SUSANVILLE VICINITY AREA PLAN

AND ENVIRONMENTAL IMPACT REPORT

LASSEN COUNTY

DECEMBER 1984

RESOLUTION NO. 84/85-43
RESOLUTION ADOPTING SUSANVILLE VICINITY AREA PLAN

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

WHEREAS, the Board of Supervisors on March 23, 1982, directed that an area plan amending the Lassen County General Plan be prepared for an area to be known as the Susanville Vicinity Planning Area; and

WHEREAS, the Lassen County Planning Department prepared a Master Environmental Assessment for said planning area; and

WHEREAS the Board of Supervisors on December 7, 1982, concurred with and adopted a set of Goals and Objectives recommended by the Planning Commission; and

WHEREAS, the County of Lassen did contract for and receive a Planning Alternatives Study prepared by Planning Answers; and, commencing on October 23, 1983, the Planning Commission held four sessions of the public hearing for determination of a preferred planning alternative; and said public hearing was concluded and the Planning Commission did determine and recommend the preferred planning alternative to the Board of Supervisors on December 15, 1983; and

WHEREAS, The Board of Supervisors on January 10, 1984, did concur with the preferred planning alternative for said area plan; and

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

WHEREAS, commencing on September 5, 1984, the Planning Commission held four sessions of a public hearing to review the Draft Area Plan, Draft E.I.R. and a Draft Zoning Plan to implement the Area Plan; and

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

WHEREAS, the Planning Commission adopted Resolution 11-01-84 on November 7, 1984, which resolved that the Planning Commission finds the Draft Susanville Vicinity Area Plan, with the incorporated revisions, provides for appropriate patterns and intensities of land use and land use policies that will serve to protect and provide for the health, safety, peace, morals, comfort and general welfare of the area and hereby recommends its adoption, and that the Planning Commission urges that the Board of Supervisors rezone the lands of the Planning Area concurrent with adoption of the Area Plan to implement the policies of said Plan.

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

1. The draft SUSANVILLE VICINITY AREA PLAN as modified comprises a suitable, logical, timely and fair plan for the future development of the Susanville Vicinity Planning Area.

2. The "SUSANVILLE VICINITY AREA PLAN" as so modified, consisting of objectives, principles, standards, and maps illustrating in graphic form such objectives, principles, and standards is hereby adopted and approved as the Area Plan for the Susanville Vicinity Planning Area, in accordance with Article 6 of Chapter 3 of the Planning and Zoning Law (Government Code Sections 65300 and following).

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

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

WHEREAS, the foregoing resolution was duly adopted at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, held on the 4th day of December, 1984, by the following vote:

AYES: Supervisors Chapman, Loubet, Parks, Lovelady
NOES: None
ABSENT: None
ABSTAIN: Supervisor Vossler

R. Pete Vossler, Chairman,
Lassen County Board of Supervisors

ATTEST: Jane Nelson
Deputy County Clerk

I, JACQUELYN FULLER, County Clerk of the County of Lassen, State of California, and ex-officio Clerk of the Board of Supervisors thereof, do hereby certify that the foregoing resolution was duly adopted by said Board of Supervisors at a regular meeting held on December 4, 1984.

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

CREDITS

COUNTY OF LASSEN

Board of Supervisors

Pete Vossler, Chairman
Jean Loubet
John Lovelady
Carl Parks
James Chapman

Planning Commission

Frank Hinman, Chairman
Lorraine Armstrong
Bob Sorenson
Vera Young
Bud Zangger
Tom Pearson

Planning Department

Robert K. Sorvaag, Director
Starlyn Brown
Merle Anderson
Joseph Bertotti
Donna Judge
Brian Millar
Nancy Summers
Mary Ann Patterson

PLANNING ANSWERS

Dennis Castrillo
Keith Bissell, Graphics
Barbara Flinn, Word Processing

This area plan has been amended. Copies of the amendments are contained in the back (if you do not find them, ask staff for assistance).

TABLE OF CONTENTS

SECTION ONE: INTRODUCTION

PURPOSE OF AN AREA PLAN 1

LASSEN COUNTY'S PLANNING PROCESS 2

PLANNING FRAMEWORK 3

GOALS AND OBJECTIVES OF THE PLAN 6

SECTION TWO: AREA PLAN ELEMENTS

ENVIRONMENTAL SAFETY 11

- Flooding 12
- Wildland Fires 14
- Noise 15
- Seismic/Geologic Hazards 17

NATURAL RESOURCES 20

- Public Lands 21
- Timberlands 23
- Agricultural Lands 25
- Scenic Corridors 28
- Geothermal Resources 31
- Cultural Resources 33
- Fish and Wildlife 35

COMMUNITY DEVELOPMENT 37

- Land Use 38
- Circulation 47
- Public Facilities 49

TABLE OF CONTENTS

CONTINUED

COMMUNITY DEVELOPMENT, Cont.

Parks and Recreation 50

Annexation 52

SECTION THREE: IMPLEMENTATION

USE OF THE MAP 54

DESCRIPTION OF LAND USES 55

LAND USE MAP 58

IMPLEMENTATION TECHNIQUES 59

Day to Day Use 59

Zoning Consistency 59

Adoption of Plan by the City 60

Subdivision Consistency 60

Timing of Growth 60

Environmental Review 60

SECTION FOUR: ENVIRONMENTAL IMPACT REPORT 63

SECTION FIVE: APPENDICIES

APPENDIX A A1

APPENDIX B A2

APPENDIX C A3

APPENDIX D A4

APPENDIX E Comments on the EIR..... A5

SECTION ONE: INTRODUCTION

SUSANVILLE VICINITY AREA PLAN

PURPOSE OF AN AREA PLAN

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

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

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

Additionally, since this plan covers territory of interest to several governmental agencies, it can serve as the basis to coordinate decisions. The planning area includes land which the City of Susanville may someday annex. Adopting and using this document establishes a way for both the City and County to participate in the development of the area.

Lastly and most important, it allows citizens to participate in the land use planning process. Preparing this plan has provided citizens with the opportunity to examine the planning issues of the community and to develop a strategy to address their concerns. Active involvement in the preparation, adoption and implementation of this plan provides citizens with a role in shaping the physical and economic future of the community.

---

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

LASSEN COUNTY'S PLANNING PROCESS

This plan is one of the last steps in a land use planning program to guide the physical and economic development of the Susanville Vicinity Planning Area.

This program began on March 23, 1982, when the Planning Department presented the Board of Supervisors with the proposed boundaries for the Susanville Vicinity Planning Area (See Appendix A). The boundaries were reviewed during a public hearing and citizens were allowed to comment on their location.

Once the planning area was defined, citizens of the planning area, the Planning Commission and the Board of Supervisors identified goals and objectives for the planning area. The goals and objectives served to guide the preparation of subsequent planning documents, including this plan.

In order to determine the environmental, economic and social characteristics of the area, the planning staff prepared the Susanville Vicinity Master Environmental Assessment (MEA). The MEA not only provided a valuable data base for the preparation of other planning documents, but it can also serve as the environmental setting section for environmental impact reports (EIRs) prepared for projects in the planning area.

Once the MEA was completed, various planning alternative studies for the area were examined. The Susanville Vicinity Planning Alternatives Study examined various physical factors within the area and the opportunities and problems the planning area faces. Each alternative was consistent with the goals and objectives adopted for the area but showed different ways land could be developed and various traffic circulation patterns. Public hearings were conducted to review the study and a preferred alternative was selected (See Appendix B).

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

PLANNING FRAMEWORK

PLANNING AREA

When the planning area's boundaries were drawn, a major consideration was identifying the area outside the City of Susanville that would be affected by the City's growth. This process allows the City and County to focus on growth issues of mutual interest and to coordinate future land use decisions affecting both jurisdictions.

Generally, the planning boundaries include land about one-half mile to one and one-half mile outside the 1982 Susanville City limits. While the planning area is different from the City's adopted sphere of influence boundary, the boundaries of the two areas substantially overlap. Map 1 shows the planning area and Appendix A contains a written and legal description of the boundaries. For further information about the physical, economic and social setting of the area, the MEA contains descriptions of each.

TIME FRAME

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

PLANNING CONCEPT

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

ORGANIZATION

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

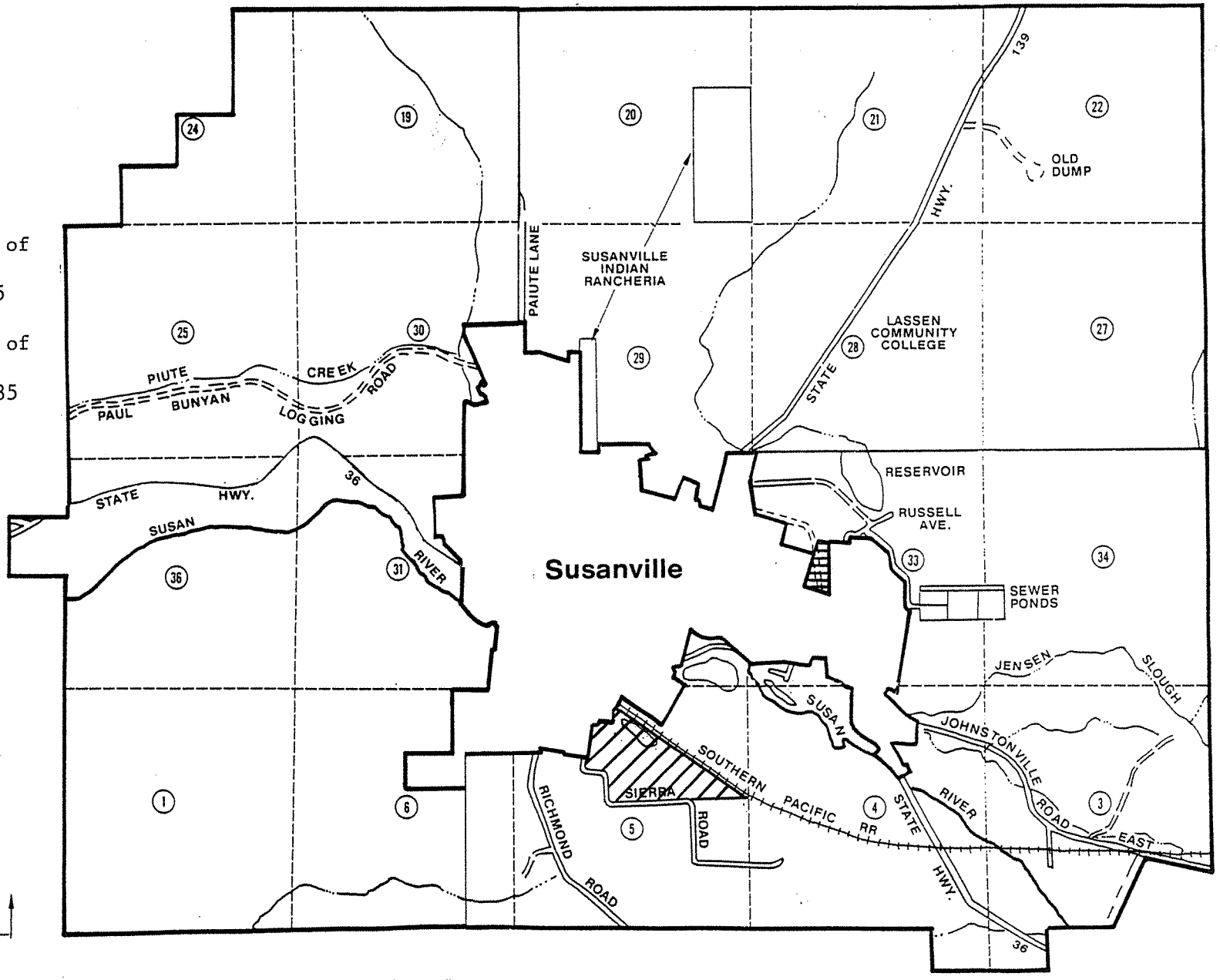
While all general plans are required to contain discussions of specific topics, local governments are allowed a great deal of flexibility in how to address them. Traditionally, most general or area plans contain nine individual elements. However, since the topics of the elements overlap, plans prepared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

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

Susanville Vicinity Planning Area

Annexed by City of Susanville - February 1, 1985

Annexed by City of Susanville - February 25, 1985



N

ONE MILE

MAP 1

GOALS AND OBJECTIVES OF THE PLAN

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

1. LAND USE/GROWTH AND DEVELOPMENT

A. ISSUE: Land Use Compatibility

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

B. ISSUE: Growth and Development

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

C. ISSUE: Growth and Development

GOAL AND OBJECTIVE: Provide for the improvement and diversification of the area's industrial base and employment opportunities.

D. ISSUE: Commercial Uses

GOAL AND OBJECTIVE: Expand and enhance appropriate new and diverse industrial uses by providing for locations, levels and types of such uses compatible with the community's land use patterns.

E. ISSUE: Commercial Uses

GOAL AND OBJECTIVE: Provide for the neighborhood shopping needs of suburban areas by strategically locating compatible neighborhood convenience-type shopping points while maintaining, enhancing and expanding the community's established retail shopping and business areas.

F. ISSUE: Housing

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

G. ISSUE: Rehabilitation

GOAL AND OBJECTIVE: Encourage revitalization of older and rundown structures by encouraging rehabilitation.

H. ISSUE: Energy Use

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

I. ISSUE: Noise

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

J. ISSUE: Flood Hazard Areas

GOAL AND OBJECTIVE: Ensure public safety and reduce public costs by identifying and providing for the appropriate use of land subject to flooding.

K. ISSUE: Public Lands

GOAL AND OBJECTIVE: Encourage public land management policies which will be in concert with the goals and objectives of the area plan.

2. ECONOMY

A. ISSUE: Economic Growth and Development

GOAL AND OBJECTIVE: Promote and diversify the economic growth of the Susanville Vicinity by sustaining and expanding existing and encouraging appropriate new industrial and employment generating opportunities.

B. ISSUE: Economic Resources

GOAL AND OBJECTIVE: Provide for the protection and appropriate utilization of resources fundamental to the economic viability of the planning area (geothermal resource, agricultural land, timber, etc).

C. ISSUE: Cost of Public Services

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

3. PUBLIC SERVICES

A. ISSUE: Provision of Public Services

GOAL AND OBJECTIVE: Locate, extend and phase community facilities and services to provide for orderly development and economical utilization of resources.

B. ISSUE: Public Services

GOAL AND OBJECTIVE: Ensure that the rate of growth and development does not result in a significant reduction or overburden to existing levels of public services and facilities.

C. ISSUE: Special District Services

GOAL AND OBJECTIVE: Promote the appropriate utilization, expansion and phasing of special district services to provide for orderly development and economical utilization of resources.

D. ISSUE: General Public Health, Safety and Welfare

GOAL AND OBJECTIVE: Provide for the health, safety and welfare of all people affected by land use and public policies within the planning area.

E. ISSUE: Educational Facilities

GOAL AND OBJECTIVE: Provide for the appropriate and orderly provision of facilities to accommodate existing and future educational needs of the community.

F. ISSUE: Transportation

GOAL AND OBJECTIVE: Establish a circulation plan which will make maximum use of existing facilities, ensure coordination between City, County and private traffic circulation, identify priority future needs and establish a strategy for sequential future street development in concert with related existing and designated future land uses.

G. ISSUE: Transportation

GOAL AND OBJECTIVE: Provide for the safe and efficient circulation of traffic, parking facilities, and mixtures of commuter shopping and regional vehicular traffic as well as non-motorized traffic (bicycles, pedestrians, etc).

4. SOCIAL AND CULTURAL

A. ISSUE: Recreation

GOAL AND OBJECTIVE: Provide appropriate levels of public recreational opportunities and facilities and promote the utilization of areas with recreational potential unique to the community.

B. ISSUE: Cultural Resources

GOAL AND OBJECTIVE: Protect the planning area's historic and archeological resources and encourage appropriate opportunities for public experience and academic study of these resources under controlled conditions.

5. ENVIRONMENTAL/NATURAL RESOURCE

A. ISSUE: Natural Resources

GOAL AND OBJECTIVE: Promote compatibility between the planning area's natural resources (unique geologic features, wildlife, vegetation, streams, etc.) and urban-related development by providing for the protection of the resource while optimizing the enhancement potential of natural resources to appropriate development.

B. ISSUE: Wildlife/Fishery Resources

GOAL AND OBJECTIVE: Provide for the management and enhancement of wildlife and fishery (Susan River, Paiute Creek) resources by maintaining a compatible relationship between habitats, parks and urban-related development.

C. ISSUE: Natural Vegetation Resources

GOAL AND OBJECTIVE: Provide for the appropriate retention of the area's natural vegetation to ensure watershed, wildlife, fishery, timberland and scenic values unique to the community and area.

D. ISSUE: Agricultural Lands

GOAL AND OBJECTIVE: Protect productive agricultural lands from conversion to less appropriate land uses.

E. ISSUE: Water Resources

GOAL AND OBJECTIVE: Protect and maintain resource quality and quantity and promote the appropriate use of surface and ground water resources.

F. ISSUE: Soils

GOAL AND OBJECTIVE: Maintain the resource values and stability of the planning area's soils.

G. ISSUE: Air Resources

GOAL AND OBJECTIVE: Protect and maintain the quality of the planning area's air resources.

H. ISSUE: Scenic Resources

GOAL AND OBJECTIVE: Protect the scenic and aesthetic values of the planning area by recognizing and protecting unique scenic features and by encouraging land use patterns and design elements which will maximize the enhancement potential of these features.

I. ISSUE: Geothermal Resource

GOAL AND OBJECTIVE: Optimize the productive and economic potential of the geothermal resource by encouraging its most appropriate and efficient utilization.

J. ISSUE: Energy Production

GOAL AND OBJECTIVE: Provide for the development and efficient use of existing and appropriate new energy sources.

K. ISSUE: Natural Hazards (seismic, fire, unstable slopes, etc.)

GOAL AND OBJECTIVE: Provide for appropriate land uses and safety measures in areas of natural hazard potential.

SECTION TWO: AREA PLAN ELEMENTS

SUSANVILLE VICINITY AREA PLAN

ENVIRONMENTAL SAFETY

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

This component includes the following elements:

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

FLOODING

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

The planning area is subject to periodic flooding from the Susan River and other smaller streams. According to the Department of Water Resources, six floods have occurred in the area in the last twenty years. The principal type of flooding is from high water on the Susan River and Paiute Creek. Map 2 identifies these areas.

The National Flood Insurance Act offers an important incentive for implementing a flood management program. Property owners within flood plain areas may obtain federally subsidized flood insurance if their local government adopts flood management regulations and participates in the federal program.

The 100 year flood plain is the basic planning criteria to identify areas in which precautions should be taken. The 100 year flood plain boundary defines the area which has a one percent chance of flooding in any given year.

Defining areas with the 100 year flood plain does not mean that these lands must remain in a natural and undeveloped state. Rather, these areas should be designed for non-intensive uses, so that the loss of life and property can be minimized.

Policy:

1.1 Land uses with the 100 year flood plain shall not jeopardize life or property at either a specific site or downstream.

Implementation:

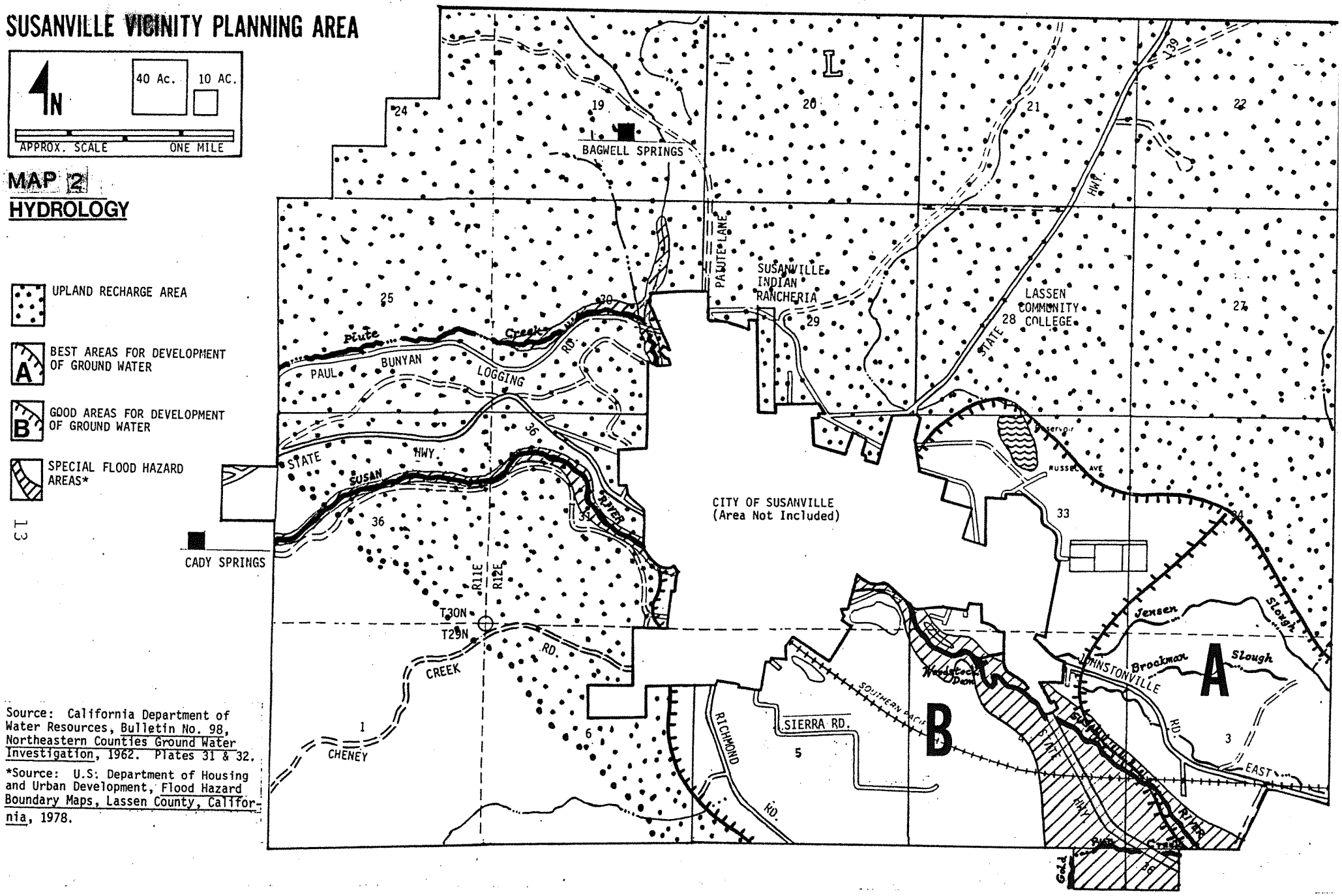
1.11 The types of land uses permitted and County development standards within the 100 year flood plain should conform to the requirements of the National Flood Insurance Program.

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

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

1.14 Land within 100 year flood plain areas should be designated and zoned for agriculture or other low intensity use and/or be zoned within an "F", flood plain combining district.

SUSANVILLE VICINITY PLANNING AREA



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

*Source: U.S. Department of Housing and Urban Development, Flood Hazard Boundary Maps, Lassen County, California, 1978.

WILDLAND FIRES

The safety element of a general plan must address fire hazard issues within the community (See Section 65302(i)). The safety element, originally an optional element, became required in 1971 because of devastating fires the State experienced in 1970.

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

Policy

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

Implementation

2.11 The Planning and Building Department staff should work with the California Department of Forestry, the Susanville Fire Department, and the Susan River Fire Protection District and the City of Susanville to establish and adopt a" Master Plan for Fire Protection" with specific fire safety standards for land divisions and new construction.

2.12 Fire hazard maps prepared by the California Division of Forestry should be kept on file by the Planning Department. The maps should be made available upon request to the public.

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

2.14 The County should encourage coordination and cooperation of all fire fighting agencies (state, city, district, volunteer) operating in the planning area.

NOISE

State law requires all general plans to include a noise element (Section 65302(g)).

In land use planning, care must be taken to assure that an environment of noise compatibility exists within the community. Achieving this compatibility is accomplished by developing uses which respect the noise requirements of adjacent land uses. For example, noise sensitive land uses such as hospitals and schools should be kept away from noise generators.

In 1974, a noise measurement program was conducted by the City of Susanville to gather information for its noise element. The study identified the location of noise sources and noise sensitive facilities. Although the study is now ten years old it still accurately reflects the noise conditions of the area. Map 3 shows the location of noise generators or noise sensitive facilities within or adjacent to the planning area.

Transportation noise can be a problem in residential areas unless roadways are carefully planned. New roads bring automobile and truck traffic which can be high noise generators.

Policy

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

Implementation

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

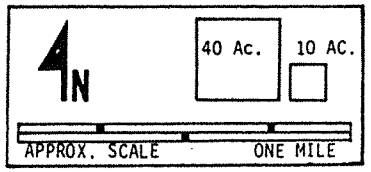
3.12 When new streets are planned, measures such as sound walls or berms should be included to mitigate significant noise impacts.

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

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

3.15 New noise generators shall incorporate design features or devices to reduce the amount of noise which they will emit.

SUSANVILLE VICINITY PLANNING AREA



MAP 3
NOISE

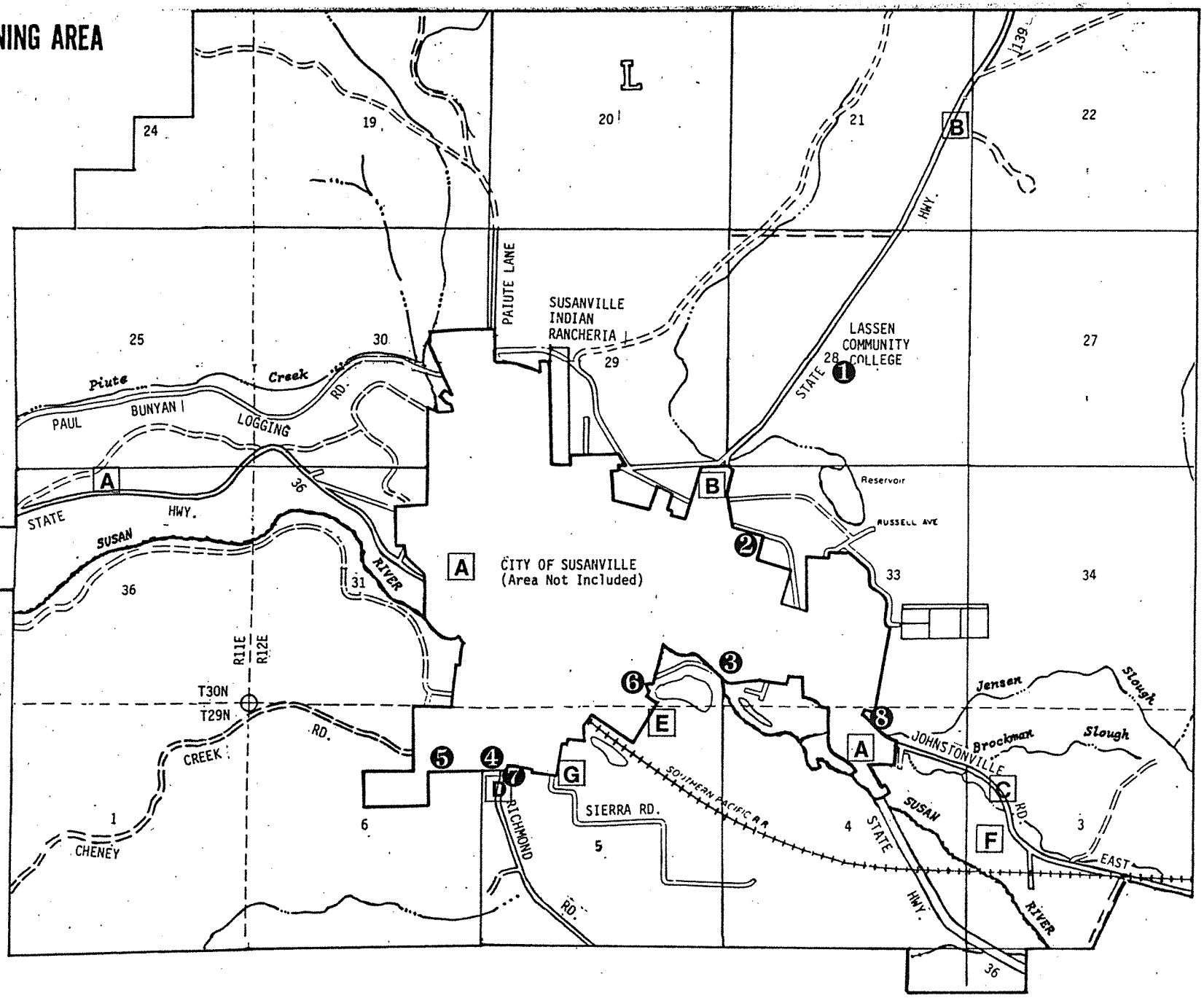
NOISE GENERATING AREAS

- A State Highway 36 (Main Street)
- B State Highway 139 (Ash Street)
- C Johnstonville Road
- D Richmond Road
- E Sawmill
- F Sawmill
- G Moulding Mill, Equipment Yard

NOISE SENSITIVE AREAS*

1. Lassen Community College
2. McKinley School
3. Riverside Rest Home
4. Diamond View School
5. Lassen County Memorial Hospital
6. Riverside Park
7. Church
8. Church

* Noise sensitive residential areas are not indicated. See Land Use Maps.



SEISMIC/GEOLOGIC HAZARDS

State law (Section 65302(f)) requires all general plans to include a seismic element which identifies and appraises the seismic and geologic hazards of the area.

SEISMIC HAZARDS

The planning area is located in an area designated by the California Division of Mines and Geology (CDMG) as a "Seismic Zone III". Zone III areas are subject to major damage (See Appendix 4 in the MEA). The CDMG has identified two faults, one described as quaternary and the other as pre-quaternary, in the planning area. Map 4 shows the location of these faults. The quaternary fault runs along Richmond Road, through the western edge of Susanville and the northeast quarter of the planning area. Quaternary fault displacement is a seismic event which occurred within the last two million years but not within the last two hundred years. The pre-quaternary fault lies along the southwestern corner of the planning area. Although displacement has not occurred for two million years, the fault is still considered "active".

Other faults have also been identified in the planning area by other governmental agencies. The Bureau of Reclamation cites a complex of faults connected to or located near the quaternary fault. The California Department of Water Resources identified faults in the northeastern portion of the planning area. These faults are not classified as either quaternary or pre-quaternary faults.

The most recent significant seismic activity with epicenters near Susanville occurred in 1976. An earthquake with a magnitude of 4.5 (Richter) struck on June 20. No one was injured and little if any property damage was recorded. Following the quake a series of aftershocks occurred until June 30. The largest aftershock occurred on June 24 and had a magnitude of 4.2.

GEOLOGIC HAZARDS

The planning area is an area of low erosion activity. According to the Soil Conservation Service, no area has been identified as having a greater than moderate erosion hazard potential. The CDMG reports that the planning area is in a generalized area of relatively low to no probable possibility of landsliding. The MEA points out (See p. 23) that precaution should be taken on the steep slopes along the Susan River and Paiute Creek. Landsliding in this area can be prevented if natural stabilizing features, such as the vegetative cover and the soil and rock, are not disturbed or if engineering mitigation measures are employed.

Policy

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

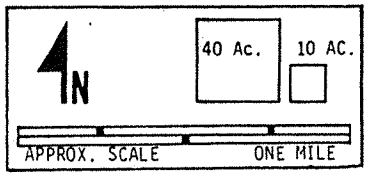
Implementation

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

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

4.13 All development proposals for areas near steep slopes, including those along the Susan River and Paiute Creek, shall be required to minimize the disturbance to soil, rock or vegetative cover and show the mitigation measures that will be taken to reduce the potential for a landslide.

SUSANVILLE VICINITY PLANNING AREA



MAP 4
SEISMIC FEATURES

SEISMIC FAULTS

U D

Dashed where approximately located, dotted where concealed. "U" and "D" denotes upthrown and downthrown sides respectively. Arrows along fault indicate relative or apparent direction of lateral movement.

Quaternary Fault

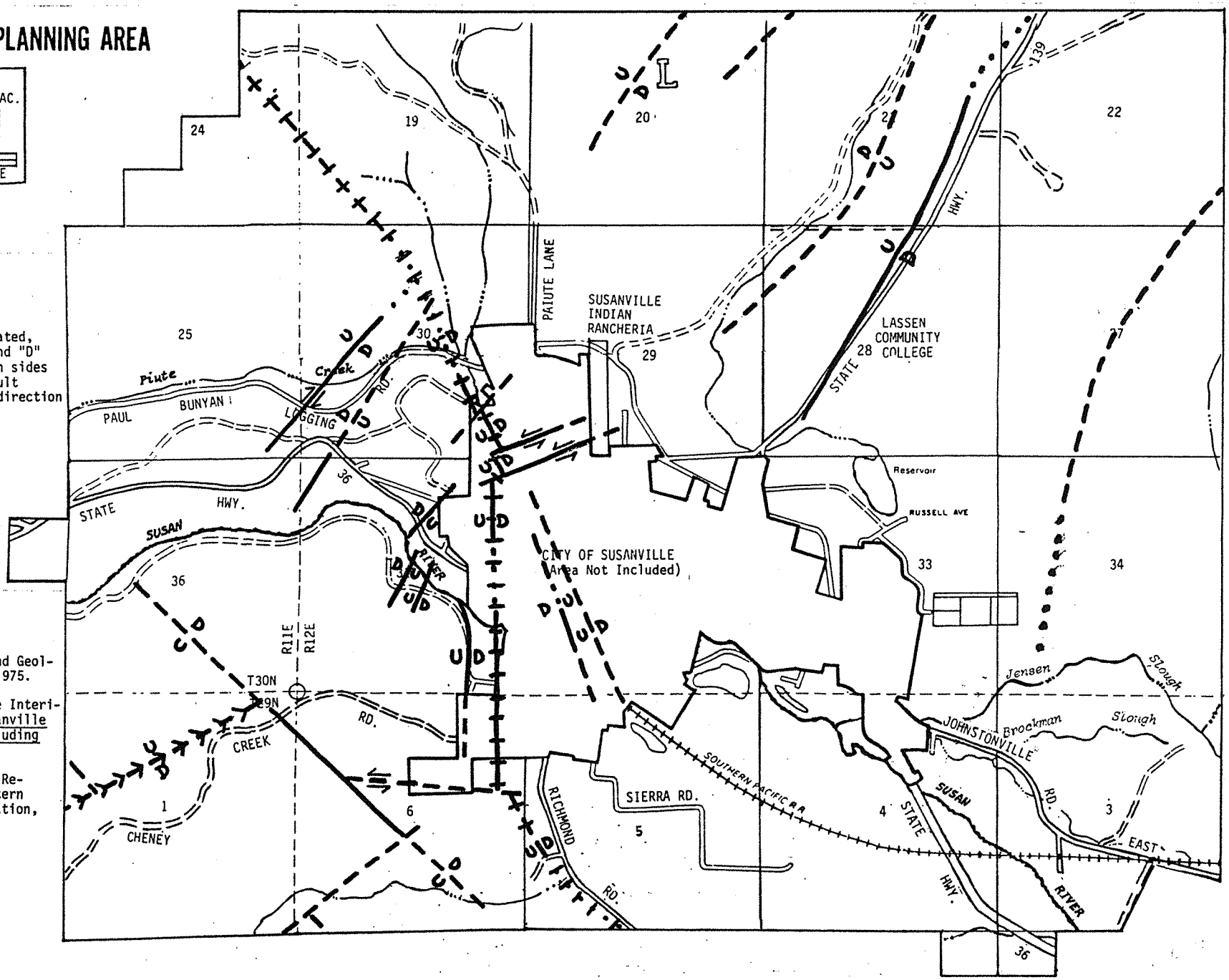
Pre-Quaternary Fault

Sources:

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

United States Department of the Interior, Bureau of Reclamation, Susanville Geothermal Investigation, Concluding Report, January 1982. Plate 3.

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



NATURAL RESOURCES

This component includes the general plan elements concerned with the conservation of the County's natural resources. These resources represent an important investment in the County's future. They not only provide jobs but also create the rural character of the area which citizens enjoy and which attracts visitors into the area. Their use and adjacent land uses must be properly planned to prevent their degradation.

This component includes the following elements:

- Public Lands
- Timberlands
- Agricultural Lands
- Scenic Highways
- Geothermal Resources
- Cultural Resources
- Fish and Wildlife

PUBLIC LANDS

The land use element of a general plan must contain information regarding the location and extent of public lands (State Law, Section 65302(a)).

Within the planning area a variety of public agencies own or manage land. These agencies include: The Bureau of Land Management (BLM); Lassen National Forest; Susanville Indian Rancheria; The California Division of Forestry; Lassen County and the City of Susanville. Map 5 shows the location of these lands. Some public lands serve a dual purpose. These lands not only protect resources but are also important open-space and recreational areas. A detailed description of their existing or future uses is included in the MEA (See pages 74-76)).

As part of a program to improve management of its resources, the federal government is considering the disposal or transfer of isolated parcels of public land. Selective disposal of some federal lands within the planning area could enhance the timing and future development patterns of the planning area. Some federal lands lie in the path of areas which will be developed privately. As a result, future development may be hindered because facilities such as streets, sewer and water lines may have to by-pass these areas. This could delay or increase the cost of development near these areas. Transferring these lands to private ownership may resolve this potential problem.

Policy

5.1 Lands under public ownership are designated on the land use map for the current and potential uses most appropriate for the resource values or orderly development potential they contain. The designations are:

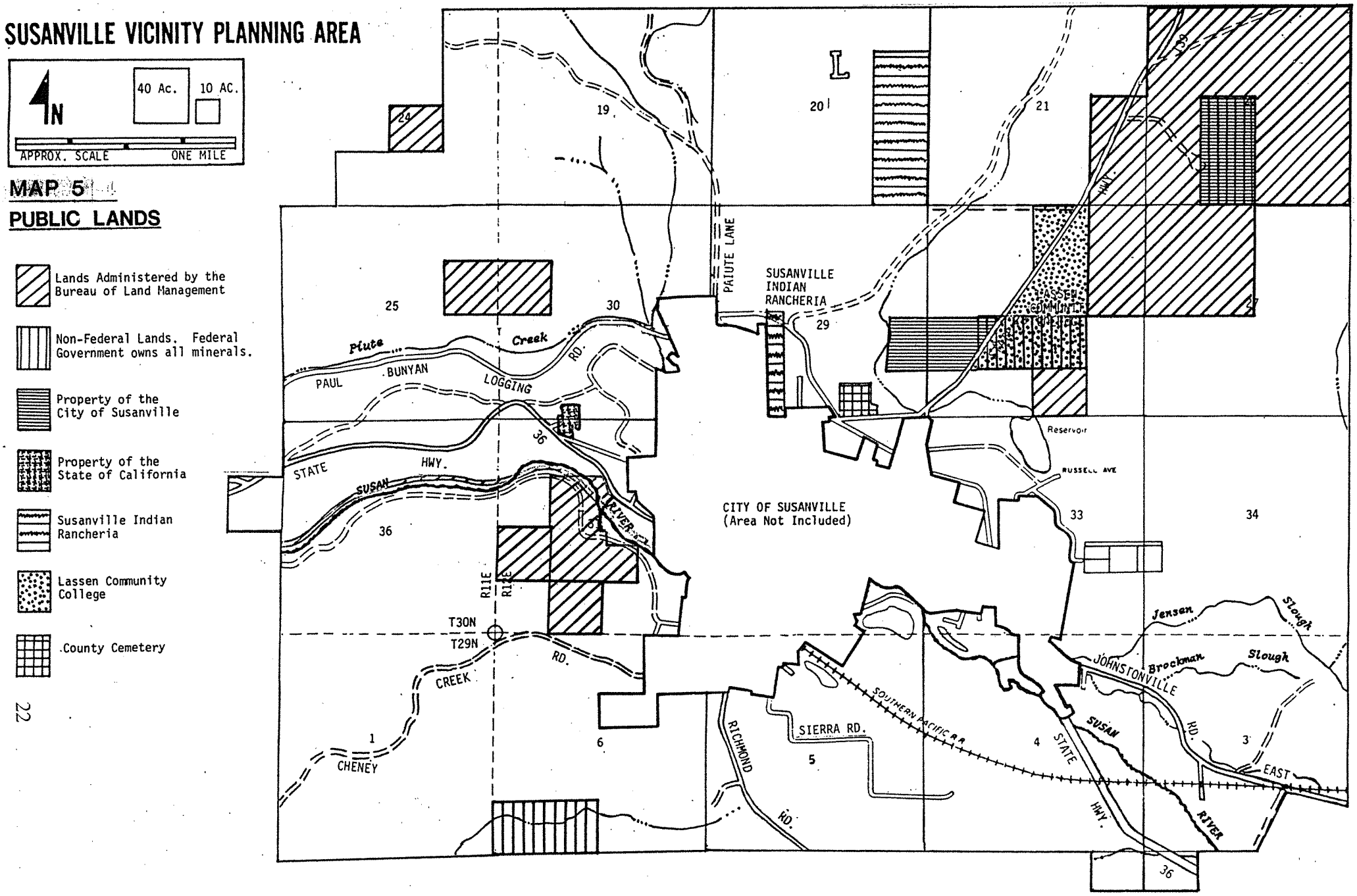
- o Public lands to be used for or in conjunction with developed recreation sites are designated as conservation.
- o Public lands reserved for the maintenance and protection of natural resources are designated as conservation, in conformance with the Open Space Element of the General Plan.
- o Land use designations for other publicly owned lands are indicated on the area plan land use map.

Implementation

5.11 Federal and local government officials should explore the possibility of exchanging federal lands within the planning area for lands in County areas that possess a high resource value.

5.12 Public lands shall be zoned in a manner consistent with the designated land uses shown in Appendix C.

SUSANVILLE VICINITY PLANNING AREA



TIMBERLANDS

In addition to the nine mandated elements, State law (Section 51115) requires counties with land zoned for timber production (TPZ) to include a timber production element in their general plan. According to the General Plan Guidelines, counties may fulfill this requirement by integrating policies and standards for timberland into other elements of their general plan.

Within the planning area, there are a variety of pine forests with commercial stands of timber. Map 6 shows the general location of the principal timber species in the planning area. There are more than 3000 acres in the planning area which contain identifiable timber resources. The yellow pines (Ponderosa and Jeffrey) are the principal species. About 500 acres are currently zoned TPZ

Besides serving as a source of lumber and firewood, timber provides employment, recreation oportunities, habitat for wildlife and areas for aesthetic enjoyment. Timberlands are also important areas for grazing livestock. Timberland contributes substantially to the County's economy indirectly because it enhances the rural characteristics of the area and attracts tourists.

Policy

6.1 The County shall conserve timberland resource areas suitable for commercial operations and shall protect these areas from incompatible land uses. Timberland reserve areas shall be designated extensive agriculture, general forest environment.

Implementation

6.11 The County should support and promote reforestation and forest improvement practices.

6.12 Land adjacent to commercial timberlands shall receive land use designations which are compatible with timberland management activities. These uses include open space, low density residential and recreation.

6.13 Land designated as general forest shall be zoned "TPZ", timber production zone, "FR", forest recreation or "UC", upland conservation.

SUSANVILLE VICINITY PLANNING AREA

N

40 Ac. 10 AC.

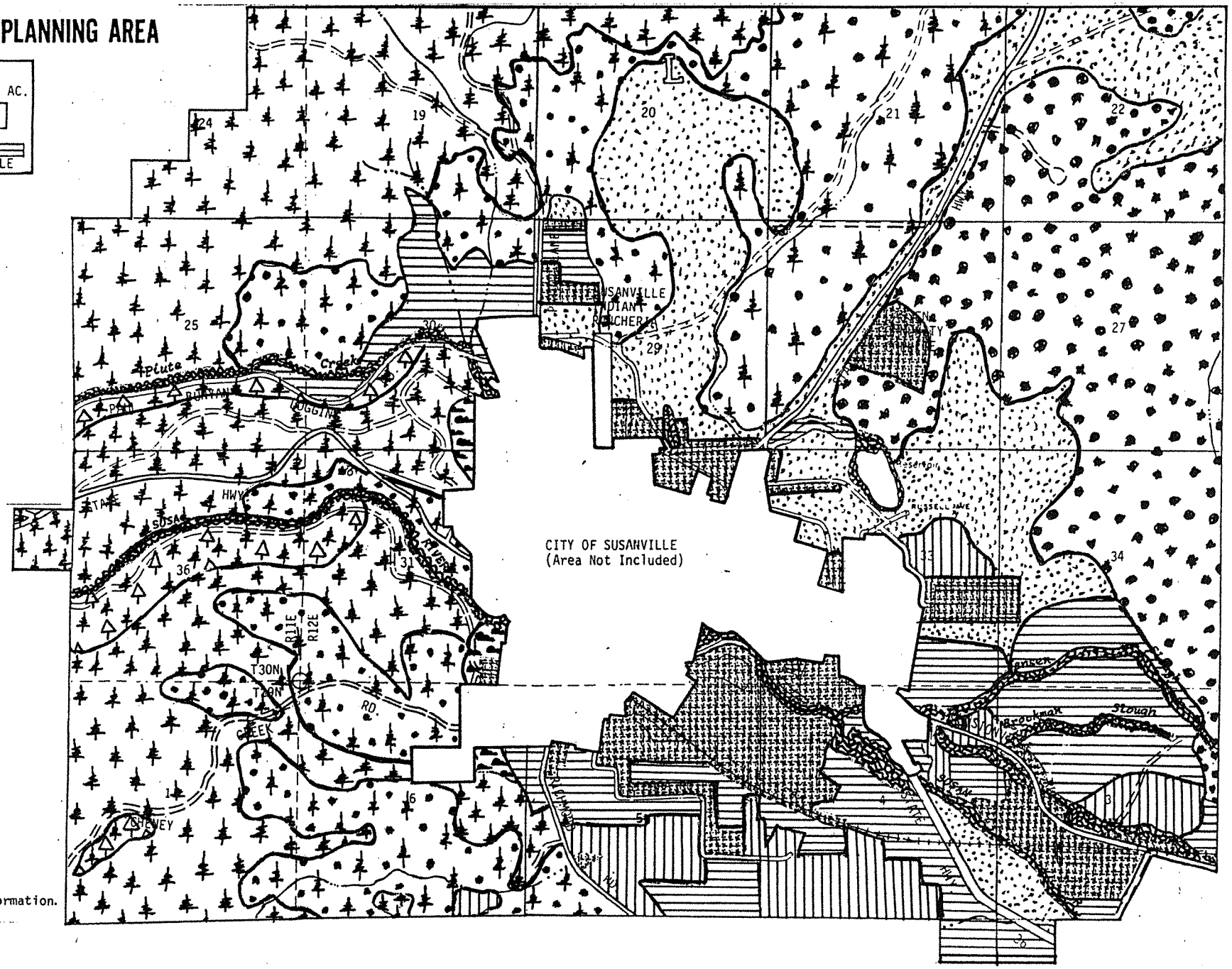
APPROX. SCALE ONE MILE

MAP 6

VEGETATION

- YELLOW PINE FOREST
- JUNIPER WOODLANDS
- PINE-JUNIPER
- PINE-FIR
- OAK BRUSH
- SAGEBRUSH
- RIPARIAN
- MEADOW GRASSLANDS AND PASTURE
- CULTIVATED LANDS
- URBAN AREAS

See text for additional information.



AGRICULTURAL LANDS

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

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

> Land Use Element "...designates the proposed general distribution and general location and extent of the use of land for ... agriculture" (Section 65302(a)).
>
> Conservation Element " .... for the conservation, development and utilization of natural resources including ... soils (Section 65302(d)).
>
> Open Space Element " ... for the managed production of resources including rangeland, agricultural and and areas of economic importance for the production of food and fiber (Section 65560(a)).

Agricultural land is a resource of limited availability in Lassen County. Like timberland it is economically important and provides other benefits such as wildlife habitat, groundwater recharge areas and open space which contributes to the rural character of the area. Presently, about 1,400 acres are in agricultural production in the planning area.

Two factors play an important role in determining the types of crops which can be grown in the area. Climate limits agriculture to essentially one crop per year. Since the growing season lasts from mid-May to October, farmers must grow forage crops or crops that can withstand brief periods of freezing temperatures. The other critical factor is soil. The fact that most of the prime soils in the area are "heavier" and poorly drained makes them better suited for crops such as garlic, onions, potatoes, cereal grains and corn.

Recently, another form of agriculture - greenhouse production - has established itself in the area. Greenhouse operators have found they can maintain an economic operation even in the extreme cold of the winter, due to the availability of low-cost geothermal heat. Presently there are approximately five acres in greenhouse production. The potential for additional acreage coming into greenhouse operations is promising.

There are about 1078 acres zoned "UC-AP", upland conservation-agricultural preserve. This zoning limits land uses primarily to agricultural and support activities. Additionally, there are about 150 acres of land zoned "EA-AP", exclusive agriculture-agricultural preserve which identifies land used primarily for intensive agricultural production.

Policy

7.1A Agricultural land in Lassen County shall be protected for it's economic importance; it's contribution to the character of the community; and, its environmental values. The designation of intensive agriculture is applied to agricultural land (as shown on the area plan land use map) in the planning area.

7.1B Parcel sizes shall be retained at sufficient sizes for productive economic agricultural use.

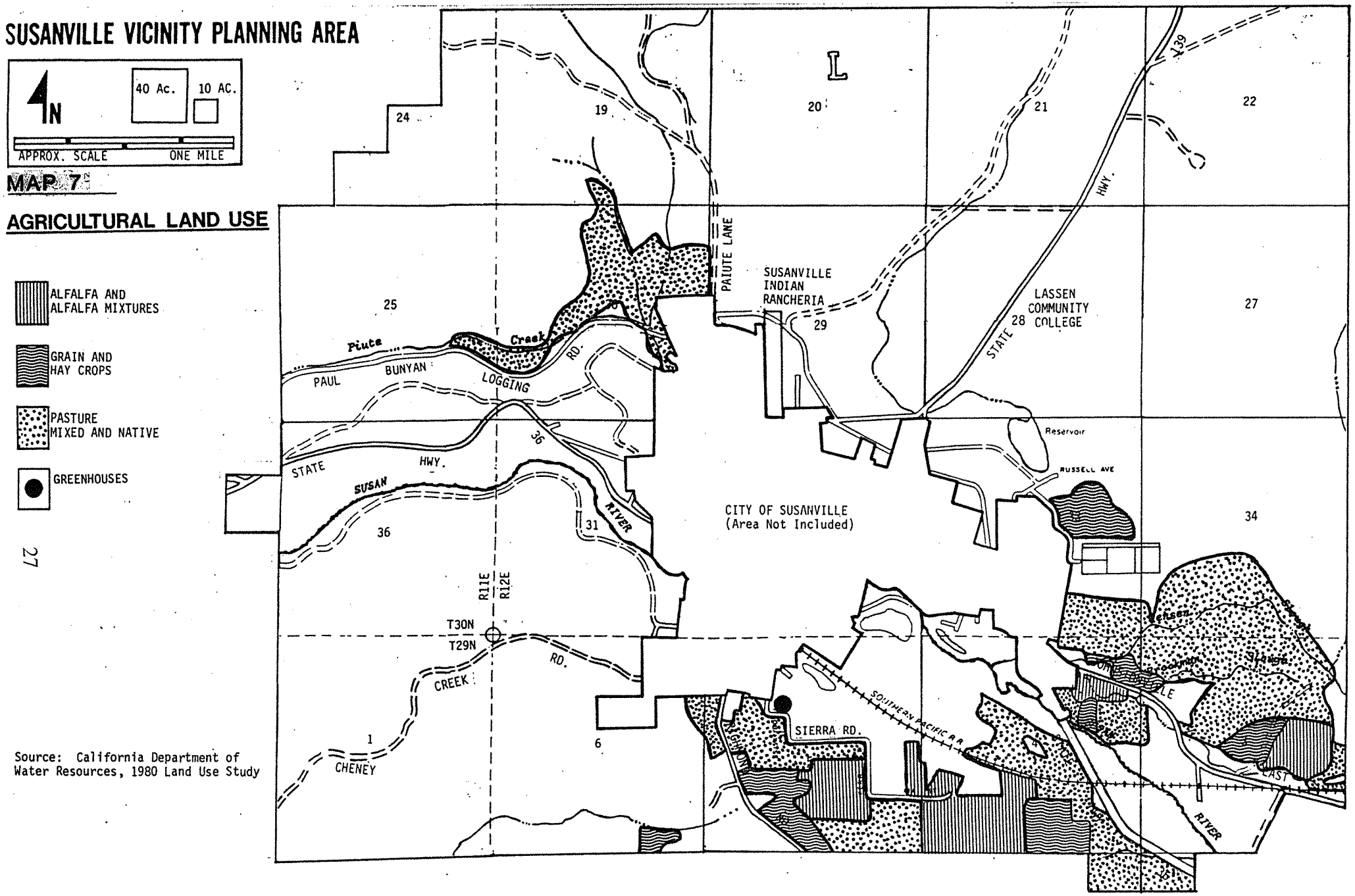
7.1C Non-agricultural uses shall be directed to areas with soils with limited value for intensive agricultural use or in areas where similar uses already exist. Non-agricultural uses shall not interfere with agricultural operations.

Implementation

7.11 Land designated intensive agriculture on the area plan and land use map shall be zoned "A-3", agriculture or "EA", exclusive agriculture.

7.12 Where dense residential or commercial development abuts lands devoted to agricultural production, the non-agricultural uses shall incorporate buffer setbacks and or consruct natural screens to mitigate potential land use conflicts.

SUSANVILLE VICINITY PLANNING AREA



Source: California Department of Water Resources, 1980 Land Use Study

SCENIC CORRIDORS

State Planning Law (Section 65302(a)) requires a scenic highways element as a means to protect and enhance official State scenic highways and official county and local scenic highways.

Scenic highways enhance the tourist industry in Lassen County. By protecting scenic areas, tourists will have a positive feeling about the County which may bring them back to share their experiences with others. Scenic highways can instill community pride and protect the rural lifestyle which many people of the area enjoy. A scenic resources assessment conducted as part of the MEA (See page 50), shows three areas which could potentially qualify for scenic highway status. These areas include:

- o State Highway 139 from the northern end of the planning area to the northern border of Section 28 (Township 30 North, Range 12 East). The area presents a spectacular view of the valley, the Diamond Mountains and the planning area.

- o State Highway 36 from the western border of the planning area to the Susanville City limits. This portion of the highway provides tourists with a spectacular view of the valley, the Susan River and the planning area.

- o State Highway 36 from the eastern border of the planning area to the Southern Pacific Railroad lines. This area includes sites of agricultural land and the rural character of the Honey Lake Valley.

Policy

8.1 Lassen County should protect, maintain and establish scenic corridors in order to preserve the beauty of its landscapes. The scenic corridors designated are shown on the land use map. These corridors shall protect the visual quality of unique scenic resources.

Implementation

8.11 A public hearing should be held to determine whether the County should request the State to include the scenic corridors described above into the State system of scenic highways.

8.12 New development in these corridors should use natural materials and earthtone colors that blend into the landscape.

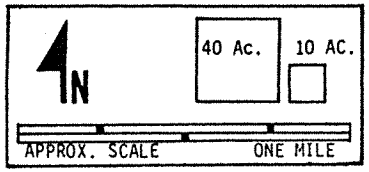
8.13 Billboards with the exception of those noted in implementation measure 8.14, should not be permitted within the corridor because they distract from the scenic quality of the area. Because on-site advertising is sometimes necessary to inform motorists of the location or nature of a commercial enterprise, on-site signs may be allowed if they are simple, easy to read and do not conflict with the landscape.

8.14 The County, City and Lassen County Chamber of Commerce should develop standards to allow "clustered" billboards within the scenic corridors such as those uses along Oregon Highways. Clustered billboards allow several advertisers to group their displays on a common billboard.

8.15 Commercial uses along the scenic corridor should be subject to strict design review by the Planning Commission, Board of Supervisors or special design review committee.

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

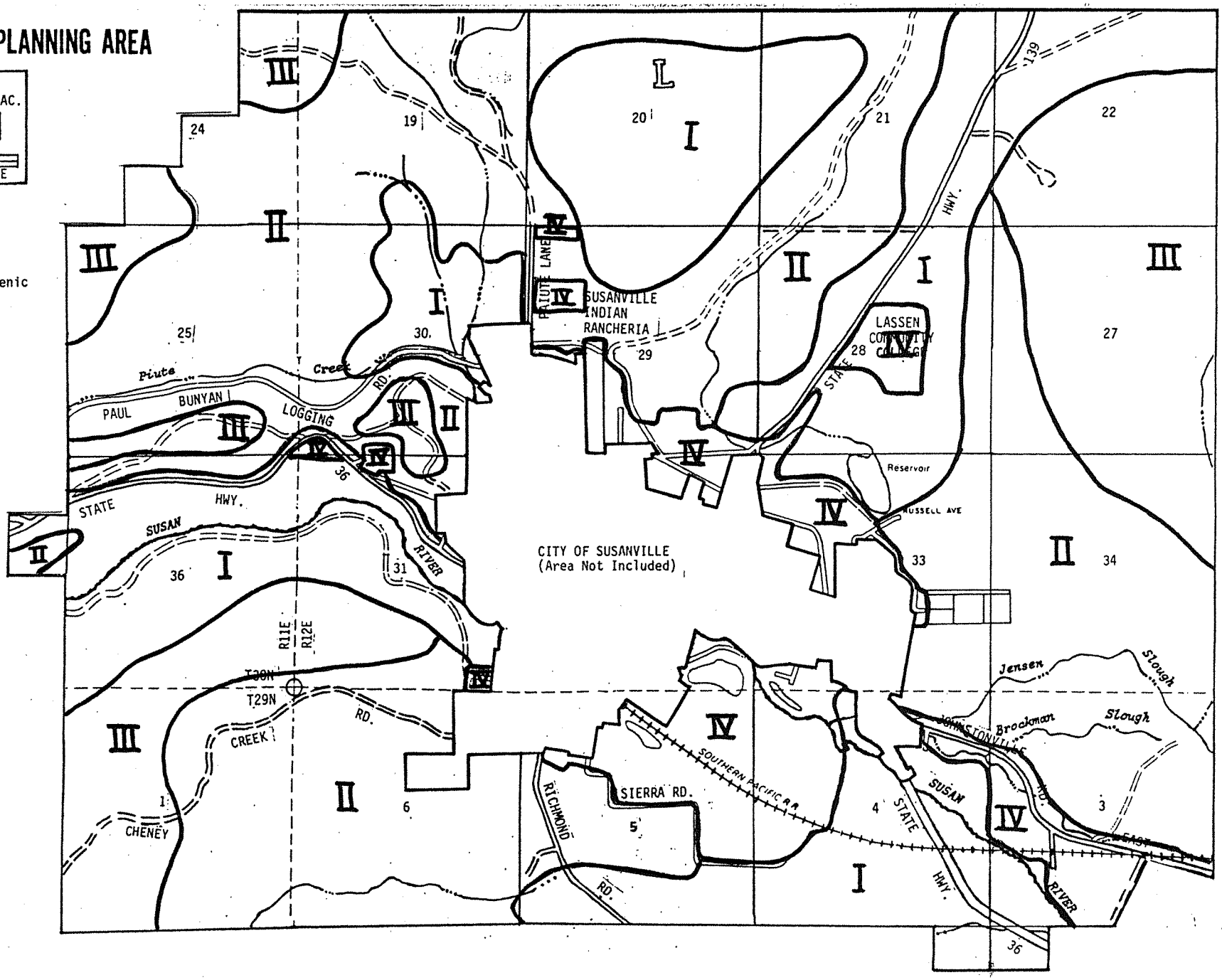
SUSANVILLE VICINITY PLANNING AREA



MAP 8

SCENIC RESOURCES

See text for explanation of scenic resource class designations.



GEOTHERMAL RESOURCES

While State law does not require local governments to specifically prepare an element regarding geothermal resources it does allow local governments to prepare an optional geothermal element (Public Resources Codes Section 25133). In Lassen County, the development of geothermal resources is closely linked to the economic development of the area. Because of the critical role it plays in the future of the area, geothermal resources must be used carefully to achieve maximum benefit. Properly developed geothermal resources can provide the area with the competitive edge it needs to attract new industry.

A variety of studies have been undertaken to determine the location and the heating potential of the geothermal fluids. These studies show that geothermal fluids exist primarily in the southwestern portion of the planning area. Map 9 shows the location of production and test wells. The geothermal fluids in the planning area are of sufficient heating capacity for a variety of industrial and heating uses. The MEA contains a complete description of the area's geothermal potential and should be consulted for specific information (See pages 60-64).

In 1981, the City of Susanville completed a study to assess and plan an industrial park which would use the area's geothermal resources. The "Susanville Area Economic Project" examined various industrial park concepts, and sites and analyzed their impact upon public facilities. Based on this study, the City Council selected a 277 acre site for a "Geothermal Park of Commerce". The site is located within the planning area but outside the present Susanville City limits.

Policy

9.1 Lassen County will provide for a planned production of geothermal resources. A program of planned production focuses on long term utilization of the resource and on the mitigation of adverse environmental impacts.

Implementation

9.11 Ensure that the undesireable effects of by-products and waste produced in the geothermal areas are minimized so that adverse environmental effects do not occur.

9.12 Only compatible land uses should be allowed in the geothermal areas. The "cascading" of geothermal fluids should be encouraged.

9.13 The area south of Riverside Drive and north of the Southern Pacific Railroad tracks should be designated and zoned as industrial to take advantage of the geothermal resources of the area (See pages 46-47 of this plan for specific zoning recommendations).

9.14 Lassen County should maintain a capital improvement program which places as a high priority the coordinated establishment of services to facilitate development and appropriate use of the geothermal resources.

SUSANVILLE VICINITY PLANNING AREA

N

40 Ac. 10 AC.

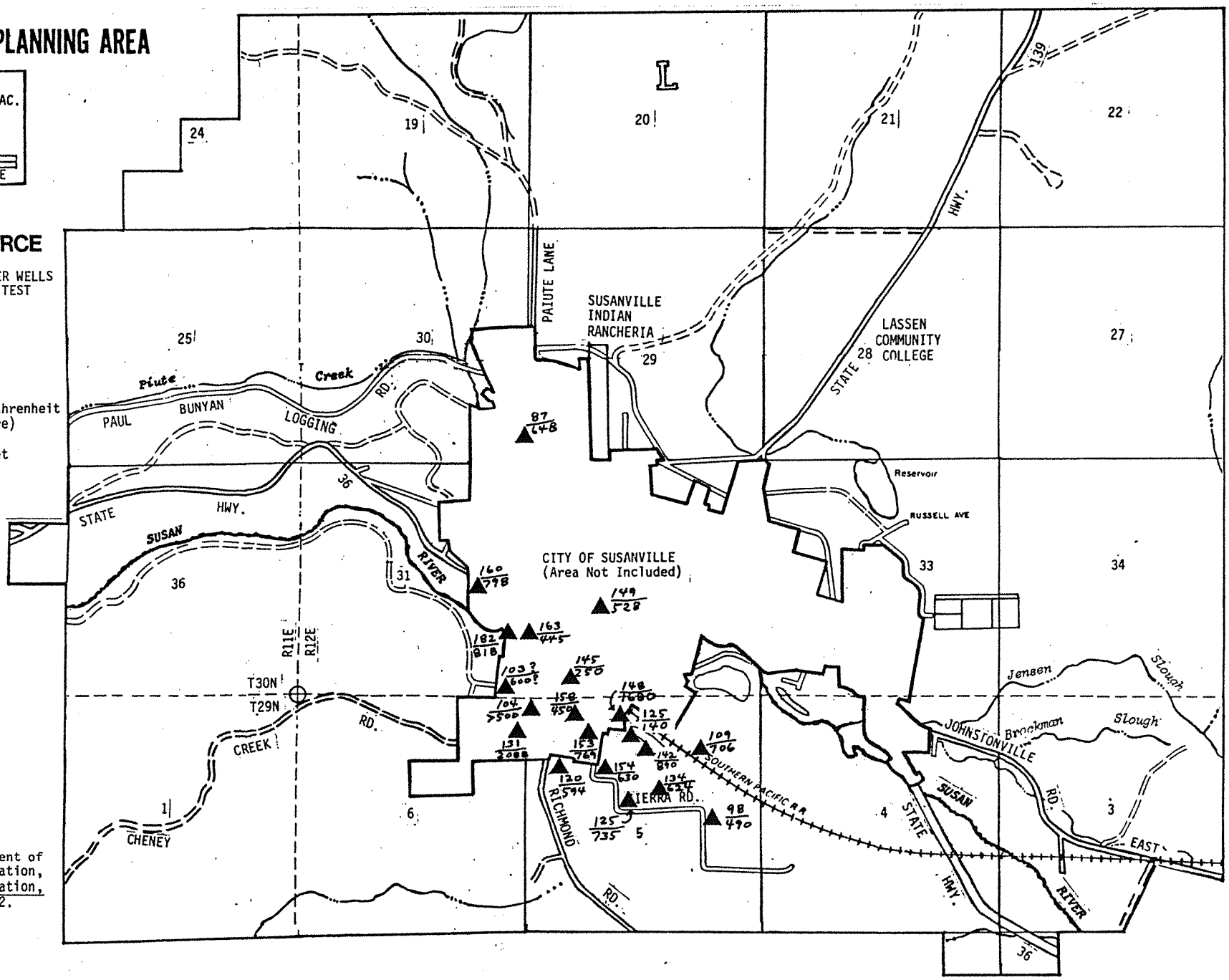
APPROX. SCALE ONE MILE

MAP 9

GEOTHERMAL RESOURCE

LOCATION OF EXISTING WARM WATER WELLS AND DEEP TEMPERATURE GRADIENT TEST HOLES

145 / 250 — Maximum degrees Fahrenheit (static temperature) / Total depth in feet



Source: United States Department of the Interior, Bureau of Reclamation, Susanville Geothermal Investigation, Concluding Report, January 1982. Plate 14.

CULTURAL RESOURCES

The open space element is a required part of every general plan (Section 65560). In establishing the requirement, the State Legislature believed that it was one way for local governments to examine the cultural resources of the area and develop appropriate measures to protect them.

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

More recently in history, ethnographic groups, including the Maidu, Paiute, Atsugewi and Washo settled throughout the Honey Lake Valley. In the Susanville area researchers feel that the Maidu were the dominant group. The Maidu were hunters and gatherers. They depended on the Susan River, its tributaries and the marshes of Honey Lake for fish and wildlife. Oak groves also supplied a source of acorns (See MEA pages 54-58 for a more complete discription of Maidu life).

A search of archeological records maintained by the California Archeological Inventory Information Center in Chico revealed that there are eleven recorded archeologial sites within the planning area. In addition, eighteen sites are recorded in the immediate vicinity of the planning area. To prevent these sites from being plundered, the specific locations of these sites within and near the planning area have not been released. Map 10 shows the general areas that are recognized by the Archeology Inventory Information Center as containing known archeological sites or zones of high archeological sensitivity.

Policy

10.1 The County shall preserve and protect the cultural resources of the planning area.

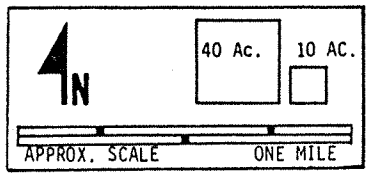
Implementation

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

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

10.13 Archeological reconnaisance should be conducted whenever it appears that cultural resources may be disrupted by a proposed development project.

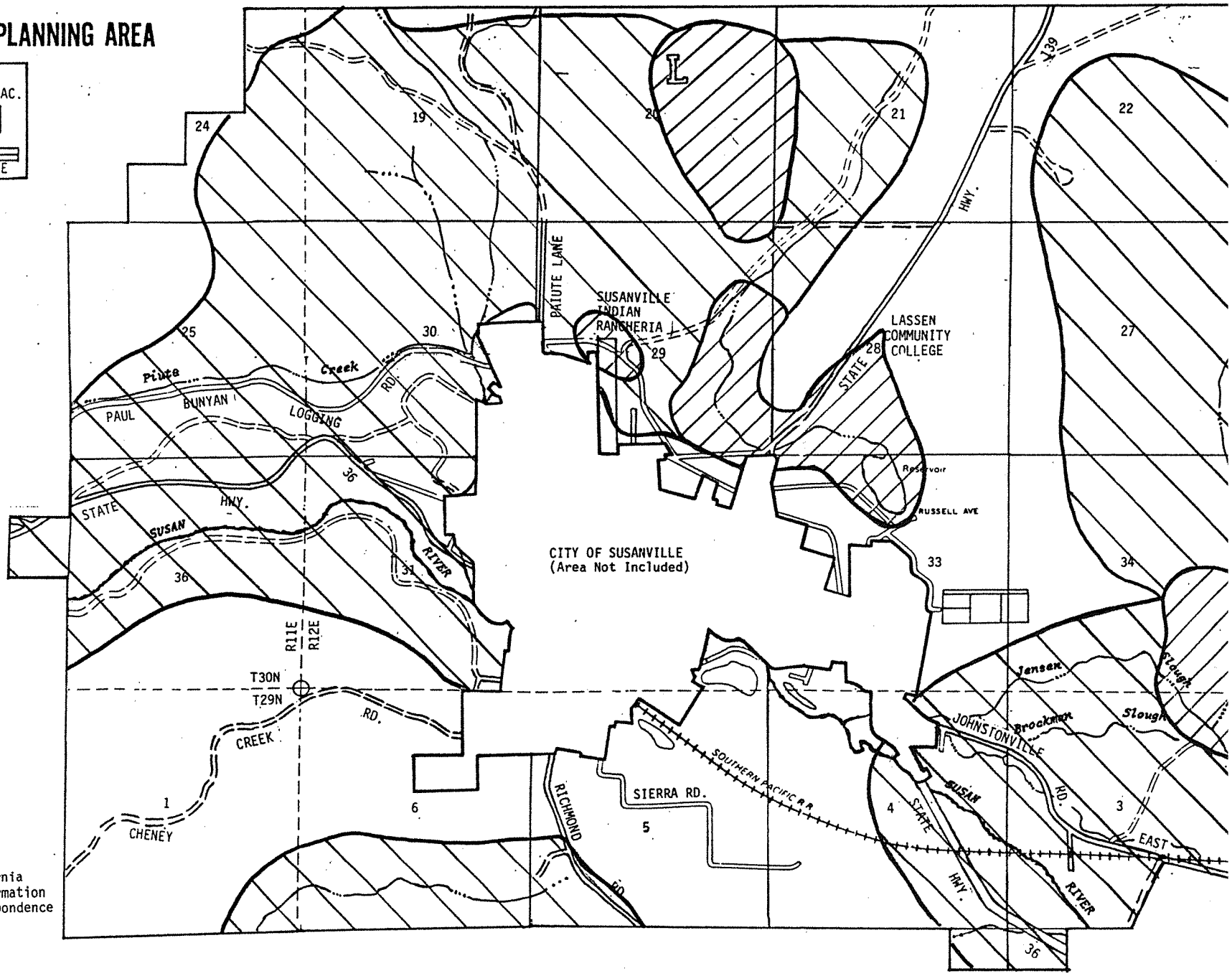
SUSANVILLE VICINITY PLANNING AREA



MAP 10
ARCHAEOLOGY

Zones With Known Archaeological Sites

Zones Of High Archaeological Sensitivity



Source: William Dryer, California Archaeological Inventory Information Center, Chico. Map and correspondence dated June 25, 1982.

FISH AND WILDLIFE

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

One aspect of Lassen County's uniqueness is the diversity of its fish and wildlife. The MEA (pages 40-44) includes a list of the fish and wildlife in the area. Not only are they a resource to watch and enjoy, they serve an important role in the economy of the area. Many people visit the County to observe wildlife and to hunt and fish. Unfortunately, many activities have begun to encroach into wildlife habitats. These intrusions push wildlife to marginal land, fractionalizing and displacing their living patterns and threatening their existence. Fish and wildlife habitats near urban areas have special needs and offer unique recreational values if properly managed.

Policy

11.1A Lassen County shall conserve and enhance the wildlife and fisheries of the area and preserve and restore the ecological, recreational and aesthetic benefits of the Susan River and its tributaries.

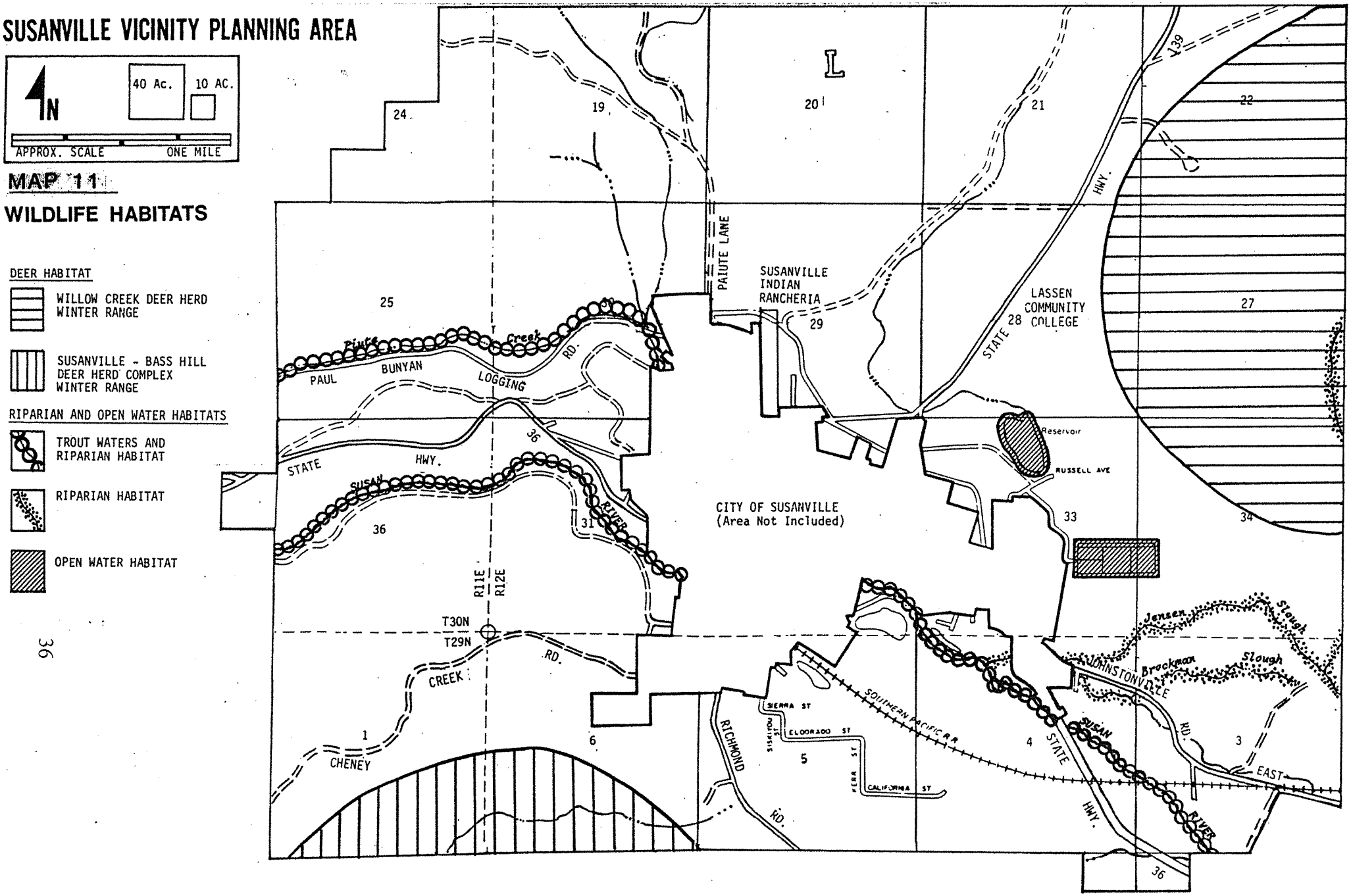
11.1B Areas along the Susan River and Paiute Creek, west of Susanville, are designated as conservation (See land use map for specific location).

Implementation

11.11 Review all proposed projects for their possible adverse or beneficial impacts to fish and wildlife habitats.

11.12 Land designated conservation shall be zoned "O-S", open space, "F-R", forest recreation or other appropriate zoning districts which further the intent of policy 11.1A.

SUSANVILLE VICINITY PLANNING AREA



COMMUNITY DEVELOPMENT

The community development component includes general plan elements concerned with residential, commercial and industrial land uses and the facilities such as streets, water, sewer and fire protection services which support them.

The information derived from the environmental safety and natural resources components has guided the density and location of the land uses including parks and the transportation system of the area.

This component includes the following elements:

- Land Use
- Circulation
- Public Facilities
- Parks and Recreation
- Annexation

LAND USE

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

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

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

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

GROWTH IN THE PLANNING AREA

Since 1970 Lassen County grew from 16,796 to 21,661 in 1980. Most of the growth occurred in the unincorporated County areas as the City of Susanville actually lost population during this period. The new growth concentrated around Susanville because of the availability of jobs and services. By 1982, the MEA estimated that the population of the planning area was 1,092. Population projections prepared for the Planning Alternatives Study show that by the year 2002 the population will grow to 1,877. The implications of this growth is that new housing must be built and industrial and commercial areas must be provided for jobs, shopping and services.

RESIDENTIAL

In a land use survey conducted by the Lassen County Planning Department in July, 1982, a total of 405 existing dwelling units were counted in the planning area.

Several different patterns of residential land uses exist in the planning area. There are some city-lot type neighborhoods in areas such as North Weatherlow, South Street, Grove Street, and the Rancheria. There are also newer residential areas including the subdivisions east of Paiute Lane. Some residential development has occurred in mixtures with other land uses such as agriculture or industrial. Still another pattern of residential land use is represented by the low density, rural residential homes that are being established in the hills west of the City.

In order to accommodate new residential growth, the Planning Alternatives Study recommended that an additional 125 units be constructed within the planning area by 1992 and an additional 165 by the year 2002 (290 units total).

A development suitability analysis conducted as part of the Planning Alternatives Study showed that the area north of the existing City limits has the least development restrictions for new residential growth and that public facilities such as roads, water and sewer lines are or soon will be in place. The preferred planning alternative shows residential growth primarily in this area, although other residential areas are shown.

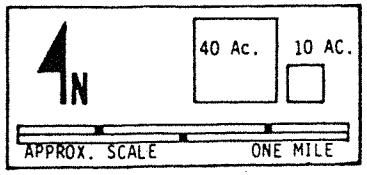
COMMERCIAL

Commercial land uses are primarily located in the downtown area of Susanville. The downtown area is undergoing a transition. The west end of town is subject to decline as the City's commercial area grows to the east. Allowing large scale commercial development outside the existing commercial area in Susanville will make this problem worse and could jeopardize any future efforts to revitalize the downtown area. For this reason, commercial development in the planning area should be limited. An example of an appropriate commercial use includes small scale neighborhood convenience stores. This type of commercial use will make it easier for people to shop for "convenience" goods needed on a daily basis and can reduce the traffic congestion in the downtown area. Business park and service oriented commercial development is also appropriate in some areas.

INDUSTRIAL

The planning area has a variety of industrial land uses. The planning area contains most of the major industrial operations in Lassen County. The two most notable operations in both size and employment are the Sierra Pacific mill located south of Susanville and the Susanville Forest Products mill located on Johnstonville Road East. The largest area of industrial use is in the vicinity of the Sierra Pacific mill. This includes the land across the Southern

SUSANVILLE VICINITY PLANNING AREA

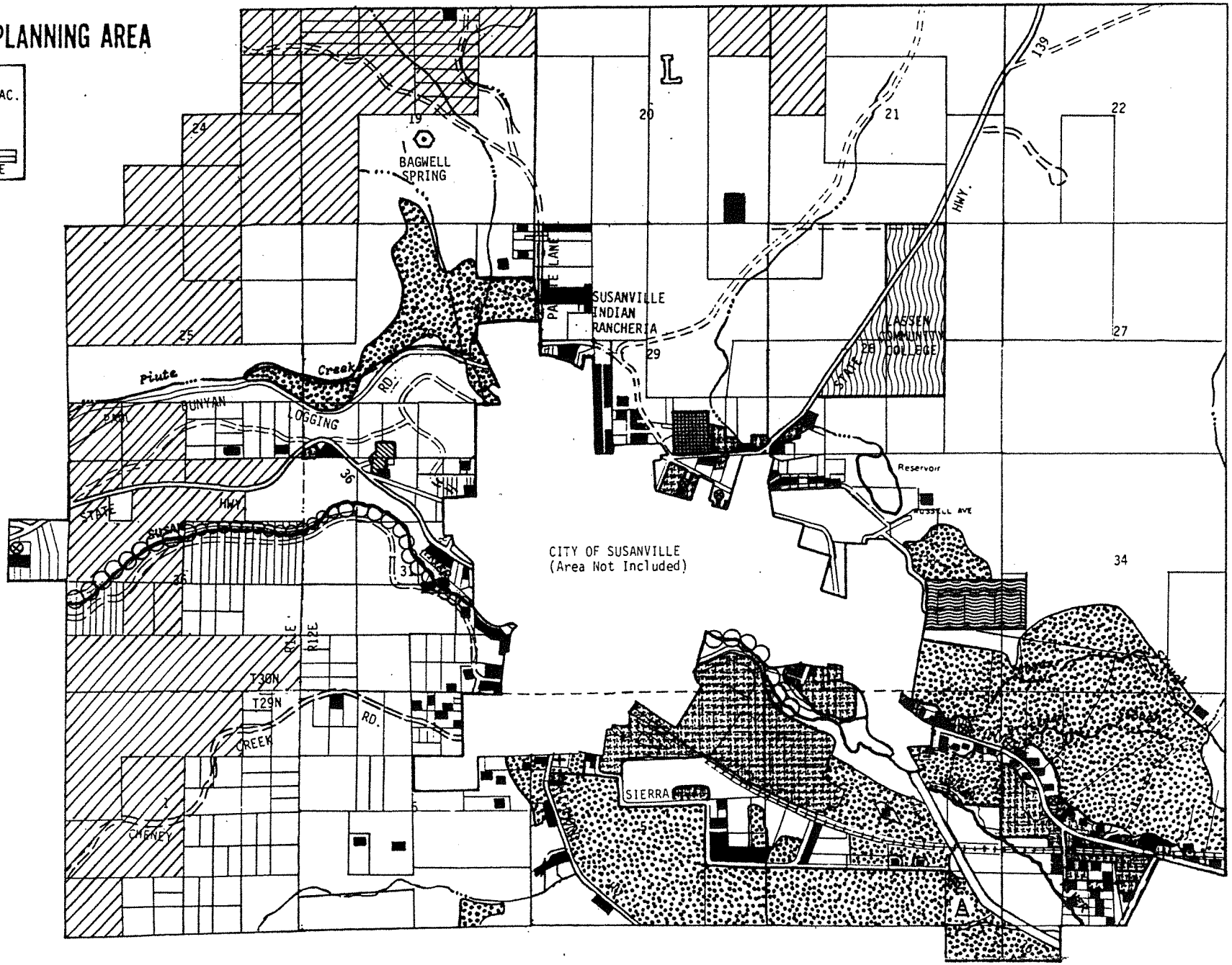


MAP 12

EXISTING LAND USE

LEGEND

- RESIDENTIAL
- INDUSTRIAL
- COMMERCIAL
- COLLEGE
- CEMETARY
- CHURCH
- AGRICULTURE
- TIMBER PRODUCTION
- CALIFORNIA DEPARTMENT OF FORESTRY
- SEWAGE DISPOSAL FACILITIES
- RADIO TOWER
- RECREATION
- OTHER LAND USES



Pacific Railroad tracks north of Sierra Road and the land north of the Susan River adjacent to Susanville. This area is predominantly lumber related with some general construction equipment yards. Locating additional industry in these areas is logical since there is ample land for new development. Additional industrial land uses would also be compatible with surrounding land uses.

As mentioned earlier, the City selected a 277 acre site in the southwestern portion of the planning area for a future industrial park. This site was selected for its proximity to geothermal resources, rail facilities and Highway 36.

While there is enough land suitable and available for heavy industrial uses it appears that there is a lack of good quality sites for light industry. Providing sites for light industry is one strategy the County and City should employ to attract new industry in the area. Attracting light industry will help diversify job unemployment problems the County experiences.

GENERAL LAND USE

Policy : General Land Use

12.1 Lassen County shall establish a land use pattern which will accommodate the projected growth of the planning area. The land use pattern will provide the present and future population with a variety of high quality living and working environments. The land use map of this plan shows the land use designations necessary to achieve this pattern.

Implementation : General Land Use

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

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

12.13 The County shall coordinate future amendments to this plan with the City of Susanville.

12.14 The County shall allow the City to review and comment on each development proposal within the planning area.

12.15 The County and City should establish a coordinated development review procedure which establishes time limits for the review and the responsibilities of each agency.

RESIDENTIAL LAND USE

Policy : Residential

13.1 Lassen County shall provide an adequate supply of land for housing and will accommodate a mix of residential opportunities, both in type and cost, consistent with the housing element.

Implementation : Residential

13.11 Housing for all income levels and age groups in a variety of neighborhoods and settings shall be encouraged.

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

RURAL RESIDENTIAL

Policy : Rural Residential

14.1 Rural residential uses shall be allowed in designated areas where existing parcel sizes or physical features make it unsuitable for urban densities, agricultural or timber uses. Additionally rural residential uses shall not be allowed where they will conflict with agricultural, timber operations, or other resource objectives.

Implementation : Rural Residential

14.11 Lot size recommendations for rural residential zoned areas shall be related to the environmental characteristics of the site.

14.12 Land designated rural residential on the land use map shall be zoned as "A-2", agricultural-residential.

PLANNED DEVELOPMENT RESIDENTIAL

Policy : Planned Unit Development (Cluster Residential)

15.1 Lassen County shall encourage the use of planned development in areas where their use will minimize potentially adverse impacts to the County's natural resources and maximize the development potential of the site.

Implementation : Planned Unit Development (Cluster Residential)

15.11 Planned development shall be constructed in such a fashion that will protect the natural and cultural resources of the area and unique features and amenities of the site. Building sites shall be located in areas where conflicts with agriculture or timber operations will not occur.

15.12 When proposals are made for planned development on the extreme border of the planning area, they shall be examined very carefully for their adherance to goals, objectives and policies of this plan, especially those requiring compact urban growth and the orderly extension of public facilities.

15.13 Land designated as Planned Development on the land use map shall be zoned as "PUD", planned unit development, or carefully selected "R", residential zone with open space.

15.14 Planned Development may be considered as a development option in all residential land use designations except rural residential.

ESTATE RESIDENTIAL

Policy : Estate Residential

16.1 Estate residential uses shall provide an alternative living environment that contains features of both urban and rural residential uses.

Implementation : Estate Residential

16.11 Estate residential areas should be created by subdivisions rather than parcel map unless all standards normally applied to a subdivision are also applied to the parcel map.

16.12 Parcels designated as estate should be served by paved roads.

16.13 The areas designated as estate residential on the land use map shall be zoned "R-1", single family residential, or "A-2", agricultural-residential, with appropriate combining districts.

URBAN RESIDENTIAL

Policy : Urban Residential

17.1 Lassen County recognizes that urban residential uses are necessary to achieve the County's goals of compact urban growth and providing housing opportunities for all socio-economic segments of the community. Therefore urban residential uses of both low and high density shall be encouraged in areas where the County's other goals, objectives and policies can also be attained. Urban residential development shall be served by a full range of services including community sewer, water and paved streets. Multi-family and lower cost units should be encouraged in suitable locations to provide a range of housing types and costs.

Implementations : Urban Residential

17.11 Because urban residential uses, especially multi-family projects can generate large amounts of traffic, each proposal for urban residential use shall be investigated for its impact on the circulation system of the area.

17.12 The County should use density bonuses to encourage well designed subdivisions and lower cost of housing.

17.13 Areas designated as Urban Residential, Low Density on the land use map shall be zoned "R-1", Single-Family Residential.

17.14 Areas designated as Urban Residential, High Density on the land use map shall be zoned "R-3", Multi-Family Residential.

COMMERCIAL

Policy : Commercial

18.1 Lassen County shall designate enough land for commercial use to meet existing and future needs of the area's population. However, new commercial uses shall not adversely effect present or future efforts to revitalize Susanville's downtown area.

Implementation : Commercial

18.11 Permit highway commercial uses only where consistent with the other goals and policies and recommendations of the plan, especially the scenic highways element.

18.12 The County shall establish a business and professional type zone in their zoning ordinance. The zone should allow professional, financial, and medical offices. Commercial retail uses should not be permitted.

18.13 Designate an area on the Susanville Indian Rancheria and along Highway 139 in the SE portion of Section 21, T 30 N, R 12 E, for neighborhood commercial use. Other sites, not exceeding one acre per site, may be zoned for neighborhood commercial use if they can demonstrate they are necessary to provide local residents with a means to obtain goods in a convenient manner.

18.14 The area south of Highway 36 at the intersection of Eagle Lake Road designated highway commercial, shall be zoned "C-H", highway commercial.

18.15 Areas designated in the land use map as Business Park shall be zoned with an appropriate zoning district consistent with the intent of the designation.

18.16 Parcels north of Johnstonville Road East opposite and northwest of San Fracisco Street should be zoned "C-G", General Commercial.

INDUSTRIAL

Policy : Industrial

19.1A Lassen County shall designate adequate land for industrial land use and shall ensure that adequate facilities (infrastructure) are available for these uses.

19.B The County shall promote the development of quality industrial areas.

19.1C Lands well suited for industrial development because of their transportation access, availability of infrastructure and proximity to similar land uses and geothermal resources shall be kept in an industrial designation.

19.D Encourage the development of industries oriented around the use of geothermal resources where such resources are available.

Implementation : Industrial

19.11 The County shall assist appropriate new industries attempting to locate in the planning area.

19.12 Establish a planning process and regulatory atmosphere conducive to attracting and keeping industry in the area.

19.13 Lands designated as industrial on the land use map shall be zoned as follows:

- The land north of the Southern Pacific Railroad tracks to the Susan River should be zoned "M-2", heavy industrial, excepting an area designated Industrial Park along the west side of Highway 36 which should be zoned "M-L", limited industrial.

- The area south of the Southern Pacific Railroad line, east to Sierra Road should be zoned "M-1", limited industrial.

- The area north of the Susan River, south of Riverside Drive should be zoned "M-1", light industrial.

- The area north of the Susan River east of Susanville and along the south side of Johnstonville Road East should be zoned "M-2", heavy industrial.

- Frontage along the north side of Johnstonville Road East extending approximately 300 feet in depth should be zoned "M-1", light industrial.

- The existing industrial land uses and corporation yards along the northern perimeter of Susanville, south of the cemetary. This area should be zoned as "M-1", light industrial.

- The land east of Susanville, about one-eighth of a mile south of the sewage treatment plant, should be zoned "M-I", light industrial.

- The area south of Susanville between Sierra Road and Richmond Road should be zoned "M-L", limited industrial.

URBAN RESERVE

Policy : Urban Reserve

20.1 Lands designated Urban Reserve indicate areas with the potential and prospect for future urban-type development.

Implementation : Urban Reserve

20.11 Lands should be zoned U-C, upland conservation, or other appropriate districts to prevent land uses and parcel sizes which would interfere with future development opportunities.

20.12 Future development proposals shall be presented as general plan amendments and considered for appropriateness of timing and land use consistency with applicable policies of the area plan.

CIRCULATION

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

Traffic congestion is a major problem in the planning area and in the City of Susanville. Since there are no streets around the perimeter of the City, traffic must go through town. Cars and trucks clog downtown streets and sometimes make traveling from one part of town to another difficult. In 1979, a traffic survey revealed that on an average day, over 17,000 cars crossed the Weatherlow and Main Street intersection and over 12,800 cars passed Main Street near the Lassen Shopping Center. According to the 1980 Lassen County Regional Transportation Plan, a capacity deficiency exists on State Highway 36 between Main Street in Susanville and its intersection with Route 395. A capacity deficiency indicates that recurring peak travel demands prohibit a stable flow of traffic. Future capacity deficiences are also projected by the year 2000 for all portions of state highways located within the planning area.

County attempts to improve the circulation problems in the planning area have resulted in litigation by property owners who felt that the County's proposals would adversely affect their land. Consequently, there has been a considerable amount of debate about the problem but the County has not yet been able to correct it.

Without new roads, existing traffic problems will never be corrected nor will the land use patterns recommended in this plan be realized. New roads are also an important factor in the economic development of the area. Better access to the industrial area will enhance its development potential and remove some of the congestion in the downtown area.

Policy

20.1A It shall be a policy of Lassen County to provide a transportation system that provides safe and efficient service for the movement of goods and for the travel needs of all citizens. This system shall be used as a means of implementing the economic and environmental goals of the County.

20.1B This plan designates the following new roads, designated on the land use map as new traffic routes.

- The proposed Skyline Terrace Road between Highway 139 and Paiute Lane.

- A road linking the northern end of Paiute Lane and Highway 139.

- o A road connecting the proposed Skyline Terrace Road and the Susanville Indian Rancheria Annex.

- o The A and/or B alternatives of the proposed Paul Bunyon Road.

- o A route which extends in a south-easterly direction from Highway 139 south of Lassen Community College to Highway 36.

- o An extension of Sierra Street north of the Southern Pacific Railroad right-of-way to Highway 36.

- o A western extension of Sierra Street to Richmond Road.

- o An easterly extension of Riverside Road to State Highway 36.

20.2 Proposed circulation routes indicated on the land use map are for general planning purposes and are not intended to show exact alignments at this time. Actual routes, as engineered, should be located in a manner substantially consistent to the routes indicated.

Implementation

20.11 The County shall commence the planning of the roads which this plan recommends for construction.

20.12 Priority for construction shall be given to those roads designed to improve the efficiency, safety and quality of existing facilities. Priority shall also be given to the extension of Sierra Street to Highway 36 to facilitate the development of the industrial area.

20.13 New road construction in the planning area shall be closely coordinated with the City of Susanville.

20.14 The County and City shall establish a truck route plan. The plan should take all reasonable and practical steps to minimize the impact of truck traffic on residential areas and to improve safety.

20.15 Land uses within the planning area which will generate large volumes of traffic and increase traffic congestion in the downtown area should be discouraged until new roads are constructed.

20.16 Prior to the construction of new roads, the County and City should evaluate their potential effect on existing traffic patterns and should take any steps necessary to ensure traffic safety.

20.17 Encroachments onto State Highways and Thoroughfare routes should be limited and carefully placed to prevent congestion. Developers should utilize existing public connections when feasible and develop frontage roads to minimize the number of additional connections.

PUBLIC FACILITIES

Much of the planning area is destined to become urbanized over the next twenty years. However, most of the area lacks basic public facilities needed to make this plan a reality. Community water, sewer and fire protection services must be made available to the planning area. Without these facilities, residential growth will be hindered and new industry may locate elsewhere. These services must be planned carefully. Once the facilities are in place, they can prove to be a powerful influence in determining the location and timing of new growth. The City, County, special districts and the utility companies must all work together to coordinate the location and timing of services. Unless a coordinated effort to provide these services is carried out, the goals and objectives of this plan will be difficult to achieve.

Policy

21.1 The extension and enhancement of public facilities into the planning area shall promote and implement the goals, policies, recommendations and land use patterns of this plan.

Implementation

21.11 The County shall implement State law (Sections 65401 and 65402) which requires special and school districts to submit annual capital improvement plans to the County for their review. These laws require the Board of Supervisors or other designated agency to determine if the project is consistent with the general plan.

21.12 As residential development occurs north of the existing Susanville City limits, the County, City and the Susan River Fire District shall explore the possiblity of constructing a new fire station to serve the area.

21.13 A helispot, managed by the California Department of Forestry, is designated west of Susanville. A minimum 500 foot buffer zone should be maintained around the helispot to protect it from the encroachment of incompatible land uses, as well as ensure the public safety.

21.14 Bagwell Springs shall be protected as a public resource from the encroachment of incompatible land uses for the health, safety and welfare of the public.

PARKS AND RECREATION

A recreation element is one of several optional elements, planning law (Section 65303) allows local governments to adopt. Many local governments have adopted recreation elements because including policies in their general plan that improve the quality of life is as important as including policies that shape physical and economic development.

Area residents have a strong attachment to the Paiute Meadow. Although privately owned, City residents, especially children, like to explore and play in the meadow. The Paiute Meadow and Bagwell Springs Meadow would serve as a valuable park and recreation area for the Susanville Community while promoting tourism and recreation with appropriate protection of the meadow, creek and springs. . City residents also feel a need to have hiking trails along Paiute Creek and the Susan River. A recreational needs analysis conducted by the City showed that citizens overwhelmingly felt that trails along these water ways should be acquired and maintained. Many citizens also expressed the opinion that there is a need for a park in the northwestern area of Susanville.

One method of providing additional park land is for the County to adopt a Quimby Act ordinance. A Quimby Act ordinance allows local governments to exact either land or in-lieu fees from land subdividers. The land or fees are to be used to provide parks for future residents of the area. However, prior to adopting such an ordinance, local governments are required to adopt a general plan recreation element.

Policy

22.1A The City of Susanville should take the lead role in designating, acquiring and developing park and recreational facilities in coordination with Lassen County. Lassen County will provide adequate recreation facilities for both present and future populations.

21.1B The areas of Paiute Meadows and Bagwell Springs are designated as conservation with a public park and the area should be zoned to provide for such uses.

Implementation

22.11 Lassen County should adopt and regularly review and update a countywide recreation element and coordinate its recreation goals and policies with the City and other governmental agencies.

22.12 The County should adopt a Quimby Act Ordinance.

22.13 The City and County shall explore the possibility of obtaining the area designated as Conservation or portions thereof in the Paiute Meadows area and along Paiute Creek for Conservation and/or appropriate recreation purposes including, but not limited to, public parks, public open space, public golf course, and public corridors which include hiking and equestrian trails and fishing access. Any and all recreational facilities, whether public or private, to be constructed within the areas designated as Conservation, shall be carefully planned to maintain and enhance the integrity and uniqueness of the area. Such facilities may include, but are not limited to, any and all facilities necessary to implement the recreational uses enumerated in this paragraph whether public or private.

22.14 Lands designated as "Conservation" in the Paiute Meadows-Bagwell Springs Area and along Paiute Creek shall be zoned Planned Unit Development with the excepton of 80 acres containing Bagwell Springs which should be zoned "O-S", open space, or other appropriate zoning district to protect the water resource. Subsequent applications for planned development permits and/or specific plans affecting areas designated as Conservation, shall make appropriate provisions to protect, use, and/or dedicate to the public such areas in a manner consistent with the intent of the Conservation land use designation. This, however, shall not preclude any public entity from acquiring and developing areas for public recreational purposes as set forth in Paragraph 22.13.

22.15 Lands within the Paiute Meadows-Bagwell Springs Area and along Paiute Creek designated "Planned Development" shall be zoned PUD with the exception of ± 80 acres containing Bagwell Springs which should be zoned "O-S", open space or other appropriate zone to protect the water resource.

22.16 The lines designating the distinction between Planned Development and Conservation land uses within the Paiute Meadows-Bagwell Springs Area and along Paiute Creek are not intended to precisely define the boundaries of the designated land uses. They are intended as a general outline of the boundaries of the land uses subject to further and precise definition upon the submission of an application for planned development and/or specific plans by the owner and/or developer, or upon the public intities application for proposed recreational uses after acquisition of the lands for recreational purposes as set forth in Paragraph 22.13. The proposed boundaries shall be substantially consistent with the plan. The applicant, whether public or private, shall support its proposed boundaries between the two uses by competent data and reasons for the proposed location of the boundary consistent with the intent of this plan.

ANNEXATION

Although State law does not require local governments to specifically adopt policy on annexation as part of its general plan, local jurisdictions can benefit by having orderly annexation procedures. Annexation procedures can eliminate future conflicts and assure the efficient delivery of services.

Since this plan recommends a variety of urban uses such as high density housing and industry, the potential exists for making annexation difficult and even competitive in some instances. For example, if projects are approved by the County with fewer standards or conditions than the City would apply, the City may be reluctant to annex it. Property owners may balk at annexation if they believe the City will require additional improvements. As a result, County islands and irregular City boundaries may result. This can create problems regarding efficient service delivery and enforcment of City and County ordinances.

Another potential problem can result if the County's zoning allows different uses than the City's zoning. A project could be approved by the County which the City would not approve if it was located in its jurisdiction.

Lastly, unless the City and County adopt a joint annexation policy the City could decide to annex only those projects with a favorable revenue generation/service requirement ratio.

There are several ways to resolve these problems. One way is to require new development inside the planning area to conform with the City's development standards. If this procedure is followed, additional improvements will not be necessary when the City decides to annex it. Another alternative is to require all new "urban type" uses such as urban residential, planned development, commercial (except neighborhood) and most industrial uses to annex into the City. This will eliminate any competition between the City and County.

Policy

23.1 The County and the City of Susanville shall establish policy and procedures to guide the orderly transition of land from one jurisdiction to the other. The intent of the policy and procedures shall be the fulfillment of the goals, objectives and policies of this plan.

Implementation

23.11 All projects within the planning area should be consistent with the City's development standards.

23.12 The County and City shall review their respective zoning ordinances and attempt to make them as compatible as possible.

23.13 All proposed "urban-type" projects should be required to locate in the City by infilling or by annexation.

SECTION THREE: IMPLEMENTATION

SUSANVILLE VICINITY AREA PLAN

USE OF THE MAP

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

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

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

RESIDENTIAL

URBAN	Includes residential areas receiving a full range of urban services such as community sewer and water services. May allow high density residential development and may include multi-family units. Density will usually exceed one dwelling unit per acre.
ESTATE	Provides areas for large-lot residential subdivision. Such parcels should be created by subdivision rather than by parcel map. All lots should be served by paved roads and may have community water and/or sewer services. Parcel sizes range from one to five acres.
RURAL RESIDENTIAL	Provides for medium density residential use in a rural environment. Parcels may or may not be served by paved roads or be connected to community water or sewer services. Parcel sizes generally range from three to twenty acres. Some parcels may be clustered with smaller parcels in exchange for retention of open space areas.
Planned Development Residential	Provides for densities in the range of urban or estate residential when units are clustered to maintain open space areas or preserve sensitive and/or unique environmental features, resources and amenities.

COMMERCIAL

BUSINESS PARK	Designates a commercial area for administrative, medical or financial services but does not include general retail and commercial uses. May include firms performing laboratory testing or conducting research and development.

HIGHWAY COMMERCIAL	Sites primarily serving the needs of highway travelers. Typical uses may include lodging, restaurants, gas stations and automotive services and small retail shops which serve the traveler.
NEIGHBORHOOD COMMERCIAL	Provides a limited selection of convenience goods within either walking or brief driving distance from residential areas. Typical use is a small convenience type grocery-gas station.

INDUSTRIAL

GENERAL INDUSTRY	Provides for general light and heavy industrial and manufacturing uses, recognizing varying degrees of impacts and service requirements.
INDUSTRIAL PARK	Designates area for limited industrial uses to be designed and layed-out as a planned development with on-site services.

URBAN RESERVE

URBAN RESERVE	Designates areas where the development of urban uses may be directed in the future with appropriate general plan consideration of proposed uses. More immediate land uses should be low intensity and not preclude future planning and development opportunities of the area.

NATURAL RESOURCES

INTENSIVE AGRICULTURE	Designates lands devoted to or suitable for the growing of crops and/or the grazing of animals on natural prime or improved pastureland. Requires parcel sizes supportive of agricultural land use and production.
GENERAL FOREST	Represents typical forest lands with timber production values, open space and scenic values, and/or low intensity outdoor oriented recreational values. Requires large parcel sizes to support and protect resource values.

CONSERVATION/PARKLAND

CONSERVATION	Identifies natural resource areas requiring special protection or conservation policies or presenting special opportunities for parks or other carefully planned outdoor oriented recreational uses.
SCENIC HIGHWAY CORRIDOR	Identifies areas bordering major highways which have significant scenic values due to the level of public exposure and/or the existence of significant scenic features.

SUSANVILLE VICINITY AREA PLAN

ADOPTED BY THE LASSEN COUNTY BOARD OF SUPERVISORS, DECEMBER 4, 1984.

LEGEND:

Residential
- Urban: UR — LD Low Density; HD High Density
- Estate: ER
- Planned Development: PD
- Rural Residential: RR

Commercial
- Commercial:
- Neighborhood Commercial: N
- Business Park:

Industrial
- Industrial Park:
- General Industry:

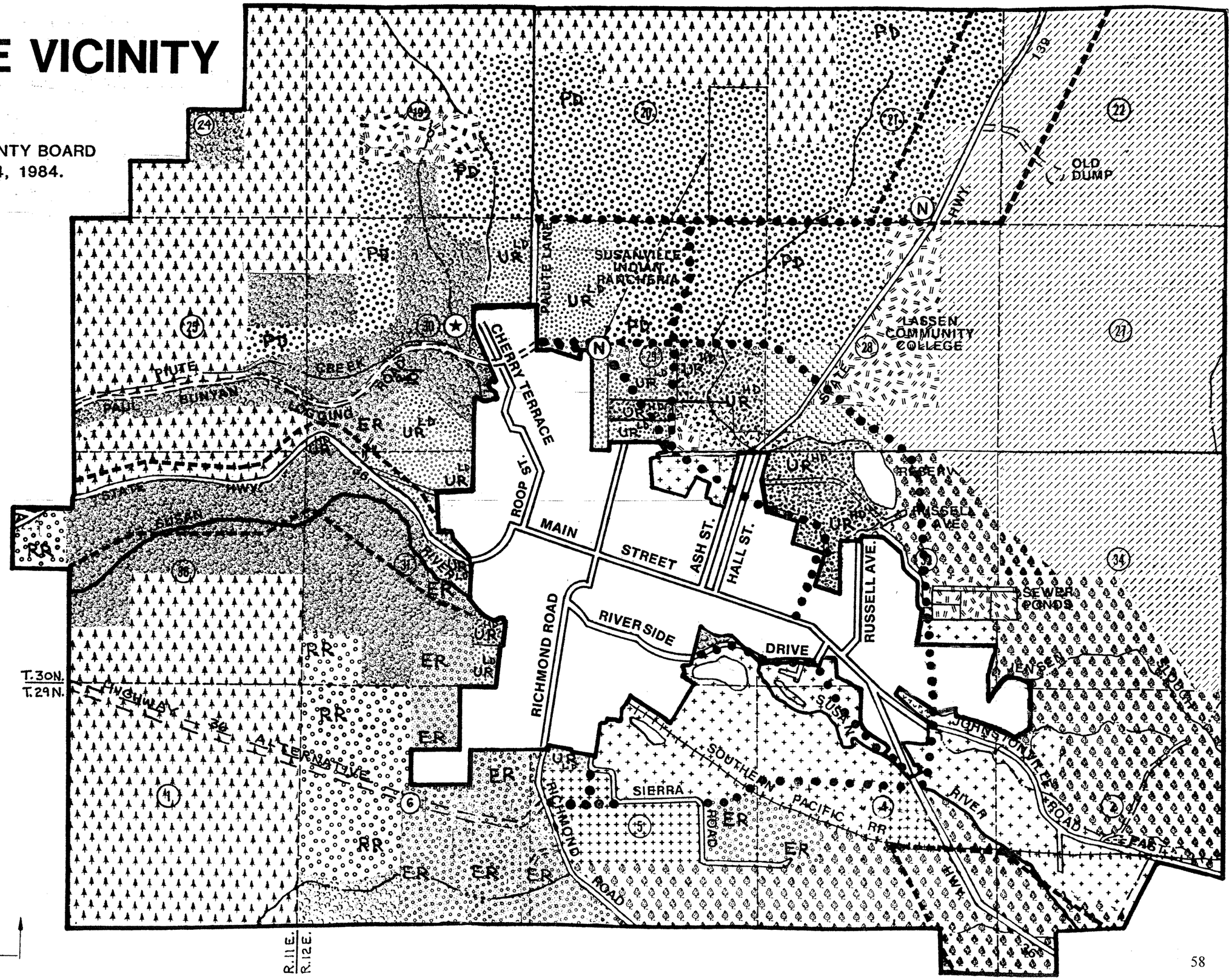
Urban Reserve
- Urban Reserve:

Public
- Public: Heliport:
- Park:

Natural Resources
- General Forest:
- Intensive:

Conservation
- Conservation:
- Scenic Highway Corridor:

Circulation
- Secondary Highway:



IMPLEMENTATION TECHNIQUES

DAY TO DAY USE

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

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

ZONING CONSISTENCY

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

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

ADOPTION OF THE PLAN BY THE CITY

By law (Section 65360), a City may adopt all or part of its County's general plan or area plan. If Susanville chooses to adopt this plan it can serve as a portion of its general plan. There are several advantages of doing so. Both the City and County will have the same

basis for making land use decisions and both agencies will have the same expectations for the area. Citizens of the area will know how their land can be developed whether the City annexes their land or not. This will also lead to smoother annexations.

SUBDIVISION CONSISTENCY

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

TIMING OF GROWTH

The timing of growth is just as important an issue as where it should occur. This plan establishes the areas where growth should occur over a twenty year time period. Because it is long range, it designates more land for development than can possibly be developed into that use in five or even a ten period.

As a result, a proposal to develop land in a specific manner may be consistent with the land's general plan designation but it may be inconsistent with the plans goals. For example, allowing a subdivision in an area designated as planned development on the plan but far removed from existing development can result in scattered growth. Approving such a project, while consistent with the general plan designation, is inconsistent with the goals and objectives of this plan which call for compact development and contiguous growth.

Consequently, every project requiring discretionary approval by the Board of Supervisors or Planning Commission must be examined for its consistency with each of the adopted goals, objectives, policies and implementation measures of this plan.

ENVIRONMENTAL REVIEW

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

FIGURE 2

Consistency Provisions in State Law and Regulations

Zoning

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

Subdivisions

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

Reservations of Land Within Subdivisions

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

Open Space

- Government Code Section 65566: requires that acquisition, disposal, restriction, or regulation of open-space land by a city or county be consistent with the open-space element of the general plan.
- Government Code Section 65567: prohibits the issuance of building permits, approval of subdivision maps, and adoption of open space zoning ordinances that are inconsistent with the open-space element of the general plan.
- Government Code Section 65910: requires that every city and county adopt an open-space zoning ordinance consistent with the open-space element of the general plan.
- Government Code Section 51084: requires cities and counties accepting or approving an open space easement to make a finding that preservation of the open space land is consistent with the general plan.

Park Dedications

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

Local Coastal Programs

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

Capital Improvements

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

Development Agreements

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

Redevelopment Plans

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

Housing Authority Projects

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

Consistency Provisions (continued)

Special Housing Programs

- Health and Safety Code Section 50689.5: requires that housing and housing programs developed under Health and Safety Code Sections 50680 et seq. for the developmentally disabled, mentally disordered, and physically disabled be consistent with the housing element of the general plan.

Parking Authority Projects

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

Planning Commission Recommendations

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

Project Review Under CEQA

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

On-Site Wastewater Disposal Zones

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

Agricultural Preserves

- Government Code Section 51234: requires that agricultural preserves established under the Williamson Act be consistent with the general plan.
- Government Code Sections 51282 and 51282.1: require cities and counties approving a Williamson Act contract cancellation to make a finding that the proposed alternate use is consistent with the general plan.

Mineral Resources

- Public Resources Code Section 2763: requires that city and county land use decisions affecting areas with minerals of regional or statewide significance be consistent with mineral resource management policies in the general plan.

Transmission Lines

- Public Utilities Code Section 12808.5: requires cities and counties approving electrical transmission and distribution lines of municipal utility districts to make a finding concerning the consistency of the lines with the general plan.

Solid Waste Facilities

- Government Code Section 66784.1: requires that the establishment or expansion of solid waste facilities be consistent with the general plan.

Large-Scale Urban Development Projects

- Health and Safety Code Section 56032: requires that comprehensive development plans for large-scale urban development projects be consistent with the general plan.

SOURCE: General Plan Guidelines, 1981.

SECTION FOUR: ENVIRONMENTAL IMPACT REPORT

SUSANVILLE VICINITY AREA PLAN

RESOLUTION NO. 84/85-42

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

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

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

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

- Loss of Agricultural and Rangeland
- Loss of Fish and Wildlife Habitat
- Traffic Patterns
- Noise
- Public Services, including Fire Protection and Parks and Recreation Facilities
- Water Quality

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

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

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

WHEREAS, the Susanville Vicinity 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 could result in substantially greater environmental impacts because existing policies do not provide the timely planning policies and the level of environmental protection contained in the Area Plan;

NOW, THEREFORE, pursuant to State CEQA Guidelines Section 15093, said Board finds that adoption of the Susanville Area Plan is acceptable and justified and that "Overriding Considerations" pertain to any unavoidable adverse environmental impacts which may occur, directly or indirectly, as a result of implementation of the Susanville Vicinity Area Plan, and which will not be avoided or substantially lessened by the design, policies, and/or mitigation measures of the Area Plan;

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

BE IT FURTHER RESOLVED, that said Final EIR has been reviewed and considered by said Board of Supervisor prior to approval of the Susanville Vicinity 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 4th day of December, 1984, by the following vote:

AYES: Supervisors Chapman, Loubet, Parks, Lovelady
NOES: None
ABSENT: None
ABSTAIN: Supervisor Vossler

R. Pete Vossler, Chairman
Lassen County Board of Supervisors

ATTEST: June Nelson
Deputy County Clerk

I, JACQUELYN FULLER, County Clerk of the County of Lassen, State of California, and ex-officio Clerk of the Board of Supervisors thereof, do hereby certify that the foregoing resolution was duly adopted by said Board of Supervisors at a regular meeting held on December 4, 1984.

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

INTRODUCTION

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

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

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

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

Because most of the EIR requirements have already been met and incorporated in the Susanville Vicinity Area Plan or the Susanville Vicinity Planning Area Master Environmental Assessment, an integrated EIR approach is used for this project. This EIR identifies the general plan chapters and/or section where the CEQA requirements are addressed and summarizes the significant impacts and mitigation measures. It also includes additional information and mitigation measures if necessary.

DESCRIPTION OF THE PROJECT

Location

The location of the project is described in Section One: Framework, page 3.

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

Objectives

The purpose of an area plan is discussed in Section One: Introduction, page 1. In addition, readers should examine the goals and objectives which guided this project. They are shown on pages 6-10.

Characteristics

Characteristics of the project are discussed in Section One: Planning Framework, page 3.

DESCRIPTION OF ENVRIONMENTAL SETTING

Regional Setting

The Susanville Vicinity Master Environmental Assessment (MEA) has been prepared to fulfill this requirement. It contains a complete description of the environmental, social and economic setting of the planning area.

Consistency with Adopted Local and Regional Plans

The Susanville Vicinity Area Plan amends that portion of the Lassen County General Plan applicable to the Susanville Vicinity Planning Area. This project identifies areas in which growth should occur that are not identified in the existing plan. These amendments are needed to adequately accommodate the anticipated growth of the area.

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

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

ENVIRONMENTAL IMPACT

LOSS OF AGRICULTURAL AND RANGE LAND

Description

See section on Agricultural Land, page 26. In addition, readers who wish more detailed information should review pages 66-69 of the MEA.

This plan will eventually lead to the conversion of agricultural and rangeland into non-agricultural uses. The conversion is unavoidable since there is very little land in the City of Susanville in which infill development can occur. As a result, to achieve the goals, objectives and policies of this plan the conversion must be allowed to take place.

The loss of these lands may be the end of scenic views for some and the loss of a rural environment for others. While the loss is regrettable, the conversion process has already been set in motion in some areas and may be irreversible regardless of the actions taken in this plan. For instance, plans have already been made and approved to extend a sewer line and to build a new road through much of the northern planning area to serve the new Susanville Indian Rancheria "Annex". The capacity of these facilities can also serve adjoining land and will be a powerful influence in determining their future use.

Mitigation Measures

See policy and implementation measures for Agricultural Land, page 27.

See policy and implementation measures for Land Use section, pages 42-47.

See policy and implementation measures for Public Facilities section, page 50.

See discussion on Timing of Growth, page 61.

LOSS OF FISH AND WILDLIFE HABITAT

Description

See section on Fish and Wildlife, page 36. Additionally, readers may wish to review additional information on pages 40-45 of the MEA.

The plan establishes ways to preserve and protect fish and wildlife within the planning area. The plan accomplishes this by establishing policy and implementation measures to protect habitat areas, especially those most critical such as along the Susan River and its tributaries. However, as growth occurs, previously undeveloped land which served as habitat for many animal species will be lost. As a result, the number and/or diversity of fish and wildlife species in the area may be diminished.

Mitigation Measures

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

TRAFFIC PATTERNS

Description

See section on Circulation, page 48. Readers may also wish to consult pages 84-90 of the MEA.

New growth and the dispersal of growth over the planning area will require new streets. In addition, the new growth will result in additional traffic along Highways 139 and on existing local streets as well.

As new streets are constructed, they will alleviate some of the existing congestion along Main Street and enable people to travl from one part of town to another in a quicker fashion. The new roads will also result in new traffic patterns. However, traffic will not only circulate through the new roads, but as development occurs, it will result in increased traffic along some "neighborhood streets" and reduced traffic along other neighborhood streets.

These new traffic patterns not only have the potential to alleviate or disrupt present traffic flows they also create the potential for increasing traffic hazards. Unless the City and County can anticipate potential problem areas and install the proper devices to prevent them, additional accidents may occur.

Mitigation Measures

See policy and implementation measures for Circulation, pages 48-49.

NOISE

Description

See section on Noise, page 15. Readers may also wish to consult the MEA, pages 118-122.

More traffic and new industry in the area may be a sign of progress to some, but for others new roads and industry means more noise. As construction of new projects occurs, noise will also be generated by equipment used for leveling, road construction and building activities.

Noise from traffic, industry and construction will all have a noticeable effect on the noise levels in the area. Unforunately, it is impossible to determine the amount of noise which will occur, its location, or its potential affects. Closely regulated and with the proper mitigation measures, noise may be kept to an acceptable level within the community.

Mitigation Measures

See policy and implementation measures for Noise, page 15.

PUBLIC SERVICES

The increase in population will have only a limited effect on the ability of local governments to provide public services. However, the result of residential growth occurring in the northern portion of the planning area and the anticipated expansion of the industrial area will create added demands for public services.

Description

Fire Protection

See section on Wildland Fires, page 14. Readers may also want to consult the MEA, pages 94-96.

The growth pattern envisioned in this plan will require expansion of fire protection services. A new fire station is probably necessary to serve the new residential growth projected for the northern area of the planning area. In addition, new industry could require special fire fighting equipment to handle special types of fire fighting situations. For example, new industries may use or store highly toxic or flammable materials. Fires involving these types of substances may require special equipment to effectively combat them.

Lastly, the construction of houses in outlying areas may increase the difficulty of fighting wildland fires and increase the risk to life and property.

Parks and Recreation Facilities

See section on Parks and Recreation Facilities, page 51.

As more persons move into the northern portion of the planning area, there will be an increase in demand for neighborhood parks and recreational services. Unless neighborhood parks are provided, people will be forced to commute to existing parks in order to satisfy their recreational desires. As mentioned in the plan, a recreation needs analysis shows that citizens would like additional park facilities in the northwest portion of the planning area and believed that Barry Reservoir could also be used in a recreational capacity.

Mitigation

See policy and implementation measures for Wildland Fires, page 14.

See policy and implementation measures for Parks and Recreation, page 51.

See policy and implementation measures for Public Facilities, page 50.

See discussion on Timing of Growth, page 61.

WATER QUALITY

Description

See section on Geothermal Resources, page 32. In addition, readers should examine the Hydrologic Features section in the MEA, pages 25-34.

Water quality is threatened by a variety of land uses and activities, but most notably construction activities (including roads and new buildings), septic tank failure, and runoff from urban areas. Surface water pollution potential is at its worst during the winter months when surface runoff increases as the result of heavy rainfall. Runoff may carry polluting substances such as oil and grease from streets and autos, sediment from construction sites, litter, animal waste and heavy metals such as lead from auto exhaust. Since more land area will be developed according to the proposed plan, a larger surface area containing these substances will be exposed to rainfall. This could adversely affect surface waters.

Ground water quality may also be threatened if septic systems in the area fail. This is a significant threat since it would not only affect a localized area but most of the planning area.

Lastly, a threat to water quality exists from the use of geothermal resources. Geothermal fluids often contain high quantities of minerals which exceed the amounts that are found in surface or ground waters. As a result improper disposal of geothermal fluids can result in the contamination of ground and/or surface waters. Additionally, improper disposal of geothermal fluids can result in thermal pollution of the surface waters. Geothermal fluids improperly released into surface water may alter the temperature of the water and adversely affect fish and aquatic life.

Mitigation

See Industrial policy and implementation measures, pages 46-47.

See Geothermal Resources policy and implementation measures, page 32.

See Seismic/Geologic Hazards, policy and implementation measures pages 17-18.

In addition the following mitigation measures are recommended:

Septic system, waste disposal sites, and other sources of hazardous or polluting material should not be allowed in close proximity to streams, creeks, rivers or reservoirs.

The use and disposal of pesticides, herbicides, toxic chemicals and other agricultural/industrial chemicals along or near water sources should be carefully monitored and regulated.

RELATIONSHIP BETWEEN LOCAL SHORT TERM USES OF MANS ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG TERM PRODUCTIVITY

Land resources are needed for new housing and industry. Land resources are also needed for a circulation system to serve these uses and eliminate the existing traffic congestion. These impacts may in turn adversely affect agricultural and rangeland, increase noise levels, alter existing traffic patterns, diminish water quality, and increase public service demands. Consumption of land and natural resources may also foreclose future planning options.

Despite these impacts, adoption of the plan is justified because it provides for the long term maintenance of the County's natural resources. Failure to adopt the plan will result in substantially greater impacts to natural resources because existing policies do not provide the level of protection as those contained in this plan.

GROWTH INDUCING IMPACTS OF THE PLAN

While the area will grow, it will not be a direct result of this plan. This plan is based on the concept that anticipated growth should be accommodated, but not at the expense of the area's natural resources. This plan attempts to provide a variety of living and working environments and at the same time minimize environmental harm.

Population projections prepared for the Planning Alternatives Study shows that by 1990 and 2000 the Planning Area's population should reach 1,433 and 1,877 respectively. To accommodate these levels of population growth, the Alternatives Study estimated that at a minimum, an additional 221 and 290 acres should be designated and zoned for residential use by the years 1990 and 2000 respectively. Although this plan designates more land than the minimum suggested by the Alternatives Study, it reflects the fact that many areas near Susanville are already commited to residential use. Surrounding land uses, the proximity to Susanville, and availability of infrastructure create a powerful influence on how this land can be used. The residential designations the plan recommends reflect these influences.

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

ALTERNATIVES TO THE PROJECT

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

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

EFFECTS NOT CONSIDERED SIGNIFICANT

AIR QUALITY

The population growth of the planning area is expected to increase by only 800 persons over the next 20 years. The level of growth and the land use patterns this plan recommends is not expected to significantly contribute to air pollution. The use of geothermal resources for heating and use in industrial processes should limit the amount of air pollution. Industrial uses to be located in the new areas designated as industrial uses shall reviewed on an individual basis to prevent potential adverse air quality impacts.

ENERGY CONSUMPTION

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

SEWER SERVICE

Sewer service is not expected to be greatly impacted because the sewer treatment system capacity is being increased by 1.2 million gallons. This increase will adequately serve future demands.

WATER SERVICE

There is an adequate community water supply and system to serve existing and future demands. CP National, provides water services to the planning area and they have indicated that they will serve new growth in their service area. In addition, water may be purchased to serve the areas outside its service area, but inside the planning area.

LIST OF ORGANIZATIONS AND PERSONS CONSULTED FOR THE ENVIRONMENTAL IMPACT REPORT

O.P.R. Clearinghouse, Norma Wood

Dept. of Fish and Game, Redding

Susanville Indian Rancheria

Office of Historic Preservation

Calif. Dept. of Forestry, Susanville

California Archaeological Inventory, Chico State

Air Resources Control Board

Dept. of Conservation, Esther Maser

Caltrans, Redding

U.S. Forest Service, Lassen National Forest

Lahontan Regional Water Q.C.B.

BLM, Susanville

Ag. Extension Office

Native American Heritage Commission

City of Susanville, Jeff Foltz

Johnstonville Elementary School Dist.

Richmond Elementary School Dist.

Lassen Community College

Susan River Fire Protection Dist.

Susanville Consolidated Sanitary Dist.

Honey Lake Valley Soil Conservation Dist.

SECTION FIVE: APPENDICIES

SUSANVILLE VICINITY AREA PLAN

APPENDIX A

LEGAL DESCRIPTION

OF PLANNING AREA

APPENDIX 1

DESCRIPTION OF SUSANVILLE VICINITY PLANNING AREA

Following is a legal description of lands considered in the Master Environmental Assessment of the Susanville Vicinity Planning Area:

Township 29 North, Range 11 East: Section 1.

Township 29 North, Range 12 East: Section 3 excluding lands south of Johnstonville Road East and lands east of Big Sky Boulevard; all land outside the Susanville City Limits * in Sections 4, 5, 6. The following portion of Section 9: the Northeast ¼ of the Northeast ¼. The following portion of Section 10: The Northwest ¼ of the Northwest ¼.

Township 30 North, Range 11 East: The following portions of Section 24: The East ½ of the East ½, the West ½ of the Southeast ¼, and the Southeast ¼ of the Southwest ¼. Section 25, 36. The following portion of Section 35: the Southeast ¼ of the Northeast ¼.

Township 30 North, Range 12 East: Sections 19, 20, 21, 22, 27, 28, 34. All land outside the Susanville City Limits * in Sections 29, 30, 31, 32, 33.

* Susanville City Limits as of March 1, 1982.

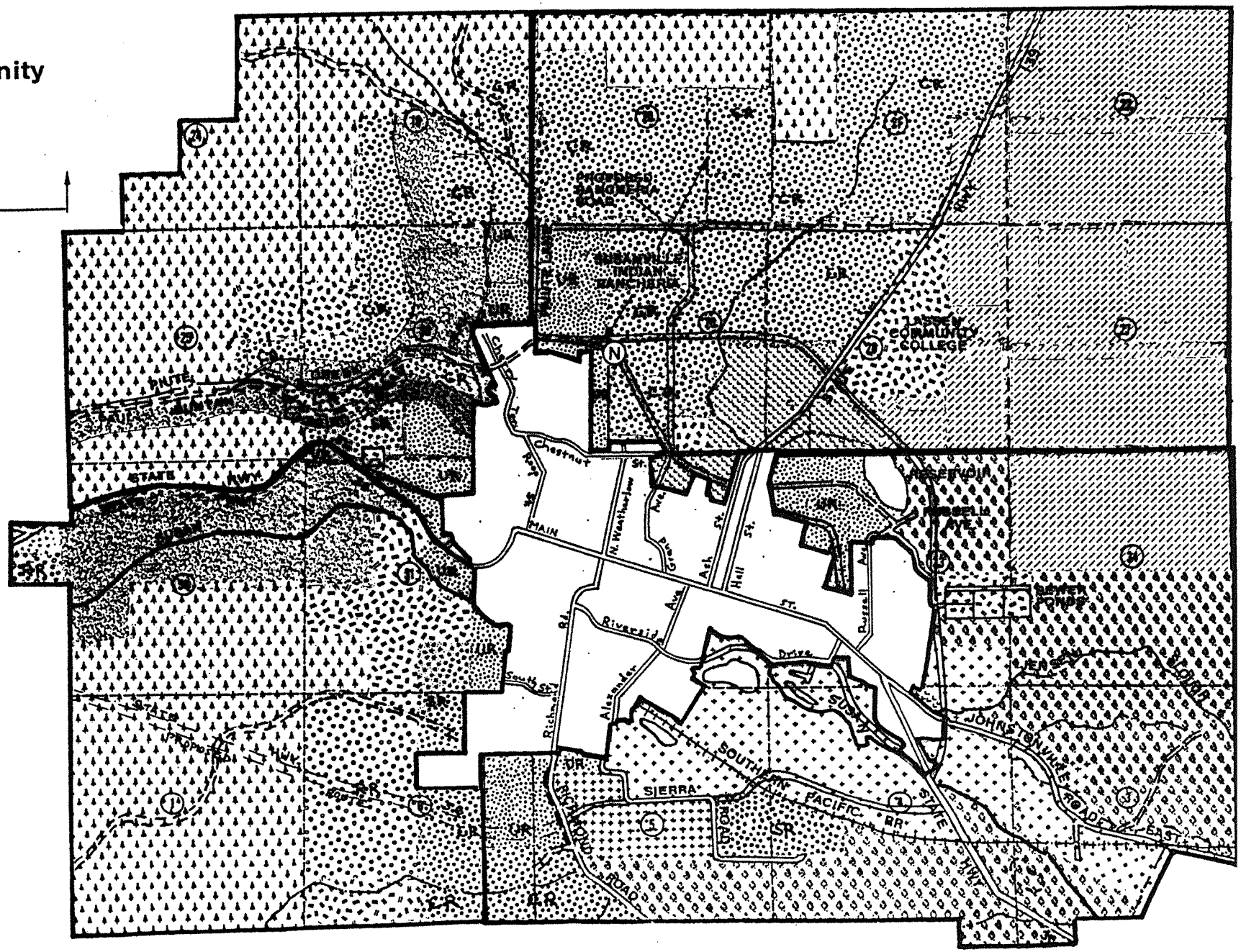
APPENDIX B

PREFERRED ALTERNATIVE

Susanville Vicinity Planning Area

ONE MILE

Preferred Planning Alternative



LAND USE LEGEND

RESIDENTIAL
- Urban:
- Suburban:
- Cluster:
- Rural:

COMMERCIAL
- Highway:
- Neighborhood: (N)
- Business:

INDUSTRIAL
- Industrial Park:
- General Industry:

URBAN RESERVE
- Urban:

PUBLIC
- Public:

AGRICULTURE
- Extensive:
- Intensive:

CONSERVATION
- Conservation:

APPENDIX C

GENERAL PLAN DESIGNATIONS

LASSEN COUNTY GENERAL PLAN DESIGNATIONS AND TYPICAL CORRESPONDING ZONING DISTRICTS

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

GENERAL PLAN DESIGNATIONS	TYPICAL CORRESPONDING ZONING DISTRICTS
Residential	
1. Urban	"R-1" Single Family Residential "R-2" Limited Multiple-Family Residential "R-3" Multiple-Family Residential
2. Estate	"R-1" Single Family Residential
3. Rural Residential	"A-2" Agricultural-Residential, 3-20 acre minimum building sites.
4. Agricultural-Residential	"A-2" Agricultural-Residential, 20-40 acre minimum building sites.
5. Planned Development	"PUD" Planned Unit Development District, cluster development with areas of Open Space.
6. Planned Development Option	May be used as an "overlay" of other appropriate land use designations and corresponding zoning districts. At the appropriate time a Planned Development Permit would involve zoning to "PUD" providing for appropriate cluster development and open space areas.
Commercial	
1. Town Center	Possible combinations of "R-1" Single Family Residential, "R-2" Limited Multiple-Family Residential, and "C-T" Town Servoce.
2. General Commercial	"C-G" General Commercial District, "C-T" Town Service District, "C-H" Highway Commercial District.

3. Business Park	"C-G" General Commercial, "M-L" Limited Industrial (A "Business Park" zoning district may be developed specifically to correspond with the Business Park land use designation.)
4. Highway Commercial	"C-H" Highway Commercial District "C-L" Local Convenience Commercial
5. Neighborhood Commercial	"C-L" Local Convenience Commercial
6. Resort/Recreation Service District	"R-S" Resort District, "O-C-B" Public Campground/Boating/Beach District, "F-R" Forest Recreation District.

Industrial

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

Urban Reserve

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

Public Land and Facilities

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

Recreational Facilities

1. Campgrounds	"O-C-B" Public Campground/Boating/ Beach District, "F-R" Forest Recreation
2. Boat Launch	"O-C-B" Public Campground/Boating/Beach District
3. Winter Sports Area	"R-S" Resort District
4. Park	"I-1" Institutional Use, "O-S" Open Space District, "O-C-B" Public Campground/ Boating/Beach District

Natural Resources

1. Intensive Agriculture

Cropland and Prime Grazing	"E-A" Exclusive Agriculture District, "A-3" Agricultural District.

2. Extensive Agriculture/Open Space Environment

Grazing and Sagebrush Environment	"U-C" Upland Conservation District, "O-S" Open Space District.
General Forest Environment	"U-C" Upland Conservation, "TPZ" Timber Production Zone, "F-R" Forest Recreation.
Open Space	"O-S" Open Space District, "O-D" Primitive Area District.

3. Conservation/Parkland

Conservation	"O-S" Open Space District, "I-1" Institutional Use District, "O-D" Primitive Area District.
Natural Wildlife Habitat	"N-H" Natural Habitat Combining District, usually combined with "A-2" Rural Residential or other residential designation.
Scenic Highway Corridor	Will overlay other land use designations. May have "D" Design Combining District in some communities.
Prime Recreation	This is a general overlay designation. Zoning will be consistent with the principal designation (e.g. "U-C" Upland Conservation).
Lassen National Park	"O-S" Open Space.

APPENDIX D

INITIAL STUDY

For Official Use Only
Lead Agency _____

Project Application No. _____
Appendix A

INITIAL STUDY
(to be completed by applicant)

GENERAL INFORMATION:

Project Location: Susanville Vicinity Planning Area, encircling the City of Susanville, Lassen County (See attached map).

Legal Description: Area: N/A Sec. _____ Twnshp: _____ Rng: _____
Recorder's Book and Page of Deed: N/A

Assessor's Parcel No. Numerous parcels in A.P. Books, 99,101, 103,105,107,115,117

Current Zoning: Numerous zoning districts (See Master Environmental Assessment).

Land Owner:

Numerous private and public land owners
(Name)

(Address)

(Zip Code)

(Telephone)

Applicant:
Lassen County Board of Supervisors
c/o Planning Department
(Name)
Courthouse Annex, Room 103
(Address)
Susanville, Calif. 96130
(Zip Code)
(916) 257-8311 Ext. 269
(Telephone)

ENVIRONMENTAL SETTING

A. Describe the project site as it exists before the project, including information on size of parcel, topography, soil stability, plants and animals, and any cultural, historic or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (optional). The Planning Area is ±18 square miles of unincorporated land surrounding the City of Susanville. Average elevation is ±4,200 feet. Within the planning area is ±1140 acres of BLM lands, ±150 acres of Susanville Indian Rancheria lands, ±145 acres of City of Susanville property. The projected population in July, 1982 was ±1094. Land forms include ±4 square miles of the Honey Lake Valley, sage and junipered covered, volcanic flows north of Susanville, and rugged canyons and timbered mountains to the west. Land uses include agriculture, rural and urban residential, commercial, and industrial uses and a community college. Two State Highways, 36 and 139 pass through the planning area. U.S. Highway 395 passes within two miles of the planning area. Recorded archaeological sites are within planning area. (See the Susanville Vicinity Master Environmental Assessment for a comprehensive description of the environmental setting

B. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type and intensity of land use (residential, commercial, agricultural, etc.). Attach photographs of the vicinity (optional).

Surrounding lands include agriculture and rural residences in Honey Lake Valley to the south and east; the community of Johnstonville ±two miles to southeast; sparsely populated forested mountains and canyons to the north and west.

Project Description: Consideration and implementation of the Susanville Vicinity Area Plan and subsequent rezoning in conformance with the Plan. (See attached description of the preferred planning alternative upon which this area plan will be based).

Slope of Property:
(Approx. percentage of property having following slopes) _____ (0-8%)
_____ (9-15%)
Varies _____ (16-20%)
_____ (Over 20%)

List all county, state, federal or regional agencies from which a permit or approval is required: Lassen County Planning Commission, Board of Supervisors

Has any form of environmental document been prepared for the project:
Yes * No____ If yes, attach. * A Master Environmental Assessment has been prepared as a data base for the Planning Area and is available from the Lassen County Planning Dept.

List districts involved: Susanville Elementary School Dist, Johnstonville Elementary School District, Richmond Elementary School District, Lassen Union High School District, Lassen Community College District, Susan River Fire Protection District, Susanville Consolidated Sanitary District.

Are there any natural or man-made drainage channels through or adjacent to the property? Susan River, Piute Creek, Berry Reservoir, Bagwell Springs, Gold Run Creek, Jensen and Brockman Sloughs, several intermittent drainages.
(Name and/or type of drainage channels)

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

NOTE: Applicant may be required to submit additional data and information if deemed necessary by the Environmental Advisory Committee or Lead Agency.

YES	NO		
	X	1.	Change in lake, stream or other body of water or ground water quality, or alteration of existing drainage patterns.
X		2.	Change in dust, ash, smoke, fumes or odors in vicinity. Potential change with increased intensity of land use, including industrial uses.
	X	3.	Change in existing features of any bodies of water, live or intermittent streams, hills, or substantial alteration of ground contours.
X		4.	Substantial change in demand for public services (police, fire, water, sewage, etc.). Increased population and land use intensity could potentially create greater demand for and require expansion of provision of public services.
X		5.	Significant amounts of solid waste or litter. Will increase with population growth as would be provided by the Area Plan.
X		6.	Will road or access construction involve grade alteration, cut and/or fill? Proposed circulation plan includes new road and highway routes in varying terrain.

YES	NO		
X		7.	Could the project create a traffic hazard or congestion on the immediate street system or cause excessive vehicular noise? Although proposed to alleviate traffic congestion, new routes and proposed land uses would alte existing street system and current noise levels in some locales.
X		8.	Change in scenic views or vistas from existing residential areas or public lands or roads. Potential land use changes and road routes coul alter existing scenic characteristics.
X		9.	Substantial change in existing noise or vibration levels in the vicinity. Potential exists from changes in land use intensity.
	X	10.	Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
X		11.	Change in pattern, scale or character of land use in the general area of project. Plan includes provisions for changes in existing land us patterns, including potential for increased land use intensity and population density.
X		12.	Substantially increase energy consumption (electricity, heat fuel, etc.). Potential for increased energy consumption, including geothermal, resulting from population growth and intensity of land use.
X		13.	Relationship to a larger project or series of projects. The Susanville Vicinity Area Plan is a part of Lassen County's General Plan update progra
	X	14.	Would the proposed project vary from standards or plans adopted by any agencies (such as air, water, noise, etc.)?
	X	15.	Will the removal or logging of timber be part of the project?

Mitigation Measures proposed by Applicant: The County of Lassen will prepare an E.I.R. to address potential environmental impacts. The Area Plan shall incorporate implementation measures to eliminate or mitigate existing and/or potential adverse impacts.

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 1-10-84

Robt K Lowery
(Signature)

Official Use Only

The Environmental Advisory Committee hereby certifies that the above information has been given independent evaluation and analysis as per Section (15061 (b)) of this Resolution.

Robt K Lowery
Chairman, Environmental Advisory Committee

INITIAL STUDY
(to be completed by the Environmental Advisory Committee)

BACKGROUND INFORMATION

1. Name of Proponent County of Lassen (Board of Supervisors)
2. Address and Phone Number of Proponent:

   Courthouse Annex, Room 103

   Susanville, Calif. 96130

   (916) 257-8311 Ext. 269

3. Location of proposed project Susanville Vicinity Planning Area, encircling the City of Susanville, Lassen County.
4. Lead Agency Lassen County Board of Supervisors
5. Common Name of Proposal Susanville Vicinity Area Plan

ENVIRONMENTAL IMPACTS
(Explanations of all "yes" and "maybe" answers are required on attached sheets)

	YES	MAYBE	NO
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?			✓
b. Disruptions, displacements, compaction or over-covering of the soil?	✓		
c. Change in topography or ground surface relief features?		✓	
d. The destruction, covering or modification of any unique geologic or physical features?			✓
e. Any increase in wind or water erosion of soils, either on or off the site?		✓	
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of any bay, inlet or lake?			✓
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?			✓
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?		✓	

	YES	MAYBE	NO
b. The creation of objectionable odors?		✓	
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?			✓
3. Water. Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements?			✓
b. Changes in absorption rates, drainage patterns or the rate and amount of surface water runoff?	✓		
c. Alterations to thecourse or flow of flood waters?			✓
d. Change in the amount of surface water in any water body?			✓
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?		✓	
f. Alteration of the direction or rate of flow of ground waters?		✓	
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?		✓	
h. Substantial reduction in the amount of water otherwise available for public water supplies?			✓
i. Exposure of people or property to water related hazards such as flooding?		✓	
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?			✓
b. Reduction of the numbers of any unique, rare or endangered species of plants?			✓
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?			✓
d. Reduction in acreage of any agricultural crop?	✓		
5. Animal life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish, benthic organisms or insects?			✓

	YES	MAYBE	NO
b. Reduction of the numbers of any unique, rare or endangered species of animals?			✓
c. Introduction of new species of animals into an area, or result in a barrier to the migration of movement of animals?			✓
d. Deterioration to existing fish or wildlife habitat?			✓
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	✓		
b. Exposure of people to severe noise levels?			✓
7. Light and Glare. Will the proposal produce new light or glare?	✓		
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use in the area?	✓		
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources? geothermal		✓	
b. Substantial depletion of any nonrenewable natural resource?			✓
10. Risk of Upset. Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?			✓
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	✓		
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	✓		
13. Transportation/Circulation. Will the proposal result in?			
a. Generation of substantial additional vehicular movement?	✓		
b. Effects on existing parking facilities, or demand for new parking?	✓		
c. Substantial impact upon existing transportation systems?	✓		
d. Alterations to present patterns of circulation or movement of people and/or goods?	✓		

	YES	MAYBE	NO
e. Alterations to waterborne, rail or air traffic?			✓
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	✓		
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	✓		
b. Police protection?	✓		
c. Schools?	✓		
d. Parks or other recreational facilities?	✓		
e. Maintenance of public facilities, including roads?	✓		
f. Other governmental services?	✓		
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	✓		
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	✓		
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	✓		
b. Communications systems?	✓		
c. Water?	✓		
d. Sewer or septic tanks?	✓		
e. Storm water drainage?	✓		
f. Solid waste and disposal?	✓		
17. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?		✓	
b. Exposure of people to potential health hazards?		✓	
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?			✓

	YES	MAYBE	NO
19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?		✓	
20. Archeological/Historical. Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building?		✓	
21. Mandatory findings of significance.			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓	
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)			✓
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but the effect of the total of those impacts on the environment is significant.)		✓	
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓

RECOMMENDED MITIGATION MEASURES

See attached sheets for answers to all "Yes" and "Maybe" answers.

RECOMMENDATION

(to be completed by the Environmental Advisory Committee)

On the basis of this initial evaluation:

/ / We find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION is recommended to be prepared.

/ / We find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARTION is recommended to be prepared.

/X/ We find the proposed project MAY have a significant effect on the environment and that an ENVIRONMENTAL IMPACT REPORT is recommended to BE PREPARED.

Date 1-10-84 Signature Robt K Sewaay

Chairman, Environmental Advisory Committee

DETERMINATION BY THE LEAD AGENCY:

We find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. / /

We find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED. / /

We find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. / /

Date _____ Signature _____

Chairman _____

EXPLANATIONS FOR ALL "YES" AND "MAYBE" ANSWERS

#1(b) was marked "Yes" because the resulting development as proposed by the Plan could result in a certain degree of disruptions, displacements, compaction or overcovering of the soil.

1(c) was marked "Maybe" because the resulting development as proposed by the Plan could result in a change to the topography or ground surface features.

#1(e) was marked "Maybe" because the resulting development as proposed by the Plan could result in an increase in erosion of soils, either on or off the site.

#2(a) was marked "Maybe" because the resulting development as proposed by the Plan could result in some air emissions or deterioration of ambient air quality.

#2(b) was marked "Maybe" because the resulting development as proposed by the Plan could cause the creation of objectionable odors.

#3(c) was marked "Yes" because of the resulting increase in surface water runoff from impervious surfaces of new development (i.e. roads, roofs, etc.).

#3(e) was marked "Maybe" because of the potential for failures in septic or sewer systems.

#3(f) was marked "Maybe" because the resulting development as proposed by the Plan could cause the alteration of the direction or rate of flow of ground waters.

#3(g) was marked "Maybe" because the proposed land use designations may result in alteration in the rate of consumption of ground waters.

#3(i) was marked "Maybe" because the resulting development as proposed by the Plan could cause the exposure of people or property to water related hazards such as flooding.

#4(d) was marked "Yes" because the resulting development as proposed by the Plan could cause the reduction in acreage of agricultural crops and land.

#6(a) was marked "Yes" because the resulting development as proposed by the Plan could increase the existing noise levels (i.e. subdivisions, industrial development).

#7 was marked "Yes" because the resulting development as proposed by the Plan could generate more homes and industrial development in the area which could produce new light or glare.

#8 was marked "Yes" because the planned land use will change the present land use of the area.

#9(a) was marked "Maybe" because the resulting development as proposed by the Plan could increase the rate of use of any natural resources (i.e. geothermal, etc.).

#11 was marked "Yes" in response to the land use planning policy.

#12 was marked "Yes" becase the resulting development as proposed by the Plan could affect the existing housing and/or create a demand for additional housing.

#13(a)(b)(c)(d) were marked "Yes" because the resulting development as proposed by the Plan could generate additional vehicular movement, demands for new parking, impact the existing transportation systems, and alter present patterns of circulation or movement.

CONTINUED

#13(f) was marked "Yes" because the resulting development as proposed by the Plan has the potential to increase traffic hazards to motor vehicles, bicyclists or pedestrians.

#14(a)(b)(c)(d)(e)(f) were all marked "Yes" because there will be an increased demand for public services as the area develops and the population increases.

#15(a)(b) were marked "Yes" because with the potential residential and industrial development that could take place in the area there will be an increase in the use of fuel and/or energy which could require the development of new sources of energy.

#16(a)(b)(c)(d)(e)(f) were all marked "Yes" because the resulting development as proposed by the Plan has the potential to increase the density of land use and population growth.

#17(a)(b) were marked "Maybe" because the resulting development as proposed by the Plan has the potential to increase health hazards or potential health hazards and expose people to them.

#19 was marked "Maybe" because the resulting development as proposed by the Plan could result in an impact upon the quality and quantity of existing recreational opportunities.

#20 was marked "Maybe" because the project site may be located in an area which has the potential for cultural resources. In the event that any archaeological or cultural resources are discovered or found during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist is consulted to determine its significance and recommend appropriate mitigation measures.

#21(a) was marked "Maybe" because the project does have the potential to endanger plant or animal life or eliminate important examples of the major periods of California history or pre-history.

#21(c) was marked "Maybe" because there may be cumulative impacts upon resources such as water, soils, and wildlife, etc.

APPENDIX E

COMMENTS ON THE EIR

CITY of SUSANVILLE

66 North Lassen Street
Susanville, California 96130
(916) 257-2174

City Administrator:
Jeffrey G. Foltz

LASSEN COUNTY
PLANNING DEPT.
NOV 07 1984
RECEIVED
not in packet

November 6, 1984

Frank Hinman, Chairman
Lassen County Planning Commission
Courthouse Annex
Susanville, CA 96130

SUBJECT: Susanville Vicinity Area Plan

Dear Chairman Hinman:

The Susanville City Council, at their regular meeting on November 5, 1984, discussed and reviewed the Susanville Vicinity Area Plan.

The Susanville City Council recommended that the Lassen County Planning Commission and Board of Supervisors adopt the Susanville Area Plan Map which was prepared by the Lassen County Planning Staff November 2, 1984.

The City Council also recommended that two designations be given to Urban Residential in order to distinguish between single family residential and high density residential.

The City Council has been pleased with the process and County cooperation in developing the Area Plan and wanted to commend the efforts of the Lassen County Planning Department.

Sincerely,

Jeffrey G. Foltz
City Administrator

dec

Mayor: Helen Leve
Mayor Pro Tem: Linda Huggins
Councilmembers: N. C. Bengtson, Frank Cady, David Foster

Susanville City Council Lancaster, Ca 93534

Lassen Street
Susanville, Ca 93534

LASSEN COUNTY PLANNING DEPT. NO. DATE. 11/2/84
NOV 15 1984
RECEIVED
Forwarded by Jeff Foltz

Attn: Jim Foltz Re: Conservation Proposal
Newspaper - item
WK - 10/23/84
(Bazar Springs area / Plaite Creek)

Dear Mr Foltz.

In reference to above.

We have Parcels #99-260-08 + (NW 1/4 of NE 1/4 of Sec 25 T30, N.R 11 + 99-09-029 (80 acres Total)

What procedure to protest proposal?
Can City Council do this - w/out consent of property owners?
Please send all data from beginning to present on this proposal.
(who started "origin of it etc)
Request we be notified of dates of any future Council mtgs re: this subject in plenty of time to attend the meeting, please — (2 WKs or 3 WKs please)
Request permission to table proposal for more input from p/owners -- (some dont know of it) + research etc.
Thank You. Mrs. Robert Sanders
P.O. Box 604 / Lancaster
Phone (805) 94-27341 Ca 93534

COUNTY OF LASSEN

Planning Department
Local Agency Formation Commission
Room 103, Courthouse Annex
Susanville, California 96130
(916) 257-8311, Ext. 269

ROBERT K. SORVAAG
Planning Director
LAFCo. Executive Officer

MERLE A. ANDERSON
Senior Planner

November 21, 1984

Mrs. Robert Souders
P.O. Box 604
Lancaster, California 93534

Dear Mrs. Souders:

Your letter of November 2, 1984, regar ıg the Susanville Vicinity Area Plan and your property west of Bagwell Spri , was referred to the Lassen County Planning Department by Jeff Foltz, C Manager of the City of Susanville. Since the area plan is a County project (al ›ugh the City has reviewed it and has participated in its formulation) Mr. Foltz felt this office could better explain the process.

Enclosed is a copy of the Draft Area Plan and Environmental Impact Report, with amendments as were recommended by the Lassen County Planning Commission on November 7, 1984. The enclosed copy of Planning Commission Resolution No. 11-01-84 provides a good summary of the development of the Susanville Vicinity Area Plan beginning with the direction by the Board of Supervisors to prepare the plan on March 23, 1982. As you can see, there has been substantial study made in preparation of this plan. There have also been numerous public hearings by the Planning Commission. All hearings were given public notice as required by State law.

In consideration of the area in which your property (Assessor's Parcel No.'s 99-260-08 and 99-09-29) is located, the Planning Commission determined that the appropriate land use designation at this time was to continue the current General Plan designation of "General Forest Environment" (see enclosed Draft Susanville Vicinity Area Plan map). Because State law requires that zoning be consistent with the General Plan, it is being recommended that your land be zoned to an "Upland Conservation" zoning district. Enclosed please find a description of the zoning regulations for the "U-C" district.

As I told you in our telephone conversation of November 21, 1984, the Lassen County Board of Supervisors will hold a public hearing at 10:30 a.m. on December 4, 1984, in the Board of Supervisors' Room, Courthouse Annex, Susanville, to consider the adoption of this plan. Enclosed is a copy of our legal notice for this hearing. You request to table the matter will be presented for their consideration.

Please let me know if I can provide any further information on this matter.

Respectfully,

Nancy Summers
for Merle A. Anderson,
Senior Planner

MAA:nes
Enclosures
cc: Jeff Foltz

Area Plan Amendments

Resolution No. 88-118

RESOLUTION AMENDING THE SUSANVILLE VICINITY AREA PLAN TO DESIGNATE A SCHOOL SITE AT THE NORTHWEST CORNER OF PAIUTE LANE AND MEADOWVIEW DRIVE, NORTH OF THE CORPORATE LIMITS OF THE CITY OF SUSANVILLE

WHEREAS: The Susanville School District has made application to the Lassen County Planning Commission for a Use Permit to construct and operate an elementary school on approximately ten acres of County-owned land, located at the northwest corner of Paiute Lane and Meadowview Drive, and;

WHEREAS: The Planning Commission has conducted public hearings for the consideration of such project in accordance with State statute and County Ordinance 467, and;

WHEREAS: The Planning Commission has approved the proposed use of the property as a school, and has found that such use would be consistent with the County General Plan and the Susanville Vicinity Area Plan, if the Susanville Vicinity Area Plan were amended to indicate the proposed site as a school site, and;

WHEREAS: The Susanville School District has proposed to purchase the proposed school site from the County, and;

WHEREAS: The Planning Commission has reviewed the proposed transfer of land for consistency with the General Plan and Susanville Vicinity Area Plan, pursuant to Government Code Section 65402, and has determined that the transfer would be consistent with the General Plan and Area Plan if the Area Plan were to be amended to indicate a school facility at the proposed school site, and;

WHEREAS: The Board of Supervisors has agreed to assist the Susanville School District Board of Trustees with its effort to establish a new school site in the area of the proposed site, and;

WHEREAS: The Board of Supervisors has conducted a Public Hearing to consider the proposed General plan Amendment, pursuant to the procedures established by State statute.

NOW, THEREFORE, BE IT RESOLVED, THAT: The Lassen County Board of Supervisors hereby amends the Land Use Map of the Susanville Vicinity Area Plan (Adopted December, 1984), located on page 58 of that document, to indicate a school site at the northwest corner of Paiute Lane and Meadowview Drive, north of the

corporate limits of the City of Susanville, and; on page 49, of that document, Implementation Measure 21.15 is added to read: "An elementary school site of approximately ten acres is designated at the northwest corner of paiute Lane and Meadowview Drive".

The foregoing resolution was passed and adopted at a regular meeting of the Lassen County Board of Supervisors, held on the 13th day of December, 1988, by the following vote:

AYES: Supervisors de Martimprey, Jenkins, Gaither, Lemke, Williams
NOES: None
ABSENT: None

Marion M. Jenkins
Marion M. Jenkins, Chairman
Lassen County Board of Supervisors

ATTEST:

Theresa Nagel
Theresa Nagel, County Clerk

I, THERESA NAGEL, Lassen County Clerk, and ex-officio Clerk of the Board of Supervisors, do hereby certify that the foregoing resolution was adopted by the Lassen County Board of Supervisors on the 13th day of December, 1988.

Theresa Nagel

12-13-88

RESOLUTION NO. 89-99

LASSEN COUNTY BOARD OF SUPERVISORS

RESOLUTION ADOPTING AN AMENDMENT TO THE SUSANVILLE VICINITY AREA PLAN - COUNTY DETENTION FACILITIES

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

WHEREAS, the County of Lassen has need for and proposes to construct new adult and juvenile detention facilities; and

WHEREAS, a site selection committee has selected a proposed site for such facilities on County-owned land north of Chestnut Street and east of the County Cemetery, lying north of the Susanville City limits; and

WHEREAS, on October 25, 1988, the Lassen County Board of Supervisors sanctioned the selection of said site for the proposed facilities and directed that the County initiate preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act; and

WHEREAS, EIR was prepared and was considered by the Planning Commission and the Board of Supervisors in review of the proposed project; and

WHEREAS, public hearings on the proposed General Plan amendment and associated rezoning were held, as required by law, by the Planning Commission on October 4, 1989 and by the Board of Supervisors on October 24, 1989;

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

A. That said Board hereby approves the proposed amendment of the Susanville Vicinity Area Plan, as an amendment to the Lassen County General Plan; said amendment being specifically to change the General Plan land use designation, as depicted on the Susanville Vicinity Area Plan land use map, from its current designation of "Commercial" to the "Public" designation. Furthermore, add as Implementation provision 21.15 in the Susanville Vicinity Area Plan the following:

> "21.15 County property located east of and adjacent to the County cemetery north of Chestnut Street is designated for "Public" use, and, specifically, is designated for the development of County detention facilities."

B. In support of the approved General Plan amendment, as specified above, the Board hereby makes the following findings:

1). The information set forth in the Planning Commission staff report dated October 4, 1989 and in the EIR is accurate and has been used by the Board as the basis for these findings;

2). The proposed General Plan land use designation is compatible with existing and proposed land uses as set forth in the Susanville Vicinity Area Plan;

3). The utilities and infrastructure needed to serve the proposed use is adequately available and/or accessible;

4). The EIR has been reviewed in consideration of the proposed General Plan amendment and the Board finds there are no significant environmental impacts revealed therein which indicate that the site is not acceptable or appropriate for the proposed use.

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 31st day of October, 1989 by the following vote:

AYES: Supervisors de Martimprey, Chapman, Gaither, Williams

NOES: None

ABSTAIN: None

ABSENT: Supervisor Lemke

STATE OF CALIFORNIA)
COUNTY OF LASSEN) ss

I, THERESA NAGEL, County Clerk of the County of Lassen, State of California, do hereby certify the attached resolution is a true and correct copy of a resolution adopted by The Board of Supervisors, of Lassen County, at a regular meeting held on the 31st day of October, 19 89.

Theresa Nagel

County Clerk and ex-officio Clerk of
The Board of Supervisors

RESOLUTION NO. 94-121

RESOLUTION ADOPTING AMENDMENT OF THE SUSANVILLE VICINITY AREA PLAN AS IT PERTAINS TO THE LANDS OF SCHALL

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

WHEREAS, on December 4, 1984, the Board of Supervisors adopted the Susanville Vicinity Area Plan; and

WHEREAS, the Area Plan currently designates the lands of Schall as "Commercial", and states that said lands shall be zoned "C-H", Highway Commercial; and

WHEREAS, an application has been made to amend Implementation Measure 18.14 contained on Page 44 of the Area Plan to state that said lands shall be zoned "R-S", Resort District; and

WHEREAS, the General Plan Amendment and "R-S" zoning are necessary to allow operation of a marine sales, service and rental business on the property; and

WHEREAS, on August 1, 1990, the Planning Commission approved Use Permit #7-02-90 to allow operation of said marine sales, service and rental business, subject to approval of the Rezone and General Plan Amendment Applications; and

WHEREAS, the Planning Commission recommended to the Board of Supervisors that said applications be approved; and

WHEREAS, on August 28, 1990, the Board of Supervisors held a public hearing and approved the Rezone and General Plan Amendment Applications subject to preparation and adoption of the appropriate documentation.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors hereby amends Implementation Measure 18.14, as contained on Page 44 of the Susanville Vicinity Area Plan, to read as follows:

> 18.14 The area south of Highway 36 at the intersection of Eagle Lake Road designated as Commercial shall be zoned "R-S", Resort District.

The foregoing Resolution was adopted at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, held on the Eighth day of November, 1994, by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

CLAUD R. NEELY, Chairman
Lassen County Board of Supervisors

ATTEST:

Theresa Nagel, Clerk
Lassen County Board of Supervisors

I, THERESA NAGEL, Clerk of the County of Lassen, State of California, and ex-officio Clerk of the Board of Supervisors thereof, do hereby certify that the foregoing resolution was adopted by said Board of Supervisors at a regular meeting thereof on the Eight day of November, 1994.

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