmond Road increases. For purposes of safety, especially pedestrian safety in the vicinity of Diamond View School, and to provide planning area residents with more direct access to business, shopping, and highway 36, a tie-in from Richmond Road north of Susan Hills Estates, to the Susanville Central District should be planned. The alignment could follow Sierra/Alexander street (or alternative alignments) which would avoid the Diamond View School and minimize impacts to agricultural lands south of Susanville.

An additional tie-in from Richmond Road to the Highway 36/Riverside Drive area should also be planned. This alignment could link with Skyline Drive to provide a "Susanville Loop."

## Bicycle/Pedestrian Routes

A portion of Richmond Road was widened in 1987 in part to accommodate bicycle traffic. However, these improvements, which consisted of 4-foot wide paved shoulders on each side, were not sufficient to qualify for designation as a bike path. More importantly, considering the high use and relatively high speed of travel on Richmond Road, as well as the frequency of deer-vehicle collisions, these improvements do not provide a safe route for bicyclists or pedestrians. As a result, there are no opportunities for safe commuting to and from Susanville other than by car.

The extent of existing and potential bicycle/pedestrian traffic resulting from the build out allowed in this area plan, and the specific community policies to protect air and water resources and to reduce consumption of fossil fuels, warrants planning and construction of improved bicycle/pedestrian ways within the planning area and between the area and Susanville. It is the community's desire to align such bicycle paths along public roadways to the extent possible to protect privacy and minimize impacts on private lands.

## Policies

- 17-A. It is a policy of Lassen County to provide a transportation system that provides safe and efficient service for the movement of goods and to meet the travel needs of all citizens. This system should be evaluated on a regular basis as a means of implementing the economic and environmental goals of the County.
- 17-B. This area plan designates the following new roads, shown on the circulation map as new traffic routes or emergency routes:
  - a. Tie-in between Amesbury Drive and Richmond Road, with emergency tie-in to Circle Drive.
  - b. Emergency tie-in between Four Oaks Road and Circle Drive.
  - c. Tie-in between Richmond Road and the Susanville Central District and Highway 36.
- 17-C. The County encourages alternative means of transportation such as walking, bicycling and car pooling, in order to protect the natural resources that make the County at large and the Richmond/Gold Run planning area in particular so desirable.
- 17-D. For safety, promotion of commuting and recreation opportunities, energy conservation and protection of air quality, the County should plan and construct bona fide bicycle/pedestrian routes within the planning area and between this and other planning areas and Susanville. New subdivisions should include internal bicycle/walk ways to be linked with area-wide routes where possible.

- 17-E. The access issues relating to the Old Archery/Childrens Road area need to be addressed and should be initiated by the residents who depend on this road for access.
- 17-F. Because of the rural character of the planning area, and because of the limited land uses allowed by the area plan, the County may allow flexibility in the standards for access right of way width and road construction as allowed in the County Subdivision Ordinance (475A, adopted May 29, 1991) Section 16.32.070, while maintaining compliance with the County Fire Safety Ordinance 502.
- 17-G. New subdivisions of five or more lots shall incorporate dual access right of way as defined in the Lassen County Subdivision Ordinance, and other safety requirements based on the County Fire Safety Ordinance, Grading Ordinance, and other applicable ordinances, guidelines and regulations. Subdivisions of less than five lots shall be evaluated during project review for the need and feasibility of dual access.

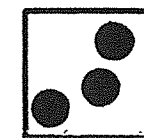
### **Implementation**

- 17-1. Prior to the approval of 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 problems related to the project to ensure vehicle and pedestrian safety.
- 17-2. The County shall begin planning the roads and improvements called for in this area plan.
- 17-3. Priority for construction shall be given to those roads designed to improve the efficiency of travel and the safety of residents.
- 17-4. New road construction connecting Richmond Road and the Susanville Central District and Highway 36, should be coordinated with the City of Susanville.
- 17-5. New development shall be evaluated during project review to determine the need for and the adequacy of internal bicycle/pedestrian paths, and opportunities to incorporate such paths into area-wide and/or regional bicycle/pedestrian routes as they develop.
- 17-6. Roads and/or connections designated exclusively for emergency access should be controlled by gates to limit their use while providing for the safety of residents.
- 17-7. Encourage residents and property-owners relying on Old Archery/Childrens Road for access to develop a program to address access issues effecting existing safety conditions and area development. Such a program might include: cooperative agreements, assessment district, and/or other methods aimed toward acquisition of right of way and maintenance of roads.

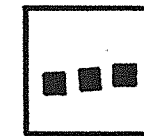
- 17-8. The County shall solicit the aid of public and private interests in developing a planning area bicycle and pedestrian trails plan.
- 17-9. New land division proposals located between Old Archery Road and Amesbury Drive should be evaluated for potential tie-in between the two roads.

PORTION OF  
RICHMOND / GOLD RUN  
PLANNING AREA

# CIRCULATION



New Public Roads

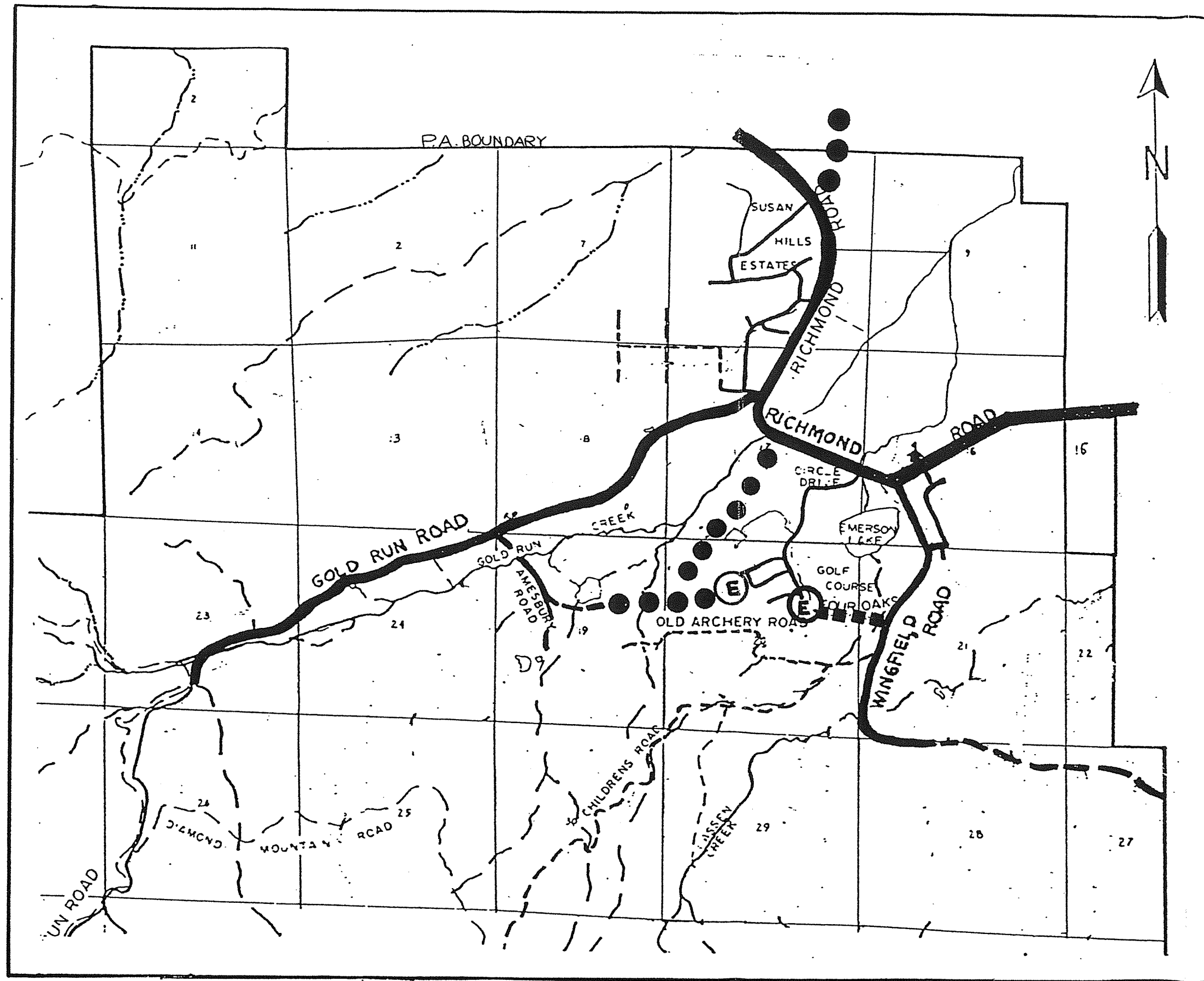


Upgrade To Public Road



Emergency Access

MAP 15



## Public Services

The following policies and implementation measures are based on the recognition that future development in the planning area depends largely on the area's physical capacity to accommodate growth. The absence of a comprehensive area plan has allowed development to occur in areas without adequate access, especially for emergency situations, and development on lands with inadequate water supplies and marginal septic suitability.

To protect and in some cases improve existing development; to protect the public health and safety; and to accommodate new growth, these policies work in concert with other sections of this area plan to fulfill the County's goal of ensuring that the rate of growth and development does not result in the degradation of existing facilities, or a reduction of public services; or cause an excessive tax or fee increase for existing property owners in order to maintain public services.

Certain public service issues stand out within the context of the Richmond/Gold Run area, these are: water supply, sewage disposal, school facilities and circulation. Water supply issues are addressed under the heading of Water Resources; sewage disposal is treated in this section along with school facilities; circulation is considered in its own section of this plan.

With respect to school facilities, any growth within the planning area could add to the capacity problems that now exist in all three elementary school districts whose boundaries include portions of the planning area, especially the Richmond School District which encompasses the greatest portion of the area. This area plan provides reasonable target growth levels to be used by school districts and other service agencies in long term facility planning.

## **Policies**

- 18-A. Increase public services commensurate with development and growth to ensure adequate levels of service.
- 18-B. Developers should provide sufficient revenues to the County and other providers of public services (i.e. schools and special service districts) to maintain, and where necessary expand, services effected by development.
- 18-C. School facility expansion to accommodate area growth should be planned for by the respective school districts within the planning area."
- 18-D. It is the intent of the County to cooperate with school districts in their planning process. In that regard, new residential development within the scope of this Area Plan shall not be approved unless adequate public school facilities are or will be available to serve such residential development at the time the residents of the development are sending children into

the school system. The County shall have the authority to implement such measures as necessary to assure that adequate public school facilities are available, including, but not limited to, imposing a moratorium on new residential development to ensure the adequacy of public school facilities, or imposing conditions such as reduced residential densities or controlling phasing of development within the attendance areas of the affected school district(s) until such time as adequate school facilities are or will become available to serve the new development. As used herein, new residential development shall mean general plan amendments, Specific plan changes and rezones that propose new subdivision opportunities or higher densities in existing development areas, residential Planned Unit Development, and projects proposing mobile home parks for residential purposes.

### **Implementation**

- 18-1. Expansion of the Richmond School facilities onto lands adjacent to the existing campus is consistent with this area plan.
- 18-2. Development within the planning area shall be subject to all applicable development fees, infrastructure and other capital facilities construction requirements of the County.
- 18-3. Developers should initiate consultation with the school district(s), fire protection district, and other appropriate service providers early in the process to facilitate the timely expansion of school, fire and other service facilities as needed to accommodate new demands resulting from development.

### **Sewage Disposal**

A Soil Conservation Service survey shows that most of the planning area soils are subject to severe limitations for development and long term operation of individual septic and leachfield systems (information available from local SCS office). The survey information has been validated in many locations by periodic septic system failures and/or effluent surfacing in low spots following heavy rains. As indicated in the groundwater section of this plan, the predominance of granitic substrata and decomposed granite at the surface makes the eventual contamination of groundwater supplies from septic systems an item of concern.

At the time of this writing, the Susanville Consolidated Sanitary District (SCSD) was investigating the feasibility of extending sewer lines to, or developing community septage facilities within, the Richmond/Gold Run area. Any large scale community system is likely to be expensive. The community may eventually be faced with the choice of allowing increased residential densities in order to pay for community systems, or severely limiting all development.

## **Policies**

- 19-A. Encourage development of community sewage disposal facilities where feasible for new and existing development, by private developers, cooperatives, Special Districts or by annexation to the Susanville Consolidated Sanitary District.
- 19-B. Absent community sewage disposal facilities, direct new development to areas proven to be capable of accommodating septic/leachfield systems.
- 19-C. Where septic/leachfield capabilities are marginal, given the scale and intensity of the proposed development, such development shall not be allowed unless and until reliable long term methods for sewage treatment and disposal are proven feasible and incorporated into the project with the approval of the County Health Department.
- 19-D. Encourage all new and existing development to tie-in to community sewerage and water systems when they become available.

## **Implementation**

- 19-1. Comply with all applicable County and State regulations regarding sewage disposal and water supply protection. Most water and sewer issues are addressed during project review.
- 19-2. Request that the County Health Department and the Lahontan Regional Water Quality Control Board identify areas designated in this plan for residential development that should not be further developed unless and until community wastewater treatment facilities are in place.

## **Recreation**

The planning area offers a variety of recreation opportunities for local residents as well as the greater Susanville area. The Emerson Lake Municipal Golf Course is owned by the City of Susanville and offers a nine-hole facility open to the public. The City has developed a plan for expansion of the Golf Course to 18 holes which is considered within this area plan. Jogging, road-and mountain-biking, cross-country skiing, picnicking, and sightseeing are also popular activities.

Public lands within the planning area, administered by the Forest Service and the BLM, are also available for limited recreation such as hiking and hunting.

But, overall, Lassen County and the greater Susanville area suffer from a lack of developed recreation facilities. For instance there is one full size public swimming pool in the County while National Park



Recreation Standards indicate that there should be three such pools to adequately serve the County population. The same Standards also call for seven acres of tennis/outdoor courts, while it is estimated that the County currently gets by with less than two.

### **Policies**

- 20-A. Minimize conflicts between public recreation and private residential use by encouraging recreation facilities and activities in the most suitable locations, and by providing improved access and directional information to public facilities.
- 20-B. New subdivisions should accommodate recreational needs such as bike trails, open spaces, or even "vest pocket" parks within their design.
- 20-C. Encourage expansion of the Emerson Lake Golf Course as a public recreation facility, in a manner congruent with the natural environment as well as existing residential development.
- 20-D. Existing and potential community recreation facilities and opportunities should be evaluated periodically to determine if the needs of the community are being met.

### **Implementation**

- 20-1. Develop a local trail system (pedestrian/bicycle) centering on the existing and proposed expanded golf course. (See Circulation section)
- 20-2. Where possible, develop access to public lands within public rights of way to connect with regional trails.
- 20-3. Coordinate with the Department of Fish and Game to improve demarcation of hunting zones in close proximity to residential development and other private properties, and encourage posting of private property as a means of minimizing conflicts and trespass.

**SECTION THREE:**  
**IMPLEMENTATION**

**Use of the Land Use Maps**

**Land Use Maps**

**Day to Day Use**

**Zoning Consistency**

**Density Limits**


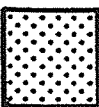
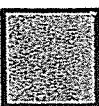
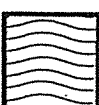
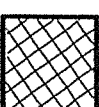



### Use of the Land Use Maps

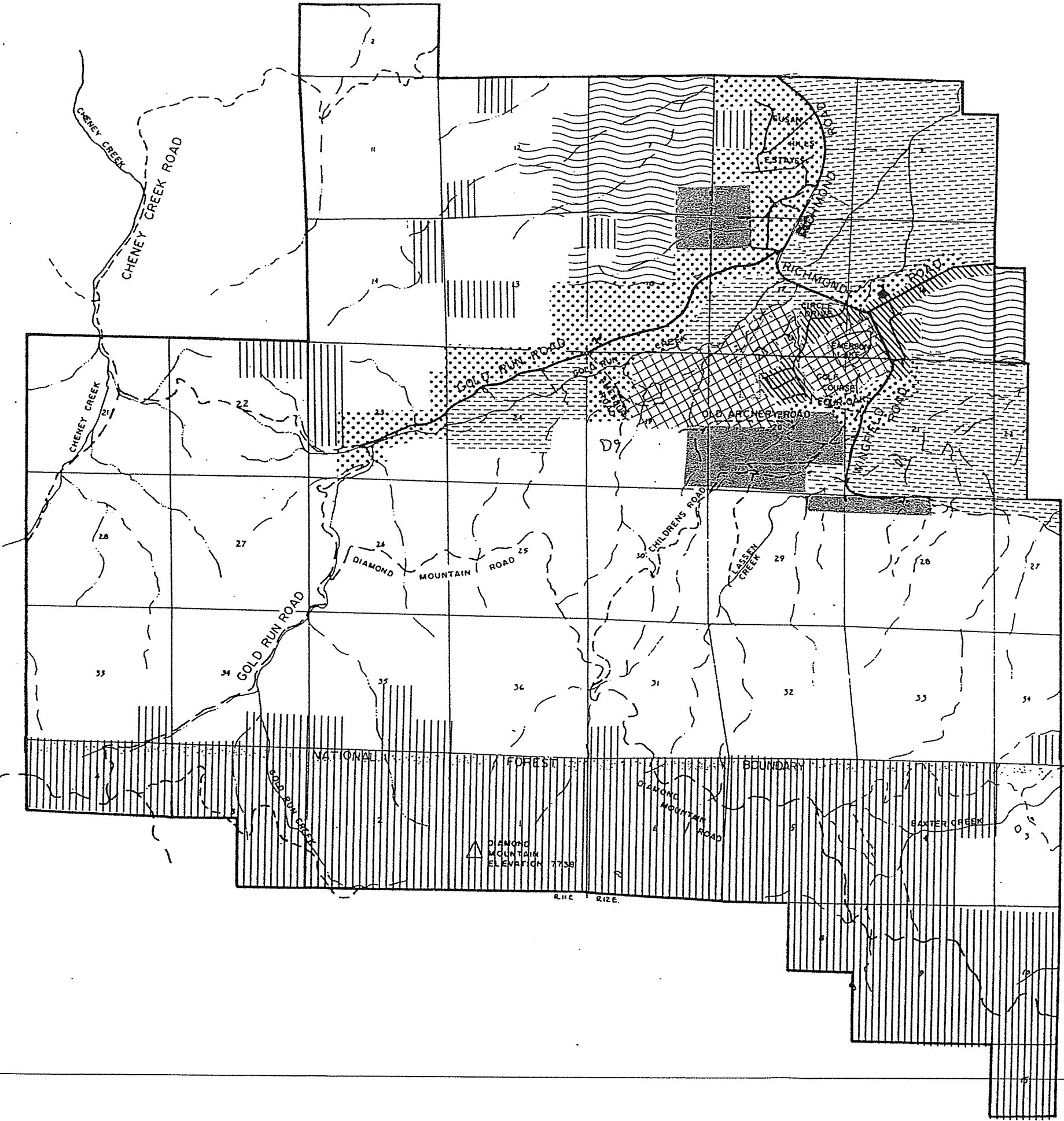
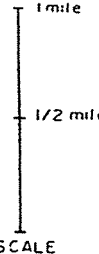
The land use maps show how the goals, objectives, policies and implementation measures of the plan are to be carried out. The map is designed to provide guidance, in concert with the area plan text, in defining the elements of the plan. The scale of the maps present some limitations, however, especially with relatively small parcels located near the boundaries of two or more distinct land use designations. The land use detail maps, which show a smaller portion of the planning area at a larger scale than the general land use/index map should facilitate the interpretation of the land use designation boundaries. If the designation for a given parcel remains unclear, the County would interpret the designation to be the one that most effectively promotes the intent of the plan.

**RICHMOND / GOLD RUN  
PLANNING AREA**

**LAND USE DESIGNATION INDEX MAP**

Land Use Designation      Detail Map


- |   |                               |   |
|---|-------------------------------|---|
|    | Low Density Urban Residential | A |
|    | Estate Residential            | B |
|    | Rural Residential             | C |
|    | Upland Residential            | D |
|   | Planned Development           | E |
|  | Agricultural                  | F |
|  | General Forest                |   |
|  | Open Space (Public Lands)     |   |
|   | Institutional                 | G |

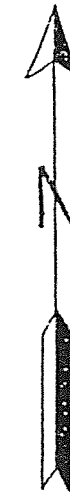


**MAP 16**

PORTION OF  
RICHMOND / GOLD RUN  
PLANNING AREA

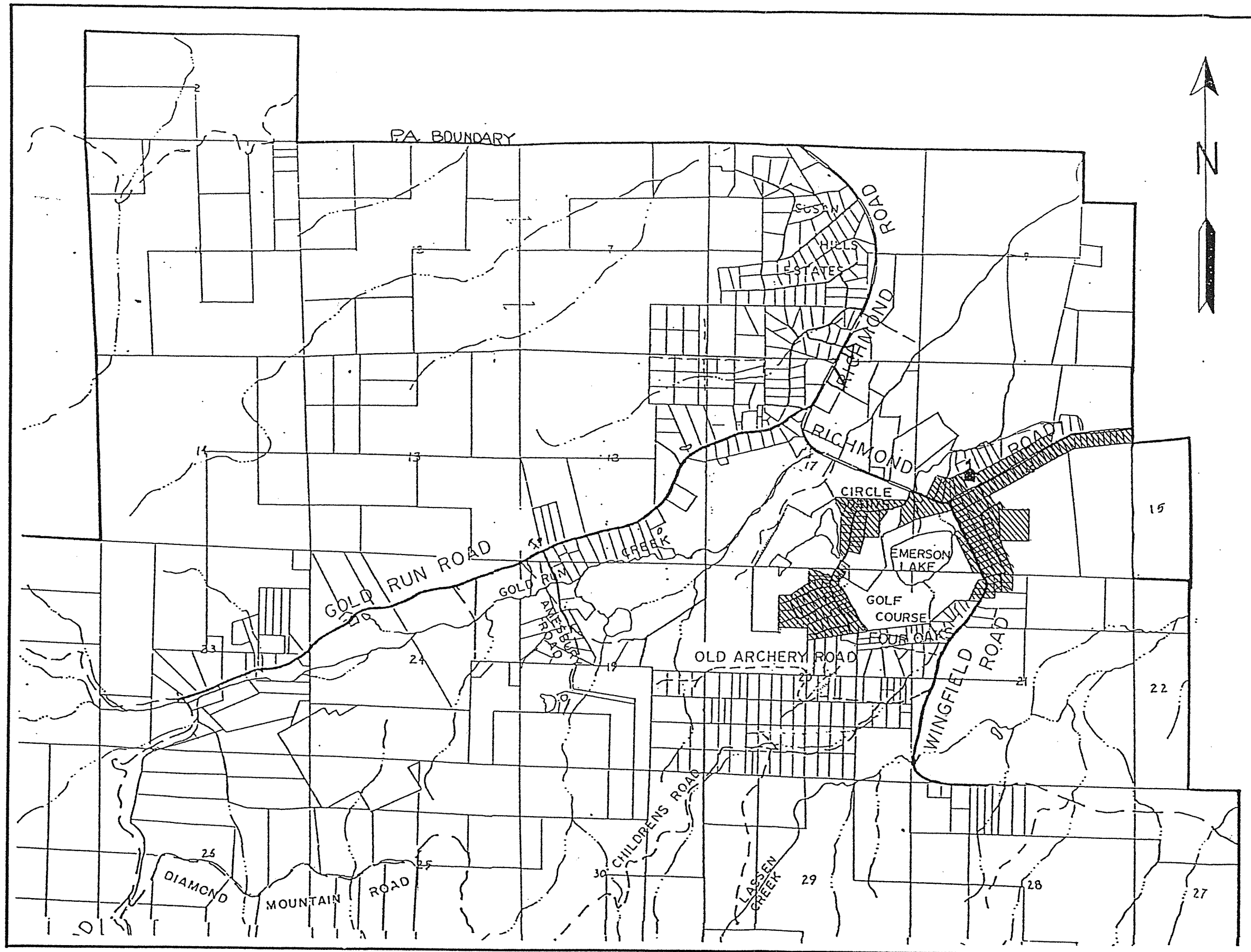
LAND USE DETAIL MAP A

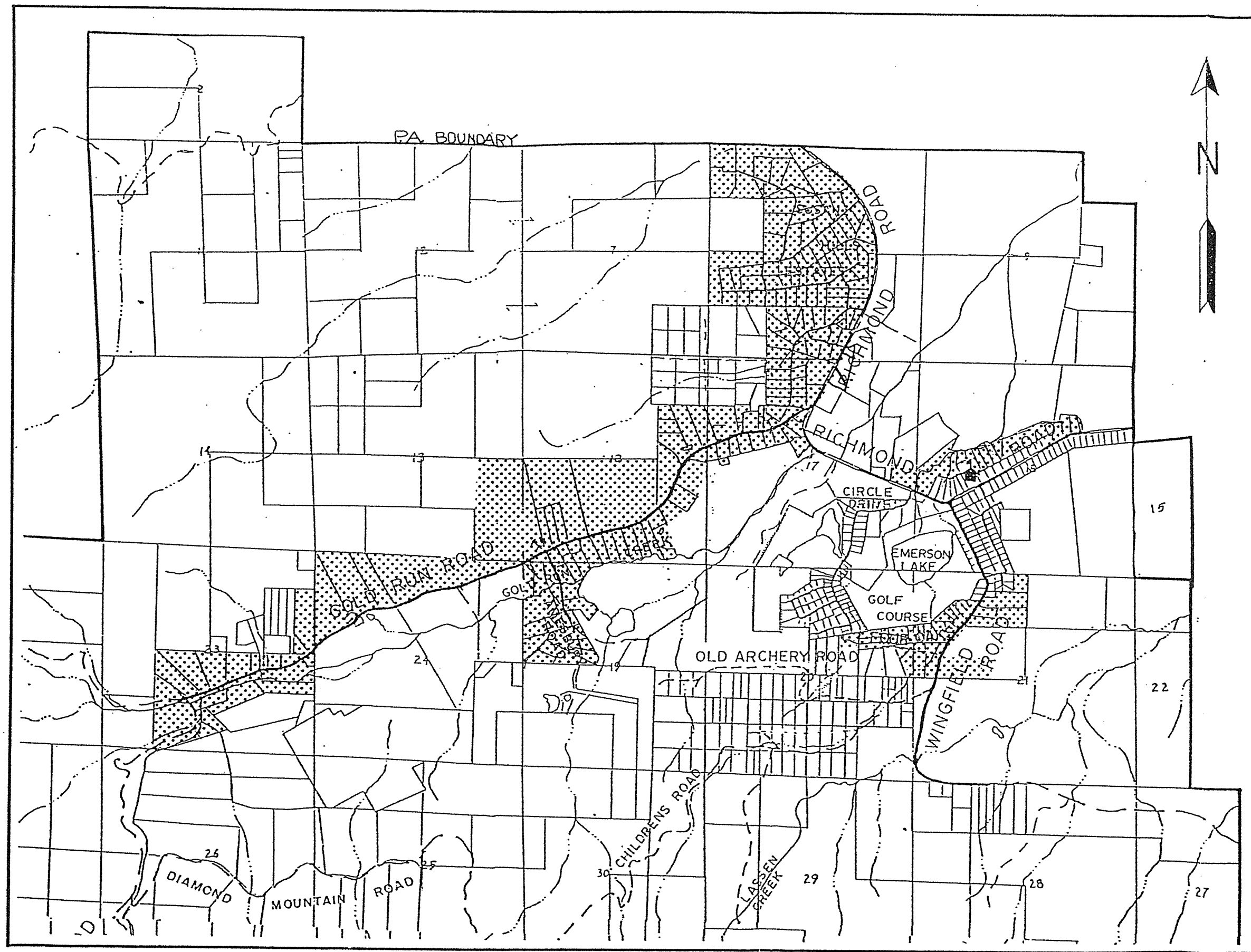
 Low Density  
Urban Residential



1 mile  
1/2 mile  
SCALE

MAP 17





PORTION OF  
RICHMOND / GOLD RUN  
PLANNING AREA

LAND USE DETAIL MAP B

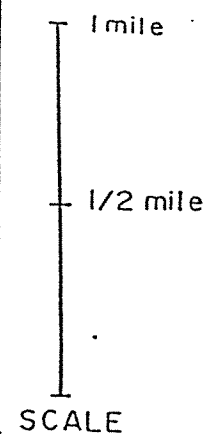
 Estate Residential

MAP 18

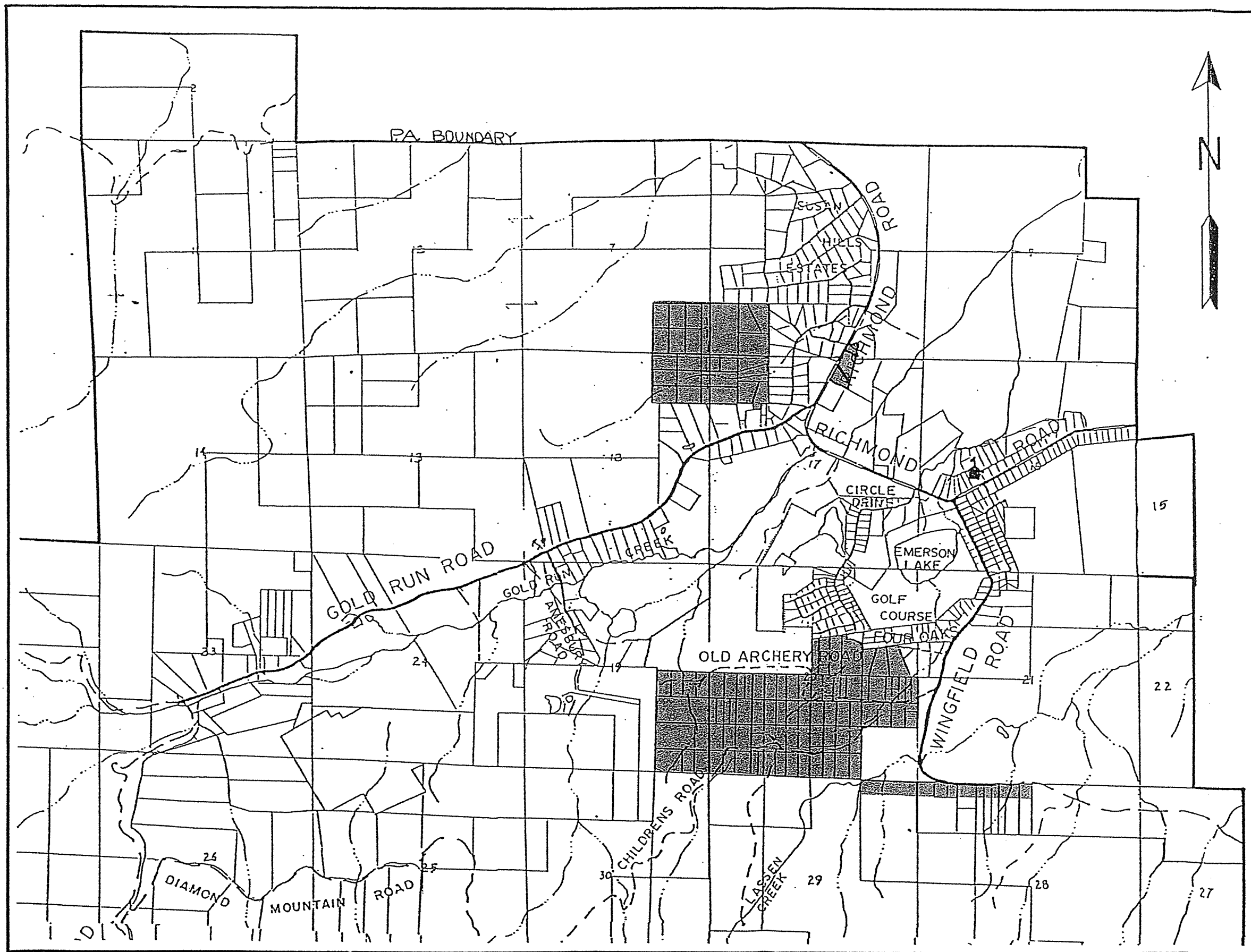
1 mile  
1/2 mile  
SCALE

PORTION OF  
RICHMOND / GOLD RUN  
PLANNING AREA

LAND USE DETAIL MAP C

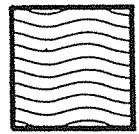


MAP 19

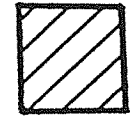


PORTION OF  
RICHMOND / GOLD RUN  
PLANNING AREA

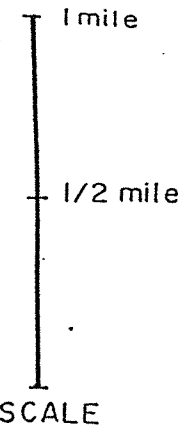
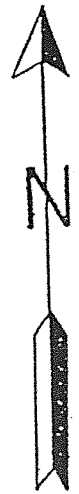
LAND USE DETAIL MAP D



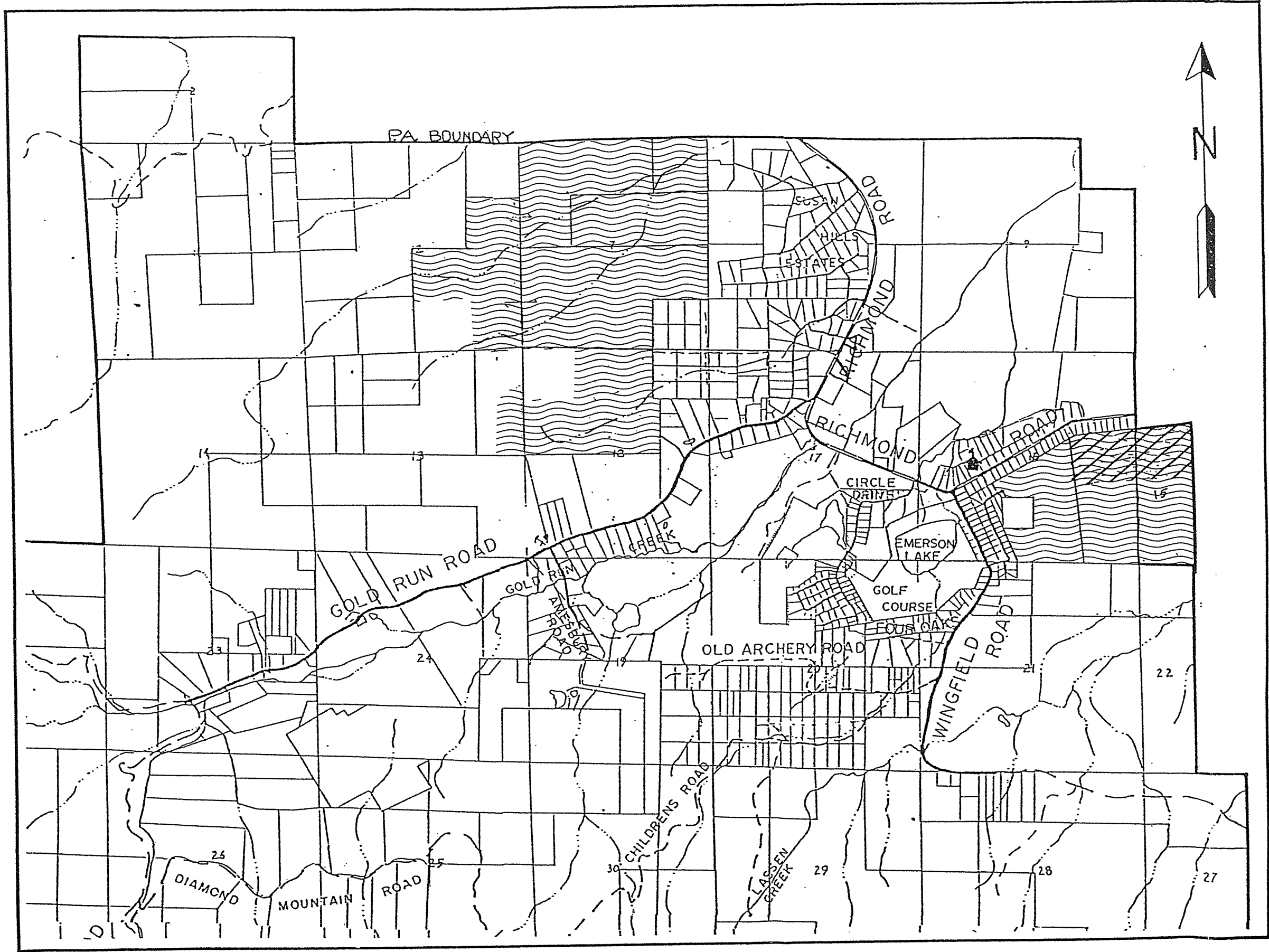
Upland Residential



Planned Unit Development  
(Secondary zoning)



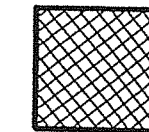
MAP 20



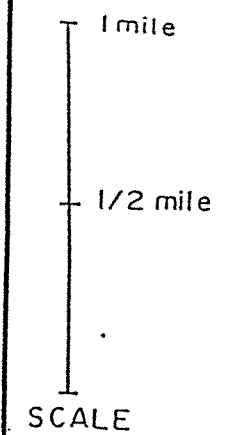


PORTION OF  
RICHMOND / GOLD RUN  
PLANNING AREA

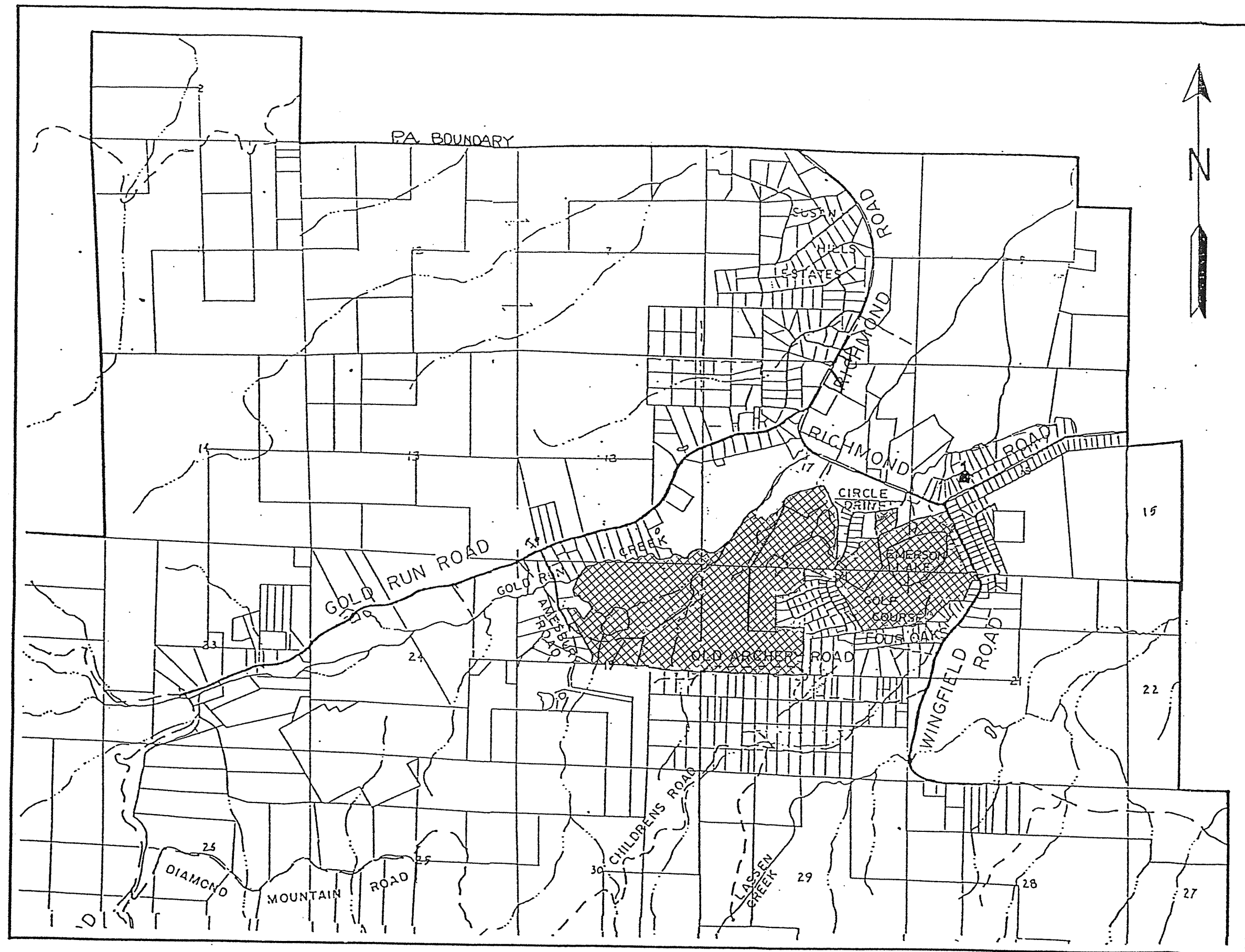
LAND USE DETAIL MAP E



Planned Unit Development

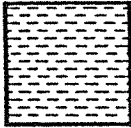
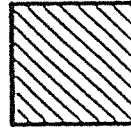
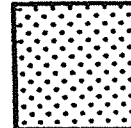


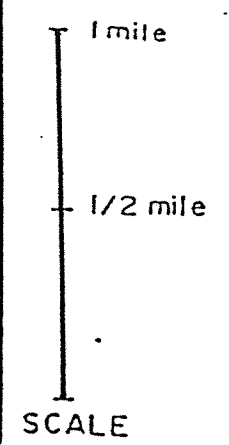
MAP 21



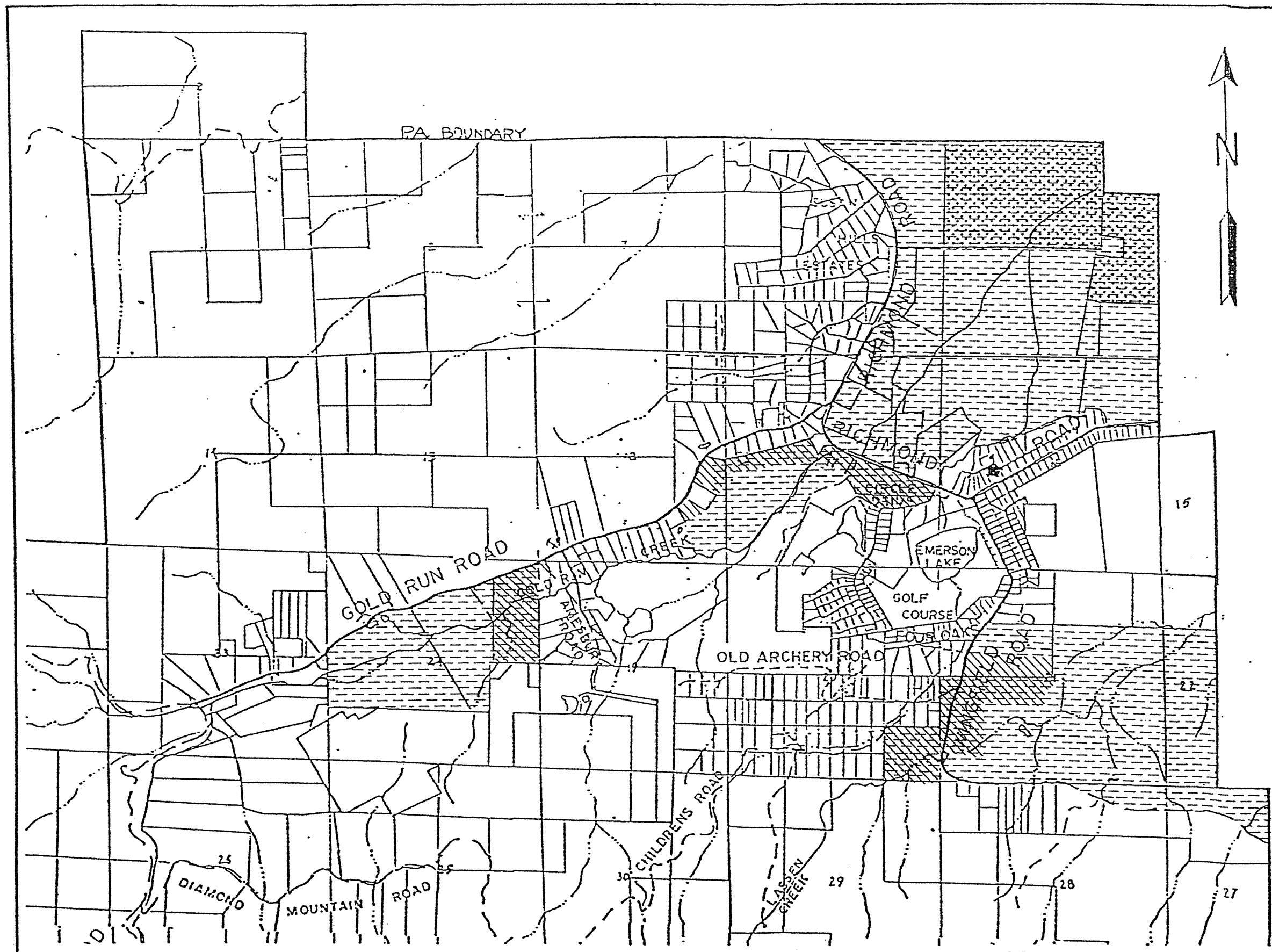
PORTION OF  
RICHMOND / GOLD RUN  
PLANNING AREA

LAND USE DETAIL MAP F

-  Agriculture
-  Planned Unit Development  
(Secondary Zoning)
-  Agricultural Preserve  
(Williamson Act)



MAP 22

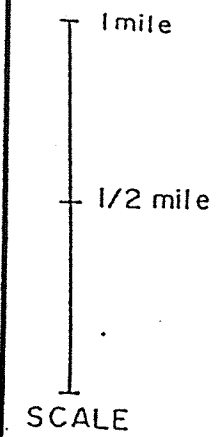
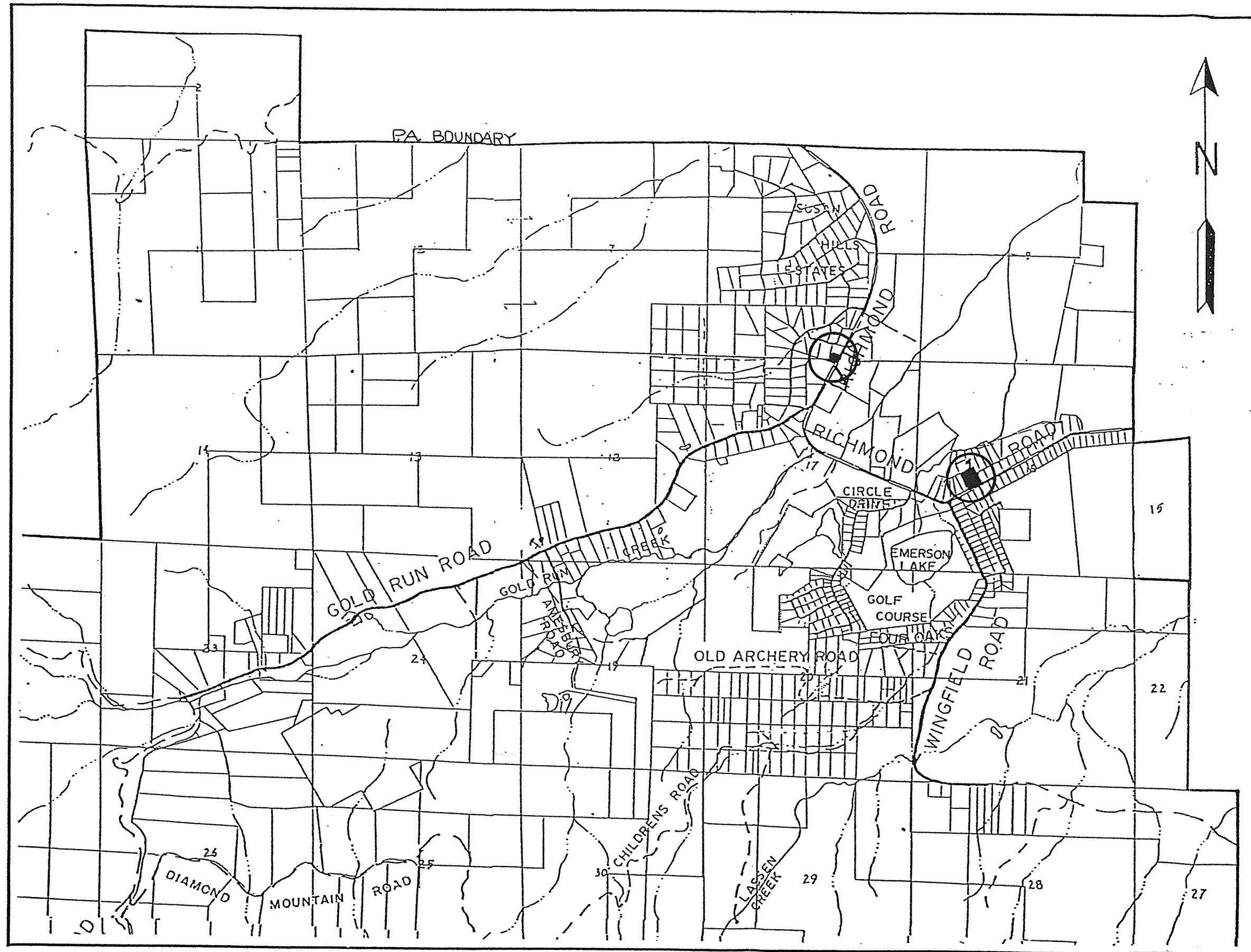


PORTION OF  
RICHMOND / GOLD RUN  
PLANNING AREA

LAND USE DETAIL MAP G



Institutional



MAP 23

### Day to Day Use

There is no better way to implement this area plan than by referring to it for all development projects in and around the planning area. Regular use should result in consistent land use decisions and an efficient regulatory process that will facilitate orderly and environmentally sound development. Citizens will have a good idea about how their community will develop, and land developers can tailor their proposals to meet the expectations of the county and the community. It can also alleviate unnecessary controversy and litigation.

On the other hand, infrequent use of the plan could lead to inconsistent decisions and confusion as to development policies and standards. Planners should refer to a similar checklist of issues for Area Plan policies as is used in the environmental review.

### Zoning Consistency

Zoning is one of the primary tools for implementing the general plan. Since 1971, the State has required zoning ordinances to be consistent with the elements of the general plan. To achieve consistency, the land use authorized by the zoning ordinance must be compatible with the type of land uses specified in the text and map(s) of the general plan. Unless zoning and the general plan are consistent no one (including decision makers) will be sure how (or if) land should be developed.

State law also requires local governments to maintain zoning and general plan consistency throughout the "life" of the general plan. Thus, whenever a local government amends its general plan, as will be the case with the adoption of the Richmond/Gold Run Area Plan, the zoning may also require amendment to re-establish consistency. Similarly, if the local government determines to change the zoning, by its own initiative or by request from property owners, the general plan may need to be changed as well.

### Subdivision Consistency

The State Subdivision Map Act (Gov. Code Section 66410 et seq.) requires local governments to make a finding, prior to approving a land division, that the division is consistent with the general plan. As a result, even if the zoning allows a certain use, or a particular parcel size, the local government cannot legally approve a division unless the general plan allows it.

### Density Limits

The courts have held that a General Plan, in this case the Richmond/Gold Run Area Plan, must specify the allowed density within the boundaries of the subject planning area in terms of both population density, and building intensity.

The following sets forth the density limits for each of the land use categories designated in the area plan. Building intensity is calculated using maximum numbers of dwellings per parcel, or, where more convenient the minimum number of acres required per dwelling. Population density is calculated using the average number of persons per household (rounded to the nearest whole number) based on State Department of Finance figure of 2.6 persons per household for the County.

### LOW DENSITY URBAN RESIDENTIAL

Parcel Size: One Acre (Total Designated Parcels: +/- 209)  
 Building Density: One Dwelling Per Acre  
 Population Density: Three persons per dwelling, average  
 Proposed Zoning: R-1 Single Family Residential

### ESTATE RESIDENTIAL

Parcel Size: 2.5 to 14 acres (Total Designated Parcels: +/- 264)  
 Building Density: One dwelling per parcel  
 Population Density: Three persons per dwelling, average  
 Proposed Zoning: R-1 Single Family Residential

The following density table corresponds with the Estate Residential Density Block Map #24:

<u>Location / Block No.</u>	<u>Density (acres/dwelling)</u>
Susan Hills Estates:	
-Block 1	3
-Block 2	9
Gold Run Road:	
-Block 3	4
-Block 4	6
-Block 5	14
-Block 6	3
Four Oaks Road Vicinity:	
-Block 7	2.5
Richmond School Vicinity:	
-Block 8	3
Big Pine Lane:	
-Block 9	3

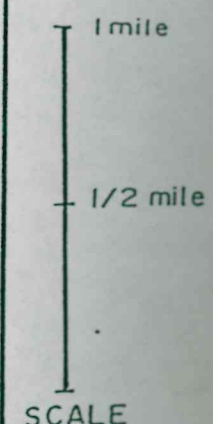


PORTION OF  
RICHMOND / GOLD RUN  
PLANNING AREA

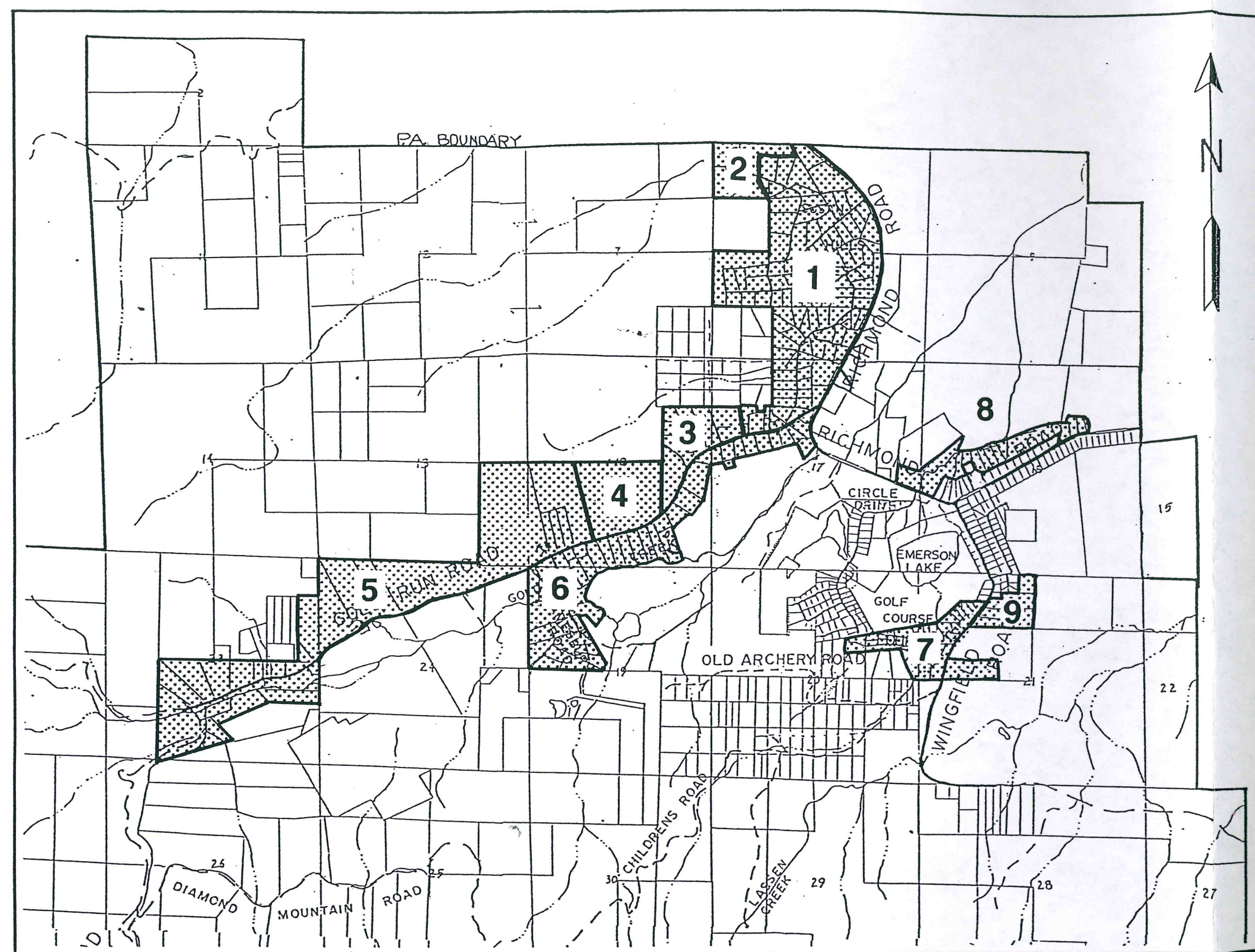
ESTATE RESIDENTIAL  
DENSITY MAP

**1** Estate Residential

(Numbers correspond with  
Block Numbers on the  
Estate Residential  
Density Table)



MAP 24



### RURAL RESIDENTIAL

Parcel Size: Four and five Acres (Total Designated Parcels: +/- 121)  
Building Density: One dwelling per parcel  
Population Density: Three persons per dwelling, average  
Proposed Zoning: R-1-AA Single Family Residential, Accessory Animal overlay

#### Density Table

<u>Location</u>	<u>Proposed Zoning</u>	<u>(acres/dwelling)</u>
Gold Crest Vicinity	R-1-AA	4
Old Archery Road Vicinity	R-1-AA	5
Bengoa Lands (Richmond Rd.)	R-1-AA	5
South of Wingfield	R-1-AA	5

### UPLAND RESIDENTIAL

Parcel Size: 40 acres (Total Designated Parcels: +/- 34)  
Building Density: One dwelling per parcel  
Population Density: Three persons per dwelling, average  
Proposed Zoning: R-1-AA-NH-B-40, Single Family Residential, Accessory Animal and Natural Habitat Combining Districts, Forty-acre average Parcel Size.

### PLANNED UNIT DEVELOPMENT

Parcel Size: 5 Acre Gross Density; up to 2.5 Gross Density with Golf Course Expansion/Residential Development Combination (Total Designated Parcels: +/- 112 to 224)  
Building Density: One dwelling per parcel  
Population Density: Average three persons per dwelling  
Proposed Zoning: PUD Planned Unit Development

#### Density Table (acres/unit)

<u>Location</u>	<u>With Golf Course</u>	<u>Without Golf Course</u>
Nagel Lands	2.5	5
Bollman Lands	2.5	5
Swickard Lands	2.5	5
City Lands	2.5	5

### PLANNED UNIT DEVELOPMENT SECONDARY ZONING DISTRICT

Parcel Size: Variable  
Building Density: One dwelling per parcel  
Population Density: Three persons per dwelling, average

Each area with the Planned Unit Development secondary zoning option shall incorporate a minimum of 50% open space within the development plan. Gross development density shall not exceed three acre average parcel size.

### AGRICULTURE

Parcel Size: 75 and 100 acres  
Building Density: One dwelling per parcel, unless associated with an agricultural operation.  
Population Density: Three persons per dwelling, average  
Proposed Zoning: A-3 Agriculture, and E-A Exclusive Agriculture,



GENERAL FOREST

Parcel Size: 100 acres  
Building Density: One dwelling per parcel  
Proposed Zoning: U-C Upland Conservation

**SECTION FOUR**  
**FINAL ENVIRONMENTAL IMPACT REPORT**

**Draft Environmental Impact Report**

**Revisions to the Draft EIR**

**Comments and Recommendations on the Draft EIR**

**Lead Agency Responses to Comments Received**