

PITTVILLE

AREA PLAN



LASSEN COUNTY

December, 1986

RESOLUTION NO. 86/87-42
RESOLUTION ADOPTING THE PITTVILLE AREA PLAN

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

WHEREAS, the Board of Supervisors on November 10, 1981 directed that an area plan amending the Lassen County General Plan be prepared for an area to be known as the Pittville Planning Area; and

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

WHEREAS, the Board of Supervisors on April 27, 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 Earl Nelson and Associates; and, commencing on February 2, 1983, the Planning Commission held six sessions of the public hearing for determination of a preferred planning alternative; and said public hearing was concluded and the Planning Commission did determine and recommend the preferred planning alternative to the Board of Supervisors on June 1, 1983; and

WHEREAS, the Board of Supervisors on July 19, 1983, 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 Earl Nelson and Associates; and

WHEREAS, commencing on June 6, 1984, the Planning Commission held four sessions of a public hearing to review the Draft Area Plan, the Draft E.I.R. and a Draft Zoning Plan to implement the Area Plan; and

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

WHEREAS, the Planning Commission adopted Resolution 8-03-84 on August 1, 1984, which resolved that the Planning Commission finds the Draft Pittville Area Plan, with the incorporated revisions, provides for appropriate patterns and intensities of land use and land use policies that will serve to protect and provide for the health, safety, peace, morals, comfort and general welfare of the area and hereby recommends its adoption, and that the Planning Commission urges that the Board of Supervisors rezone the lands of the Planning Area concurrent with adoption of the Area Plan to implement the policies of said Plan; and

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

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

1. The draft PITTVILLE AREA PLAN, as modified, comprises a suitable, logical, timely and fair plan for the future development of the Pittville Planning Area.
2. The PITTVILLE 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 Pittville 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 Pittville Area Plan may be in conflict with any provision of the Lassen County General Plan, such provisions of the Pittville Area Plan shall be deemed amendatory to the General Plan as special provisions thereof pertaining to the Pittville 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.

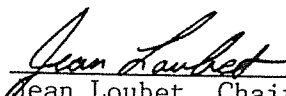
WHEREAS, the foregoing Resolution was duly adopted at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, held on the 16th day of December, 1986, by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None


Jean Loubet, Chairman
Lassen County Board of Supervisors

ATTEST: 
Deputy County Clerk

I, THERESA NAGEL, County Clerk of the County of Lassen, State of California, and ex-officio Clerk of the Board of Supervisors thereof, do hereby certify that the foregoing resolution was duly adopted by said Board of Supervisors at a regular meeting held on December 16, 1986.

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

PITTVILLE AREA PLAN

December, 1986

Lassen County
Susanville, CA

Assisted by:

Earl D. Nelson and Associates
500 Wall Street
Chico, CA 95926

*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).*

PITTVILLE AREA PLAN

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PITTVILLE AREA PLAN

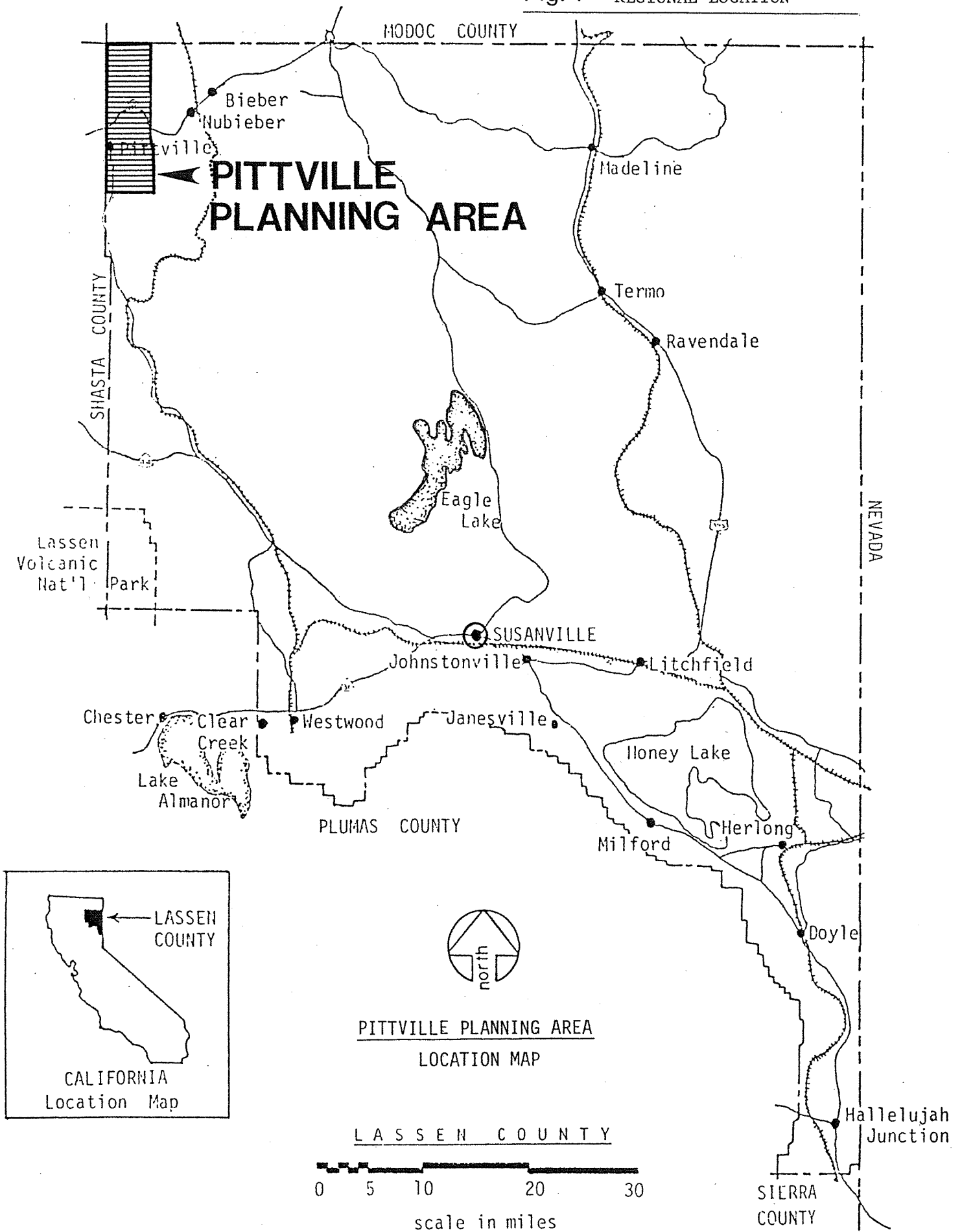
I. INTRODUCTION

The Pittville Planning Area is located approximately 90 miles northwest of Susanville in the far northwest corner of Lassen County. (See Figure 1) Neighboring communities include Bieber, seven miles northeast of Pittville and Fall River Mills in Shasta County eight miles to the west. The Planning Area encompasses approximately 32,000 acres of land, with an estimated 17% of this acreage currently under public ownership. Topography ranges from generally level terrain in the Fall River Valley area, to a narrow plateau (commonly identified as the Day Bench), rugged foothills and mountains east and north of the valley. (See Figure 2) A variety of vegetation exists throughout the Planning Area, ranging from grasslands, sagebrush, juniper, brush, riparian (primarily along the Pit River) and croplands at lower elevations to oak and mixed conifer in the foothills and mountains.

Residential development is sparsely located throughout the Planning Area with nearly 50% of all housing associated with agricultural activities. Population concentrations occur in the community of Pittville, and to a limited extent, on the Day Bench, especially along Day Road. One major highway crosses the Planning Area (State Highway 299), traveling in southwest and northeast directions. The Planning Area is bounded by Shasta County to the west, Modoc County to the north, and private and public lands within Lassen County to the east and south.

The County of Lassen has elected to avoid future land use conflicts in the Planning Area by preparing an Area Plan in order to update the County's General Plan as it applies to the Pittville vicinity. The formulation of an Area Plan will help avoid the pitfalls of incompatible development and encourage the positive aspects of growth expected to occur. In this way a healthy, clean environment can be maintained while an acceptable level of development proceeds. Similarly, sources of revenue to finance necessary services such as police and fire protection, road maintenance and schools can be identified and developed in anticipation of growth, so that adequate services can be provided as the area's population increases.

Fig. 1 REGIONAL LOCATION



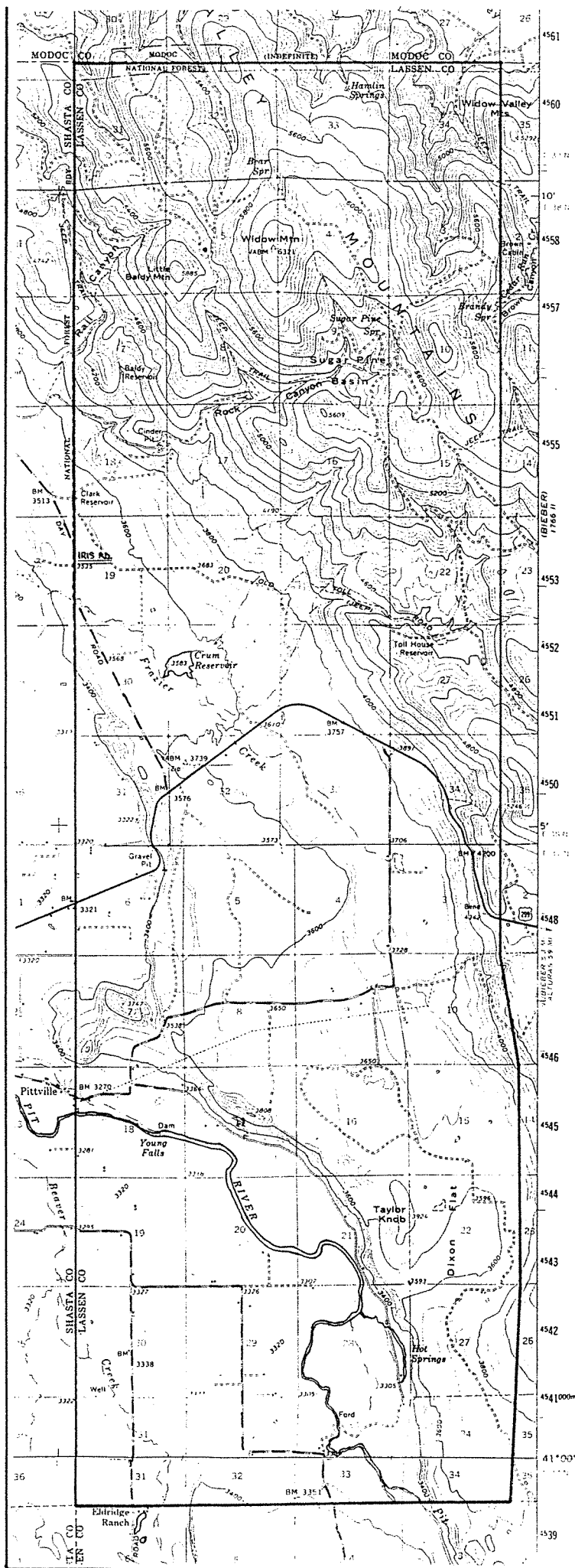
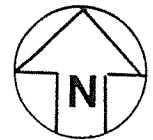
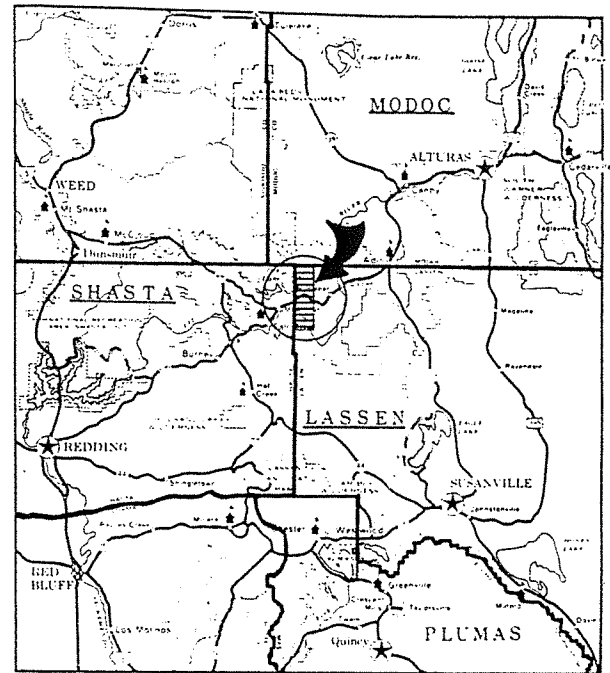


Fig. 2 PLANNING AREA

VICINITY



APPROX. SCALE



VICINITY MAP

PITTVILLE PLANNING AREA

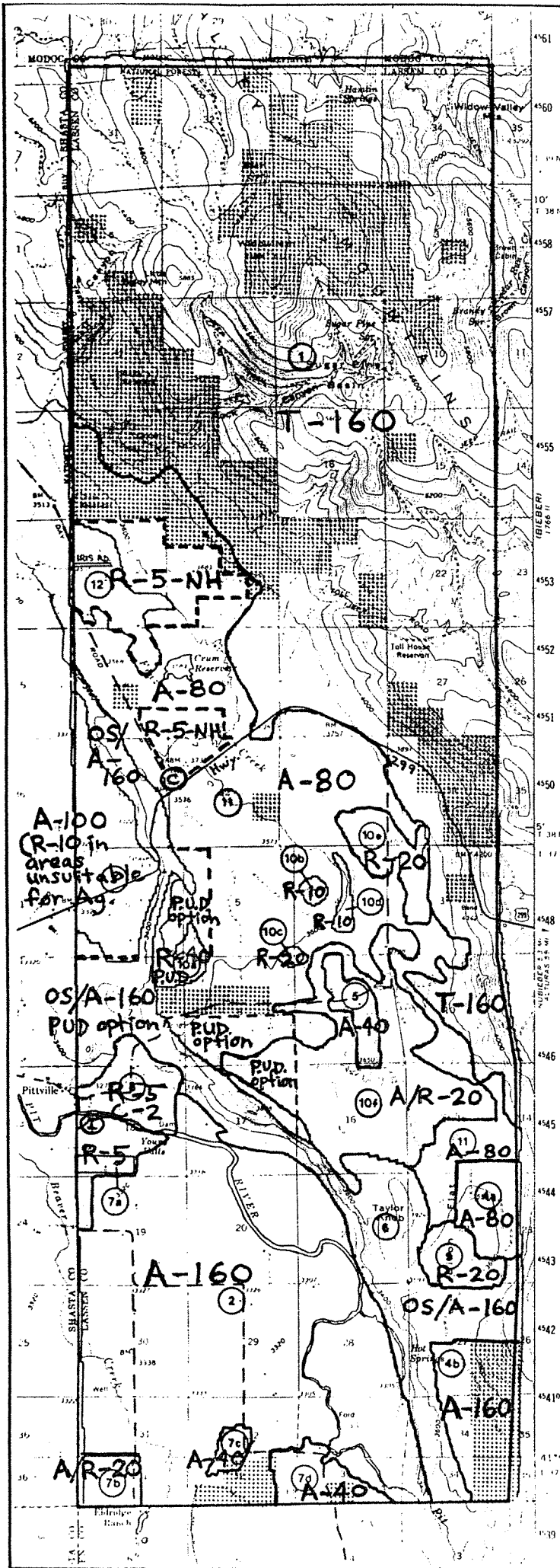
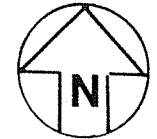
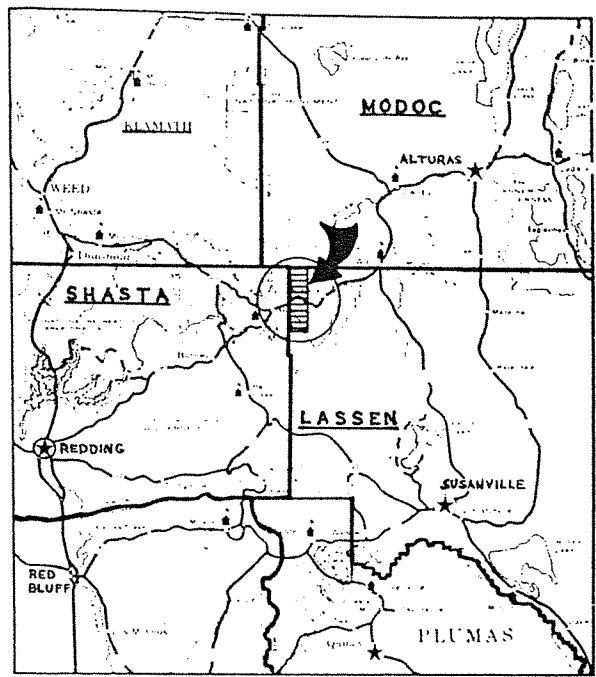


Fig. 3 PREFERRED

PLANNING ALTERNATIVE



APPROX. SCALE
ONE MILE




VICINITY MAP

PREFERRED PLANNING ALTERNATIVE

Legend For
Land Use Designations

- A : Agriculture (Includes grazing lands)
- C : Commercial
- I : Industrial
- OS : Open Space
- PUD : Planned Unit Development option
- R : Residential
- T : Timberland
- NH : Natural Habitat. Denotes special wildlife areas which need development standards to ensure compatibility with other uses.

- 2 : All numbers denote designated parcel
- 5 : sizes. Parcel size does not necessarily
- 10 : denote a "minimum" size. An alternative
- 20 : concept of "average" parcel size is
- 40 : being considered to achieve a density
- 80 : equivalent to the density suggested
- 100 : in a minimum parcel size designation.
- 160 :

 Public Lands (B.L.M.)

PITTVILLE PLANNING AREA

A Planning Alternatives Study and Master Environmental Assessment were completed for the Planning Area in 1982. These documents were reviewed by the County and presented to area residents in public meetings. From this cooperative review a "Preferred Planning Alternative" was selected by the Planning Commission (shown in Figure 3). Subsequent to this review and public comment, the Lassen County Board of Supervisors authorized the preparation of an Area Plan and Environmental Impact Report to provide specific direction for development in this area of the county. The County proposes the adoption of the Pittville Area Plan and rezoning in conformance with the Plan.

The Area Plan sets forth important issues and goals that will affect the future character of the Planning Area. The identification of these issues and goals has emerged from previous studies, County review, and public expression of concerns for future land uses in this area.

A presentation of issues and goals in the document is followed by a more detailed discussion of policies and implementation measures for achieving County objectives. Land use designations are shown on Area Plan Land Use Map Fig. 4. Area boundaries shown in Fig. 3 have been realigned in this Area Plan and the subarea designations eliminated.

Policies and recommended implementation measures for the Pittville Planning Area are amendatory to Lassen County General Plan and conform to California State Law, which authorizes the preparation of area plans to assist the County in effective administration of its General Plan process. Lassen County will utilize the recommended Pittville Area Plan in guiding the pattern of development in this region of the county.

The Area Plan should be regularly reviewed and revised as new information is received, or the goals of the community evolve. The Plan should be monitored to assure that implementation techniques are actually helping to achieve stated goals and objectives.

II. ENVIRONMENTAL SETTING

The following general description of the Pittville Planning Area is based upon the environmental setting described in the Master Environmental Assessment of the Planning Area prepared by Lassen County.

The Pittville Planning Area, covering approximately 32,000 acres of land, is part of the Modoc Plateau geomorphic province. Salient features of the province include northwest to north trending fault-block basins and fault-block ranges. Fall River Valley, the Big Valley Mountains and Day Bench are prominent results of the faulting that has occurred in the province. Both faulting and volcanism have contributed to the present geomorphic characteristics of the area, along with early climatic events that formed a large lake in Fall River Valley. This former primordial lake is primarily responsible for the rich sediment deposits found on the floor of the valley.

The climate of the Planning Area is described in the "Climate of Shasta County" publicized by the National Weather Service. Weather patterns range from semi-arid at lower elevations to cooler with higher precipitation in the mountains. Average annual precipitation ranges from 18 inches near Pittville (elevation 3,290 feet) to over 35 inches at elevations above 5,000 feet in the Big Valley Mountains. Winter weather producing rain and snow usually extends from December into March. Prevailing winds are from the southwest and northwest, transporting cool maritime air from the Pacific Ocean. The warmer southwest winds are frequently accompanied by precipitation, while northwest winds typically presage colder temperatures.

Diverse soil types and weather conditions produce a variety of native vegetation in the area. In the Fall River Valley near-shore deposits, intermediate alluvium and alluvial fans originally supported abundant grasses and forbs, with riparian habitat along the Pit River. During recent years much of this land has been converted to agricultural uses, producing pasture for livestock grazing and several types of row crops. In the foothills steeper slopes with shallow top soils underlain by hardpan and basalt support native vegetation composed of brush, oak, sagebrush and juniper habitat. In the mountains, forests of mixed conifers exist on slopes ranging from 15% to 50% with soil depths averaging 20 to 40 inches. Deeper soils (60 inches or greater) are found at the slope bases.

Abundant and diverse wildlife occur throughout the Planning Area. Several native mammal and bird species rare in other areas of California occur in this area of Lassen County. An important wildlife resource in this area is the Day Bench Deer Herd (or Day Deer Herd), primarily composed of Rocky Mountain Mule Deer which annually occupy winter range on the Day Bench. Day Bench is a major spring and fall migration corridor for the herd, which

poses a complex planning issue for the County since pressure for residential development along the Day Bench has increased in recent years. Two bird species, the Southern Bald Eagle and American Peregrine Falcon, which may occasionally use the Planning Area, are considered endangered by the California Department of Fish and Game. One mammal species, the Sierra Red Fox, is considered rare in the State of California. Sightings of the Red Fox have been reported in the Planning Area. (A den of the Sierra Red Fox was discovered in 1981 on the Day Bench rim.)

The only major highway that traverses the Planning Area, State Highway 299, was classified as a minor arterial in the 1980 Regional Transportation Plan for Lassen County. Traffic volumes on the highway for 1980 ranged from 960 average trips per day (ADT) at the east boundary of the Planning Area to 1,150 ADT at the western boundary. Although traffic volumes are considered light and no major developments requiring access to the highway are planned, Caltrans has expressed concerns about safety on various sections of the road where sight distance is limited. Several paved and gravelled secondary roads also serve the Planning Area.

(The reader should refer to the Master Environmental Assessment - Pittville Planning Area, completed in 1982, for a full description of the environmental setting.)

III. ISSUES AND GOALS

Issues

The following issues have been identified by Lassen County as important concerns for this Planning Area:

- Air Resources
- Soils
- Water Resources - streams, watershed, water supply and quality
- Natural Vegetation and Timber Resources
- Agricultural Land - Cropland and Pastureland; Rangeland and Livestock Production
- Wildlife Resources and Habitats
- Fishery Resources and Habitats
- Rare and Endangered Plants and Animals
- Scenic Resources
- Energy and Mineral Resources
- Hazards - seismic, flood, slope stability, fire
- Noise
- Growth and Development - environmental constraints
- Growth and Development - public service and economic constraints
- Public Services - transportation, solid waste disposal, schools, fire protection, law enforcement, medical and health, utilities
- Housing
- Public Lands
- Energy Use
- General Public Health, Safety and Welfare
- Cultural Resources
- Economic Resources

- Economic Growth and Employment
- Recreation

Goals

An overall goal for the Pittville Planning Area, as adopted by the Lassen County Board of Supervisors, is to provide for the health, safety and welfare of all people affected by land use and public policies within the Planning Area. In addition, the County seeks long-term protection and enhancement of the environment, while accommodating orderly growth. The planning issues associated with these goals were underscored in the previous section. The goals and objectives listed below are directed toward resolving the questions raised by those issues.

Specific Goals

The Lassen County Planning Commission and Board of Supervisors have adopted the following goals for the Pittville Planning Area:

A. Air Resources

- Maintain the quality of air resources.

B. Soil Constraints

- Maintain the resource values and stability of the Planning Area's soils.

C. Water Resources

- Protect water resource quality and promote the appropriate use of surface and groundwater resources.

D. Natural Vegetation and Timber Resources

- Protect and maintain natural vegetation and forested areas to ensure watershed, wildlife, scenic and timber production values.

E. Agricultural Lands

- Protect agricultural land from conversion to less appropriate land uses.

- Protect the resource values of the area's rangeland and livestock production areas.

F. Wildlife and Natural Habitat

- That the Planning Area's wildlife resources and habitats be recognized and appropriately protected.

G. Fishery Resources and Habitat

- That the Planning Area's fishery resources and habitats be recognized and appropriately protected.

H. Rare and Endangered Plants and Animals

- Protect the Planning Area's rare and endangered plants and animals.

I. Aesthetic, Scenic and Acoustical Qualities

- Retain and protect the open rural character and scenic quality of the landscape.
- Ensure a compatible relationship between land uses and noise sources and levels.

J. Mineral and Energy Resources

- Ensure that the development of energy and mineral resources is compatible with affected land uses and commensurate with environmental and public service constraints.

K. Natural Hazards

- Provide for appropriate land uses and safety measures in hazardous areas.

L. Environmental Constraints to Growth and Development

- Ensure appropriate and orderly development commensurate with environmental sensitivities and constraints.

M. Public Services

- Ensure that the rate of growth and development does not result in the significant reduction of existing levels of

public services and facilities or cause excessive tax or fee increases to be imposed on the area and/or County property owners.

N. Housing

- Provide for appropriate housing opportunities for all socio-economic segments of the community consistent with identified needs and responsibilities in concert with current County policies and in numbers and intensity commensurate with environmental sensitivities and constraints.

O. Public Lands

- Encourage public land management policies which protect and enhance the area's environmental and economic resources.

P. Energy Consumption

- Promote energy conservation and efficiency through the utilization of natural energy related resources (i.e., solar, wind, hydroelectricity, earth insulation, etc.).

Q. Cultural Resources

- Protect and preserve the Planning Area's historic and archaeological resources.

R. Economic Growth and Employment

- Sustain the resources fundamental to the economic viability of the Planning Area (eg., timber harvesting, agricultural production and livestock grazing).

S. Recreation

- Provide appropriate levels of public recreational opportunities and facilities.

IV. POLICIES AND IMPLEMENTATION MEASURES

The following policies and implementation measures are designed to accomplish the goals identified in the previous chapter. The County may periodically augment or revise these policies and measures in order to achieve adopted goals.

Each set of policies is preceded by a brief description of the environmental setting and area needs for planning policies. Corresponding environmental constraint maps can be found in the Planning Alternatives Study (P.A.S.) .

Applicable land use designations are shown on the attached Area Plan Land Use Map, Fig. 4. Boundaries between differing land uses have been drawn along property lines, natural features, section lines or other easily discernable features. Sub areas, as shown in the P.A.S. Fig. 13, and as indicated in the Preferred Planning Alternative, have been incorporated into the Area Plan Land Use boundaries.

A. LAND USE

A variety of land uses occur within the Planning Area, although much of the area consists of natural open space and forested mountains. With the exception of Pittville, residential development is sparsely located throughout the Day Bench and Fall River Valley. The economic base for the Planning Area is formed primarily by the agricultural, livestock and timber industries. Recreation, tourism and smaller commercial and industrial enterprises also contribute to the local economy.

Residential

The existing housing supply in the Planning Area generally meets the demands and need for housing. A large increase in the area population is not expected. The M.E.A. states that the projected population by the year 2000 would total approximately 3,000 persons if the recent growth trend continues. Individual areas differ in their suitability for location of residential use, due to varying availability of such necessities as access, water supply and soil suitability for leachfields. (Refer to Figures 7, 8 and 10 of the P.A.S. for geographic constraints affecting the location of housing.)

Areas referred to as "Residential" in this Area Plan shall usually mean that residential use is or could be the principal use of the land. The term "Rural Residential" shall mean that the land is suitable for residential use, but that consideration of the area's rural character, environment, and resource constraints and other suitability factors suggest that residential density should generally not exceed one dwelling unit per 5 acres (i.e., no less than 5 acres minimum parcel size).

References in the following policies to "Planned Unit Developments" (P.U.D.s) indicate that such development may be considered as an option or alternative to other land uses. In some areas, Planned Unit Development is designated as the only suitable form of residential development. P.U.D.s should not be confused with certain references to "clustered housing", even

though P.U.D.s would use clustering techniques. For instance, a minor land division creating four parcels may involve the clustering of the future housing sites, but such clustering is not, per se, a Planned Unit Development.

Policies

Refer to the Area Plan Land Use Map, Fig. 4, for residential land use designations. The following points offer further clarification of certain policies or designations.

1. Residential development of all types should be directed to areas of highest availability of support factors (access, water, soils for septage disposal) and lowest sensitivity to environmental impact.
2. Development of housing shall be consistent with the policies and provisions in the Housing Element of Lassen County's General Plan.
3. Within areas designated for residential or rural residential use, encourage location of housing in the least environmentally sensitive areas (see Figures 2 through 11 in the Planning Alternatives Study).
4. Lands in the Fall River Valley in the vicinity of State Highway 299, where smaller parcels and other factors make lands unsuitable for commercial agriculture, but where such lands are suitable for residential use, are designated "Rural-Residential".
5. Allow limited residential uses in conjunction with agricultural uses under a "Grazing and Sagebrush Environment" designation, retaining larger parcel sizes for agricultural uses.
6. Areas designated "Planned Development Option" are identified for carefully designed, clustered residential Planned Unit Development as a land use alternative.
7. The area surrounding the central community of Pittville is designated "Residential" with a "Town Center" designation over the existing Pittville community, allowing a compatible mixture of commercial uses with residential uses. Planned Unit Developments may be considered as a residential development option where indicated in Fig. 4.
8. Residential development shall be designed in a manner to minimize impacts on wildlife and natural habitats.

Implementation

The following implementation measures offer further clarification of means to implement the policies above.

1. Require a Planned Development (P-D) permit for residential development in areas designated "Grazing and Sagebrush Environment" with a "Planned Development Option".

2. For the areas designated "Rural-Residential" east of Day Road, zone "A-2-NH-5", Agricultural-Residential District, 5 acre average parcel size with a "N-H" Natural Habitat Combining District.* Require maximum preservation of natural habitat as a condition of approval of any proposed development plan for these areas.
3. For all new residential development, ensure fiscal balance with respect to providing County and other public services for new population by complying with the measures required in this Chapter under Section H, "Public Services/Fiscal Impacts."
4. Require all new development to provide for multiple access and options for safe, reliable access to major public roads to ensure ease of circulation for emergency conditions.

Commercial and Industrial

The Planning Area contains limited amounts of space suitable for commercial and industrial development. Access to major support facilities is lacking. There is, however, a need for commercial services to serve local residents and limited highway traveler needs. An existing industrial use (Percolite plant) is located 1 to 2 miles south of Highway 299 in the far western portion of the Planning Area.

Policies

(Refer to Area Plan Land Use Map, Figure 4, for Commercial and Industrial land use designations.)

1. Commercial development shall be limited to that necessary to serve localized convenience and highway traveler shopping and service needs; i.e., shall be small-scale.
2. Direct commercial development to location(s) most effectively situated with respect to the residential market to be served, and on lands with relatively low environmental sensitivity and natural constraints.
3. Minimize conflicts between industrial and commercial land uses and adjoining residential properties.
4. The existing community of Pittville is designated a "Town Center", providing for a compatible mixture of commercial uses with residential areas.
5. The existing industrial use south of Pittville is designated "Industrial".
6. Approximately 20 acres at the Day Road/State Highway 299 intersection, as indicated on the Area Plan Map, is designated "Commercial". See Appendix B for details.
7. Prevent conversion of productive agricultural, grazing and timber lands to urban-related uses such as commercial development, directing development to areas having marginal soils for agricultural production or undergoing transition from agricultural to urban uses.

*See Section D for discussion of Natural Habitat policies.

8. Lassen Bench Resort is designated "Resort", for reasons of its existing commercial resort use.

Implementation

The following implementation measures offer further clarification of means to implement the policies above.

1. For the land designated Town Center in the Area Plan, zone "C-L" Local Convenience Commercial District, or "C-T" Town Service Commercial District as appropriate.
2. South of Pittville, zone the existing industrial use (Percolite Plant) "M-1", Light Industrial District, or other appropriate zoning.
3. For land designated "Commercial" in the Area Plan, fronting State Highway 299 and Day Road, zone "C-H" Highway Commercial District, and "C-L" Local Convenience Commercial District. See Appendix B for details.
4. Zone Lassen Bench Resort Area "R-S", Resort District.

Agriculture/Rangeland

More than 5,000 acres of land is devoted to crop production in the Planning Area, primarily concentrated in the Fall River Valley. Approximately 70% of this acreage is planted in pasture or alfalfa, with the remainder producing berry and truck crops. In general, a farm would require a minimum of 320 acres to successfully produce alfalfa. Commercial livestock production also occurs in the valley and rangelands at higher elevations. (Source: M.E.A.)

Policies:

Refer to Area Plan Map, Figure 4, for agriculture/range land use designations. The following points offer further clarification of certain designations.

1. Encourage agricultural use on lands having the most suitable soils and vegetation for agricultural and major livestock production.
2. Where livestock grazing or agricultural production occurs on smaller (10-160 acre)_ parcels in conjunction with commercial, industrial or residential uses, promote coexistence of the different uses by minimizing conflicts.

Implementation:

The following implementation measures offer further clarification of means to implement the policies above.

1. In the area generally southwest of Pitt River Canyon Drive, zone those lands designated "Crop Land and Prime Grazing Land" in the Area Plan "A-3" Agricultural District, minimum 160 acres per parcel, or "E-A", Exclusive Agriculture. For qualifying prime agricultural lands, encourage inclusion in an "A-P", Agricultural Preserve Combining District.
2. In the Fall River Valley in the vicinity of State Highway 299, zone those lands designated "Crop Land and Prime Grazing Land" in the Area Plan, "A-3", Agricultural District, minimum 100 acres per parcel, or "E-A", Exclusive Agriculture. For qualifying prime agricultural lands, encourage inclusion in an "A-P", Agricultural Preserve Combining District.
3. In the area along Kaufenberg Road approximately 2 miles south of Pittville Bench Road, zone those lands designated "Crop Land and Prime Grazing Land" in the Area Plan "A-3", Agricultural District, minimum 80 acres per parcel, or "E-A", Exclusive Agriculture.
4. In the extreme southeastern corner of the Area Plan, for those lands surrounding Federal lands and trending northwesterly, designated Grazing and Sagebrush Environment on the Area Plan, zone "O-S", Open Space, or "U-C", Upland Conservation District, or "A-3", Agricultural District minimum 160 acres per parcel.
5. In the area surrounding 40 acres of Federal land south of State Highway 299, and the area north of 40 acres of Federal land traversed by Day Road and designated "Grazing and Sagebrush Environment" in the Area Plan, zone "A-3", Agricultural District, and "N-H", Natural Habitat Combining District, average 80 acres per parcel, or "U-C", Upland Conservation District.
6. In the area north of Pittville and south of State Highway 299 and designated "Grazing and Sagebrush Environment" in the Area Plan, a Planned Unit Development may be considered as a development alternative. See Area Plan Land Use Map, Figure 4, for exact location.
7. Where relatively dense residential or intense commercial uses abut parcels devoted to crop production, livestock grazing or other agricultural uses, require residential or commercial development plans to incorporate buffer setbacks and/or construct natural screens to protect their residents or users from any incompatible agricultural activities (spraying or other uses producing airborne dust, noxious odors high noise levels or unattractive sights). Proposed protective measures shall not interfere in any way with the adjacent agricultural operation.

Timber Resources

Several thousand acres of land in the northern portions of the Planning Area are devoted to timber production. Approximately 7,500 acres of forested land are managed by private timber companies and are zoned Timber Production Zone (T-P-Z). Most of this acreage is divided into large parcels, 160+ acres in size. The Bureau of Land Management administers several thousand more acres of timber production, primarily located in the vicinity of Widow Peak around Big Valley Mountain.

Policies

Refer to Area Plan Land Use Map, Figure 4, for timber resource land use designations. The following points offer further clarification of certain designations.

1. Limit development of timber-producing land to low intensity uses, such as non-commercial recreation, sub-surface mining, grazing, or other transitory uses that do not diminish the productivity, watershed or habitat value of the land.
2. Designate timber resource lands "General Forest Environment".

Implementation

The following implementation measures offer further clarification of means to implement the policies above.

1. Zone public lands "O-S", Open Space, or comparable open space zone (e.g. U-C).
2. Lands currently zoned "T-P-Z" Timber Production Zone District shall remain "T-P-Z". In areas designated "General Forest Environment" in the Area Plan and not currently zoned "T-P-Z", zone "U-C", Upland Conservation.

Recreation

Public recreation within the Planning Area is primarily hunting, camping and sight-seeing. There are no existing parks or improved public camping facilities in the Planning Area. The Pit River holds recreational potential in the form of fishing, boating and swimming. However, the Pit River has virtually no public access in the Planning Area and development of recreational sites along this portion of the river may conflict with the area's agricultural resources and interests. Other potential recreational sites exist on BLM land. (See Section O., Recreation, in the M.E.A).

Policies

1. Enhance recreational opportunities for residents by encouraging improved access and directions to various sites on public land and improving information dissemination.
2. Provide for appropriate local recreational facilities according to local need.
3. Protect sensitive outdoor recreational resources from overuse and degradation.
4. Minimize conflicts between recreation and other uses occurring on the same lands or adjoining sites by encouraging recreational development in the most suitable areas with adequate public access.

Implementation:

1. Periodically review regional recreational needs to determine need for developing recreational sites along the Pit River.
2. Conform to the recommended implementation measures cited in Sections C,D,E,F, and G of this chapter.

B. AIR RESOURCES

Air quality in the Planning Area is considered good. Although no serious problems currently exist, the Fall River Valley is considered a closed basin susceptible to temperature inversions. Isolated incidences of air pollution may occur during the colder months when wood-burning stoves are heavily used. Twenty-four hour standards set by the State Air Resources Board have reportedly never been exceeded.

Policy:

Protect the current high quality of the Planning Area's air resources.

Implementation:

Preservation of air quality will primarily be achieved by following the recommended land use designations and zones proposed in other sections of this chapter, which maintain much of the Planning Area in open space or rural densities.

1. All proposed commercial and industrial projects shall be reviewed for conformity with emission standards set by the Air Resources Board for that specific business or industry.
2. Based on guidelines established by the State Air Resources Board, the County should maintain a monitoring and enforcement program regulating the burning of agricultural and timber waste products.

C. WATER RESOURCES

The high water quality of the Pit River and other major streams in the Planning Area is an important natural resource to the County. The Day Bench and Woodland areas in the foothills and above provide for valuable watershed and groundwater recharge, as well as for enhancing soil conservation. According to the MEA, the Department of Water Resources has reported that ground waters in the Fall River Valley are "generally excellent in quality and suitable for most beneficial uses."

General Subarea Policies:

1. Protect and maintain groundwater quality at or better than current levels and within adopted standards.
2. Groundwater recharge areas (the Day Bench and watershed in hills and mountains surrounding Fall River Valley) shall be protected from development that would interfere with the critical function they perform.

Implementation:

1. For building projects, where necessary, and for all subdivisions and parcel maps, as a condition of map or building permit approval, appropriate County departments shall require site-specific soils investigations on suitability for disposal of bulk septage or individual septic tank/leachfield systems, as well as depth to groundwater, to avoid impairment to groundwater quality.
2. Require site-specific water supply evaluations of groundwater quantity prior to approval of future subdivisions or significant commercial and industrial developments. (Also, comply with the applicable ordinances of Lassen County.)
3. For the areas in the Area Plan designated as suitable for Planned Unit Development, any required Proposed Development Plan shall contain appropriate design features or measures that mitigate adverse impacts upon water resources.

Pit River and Major Tributaries

Policies:

1. Maintain surface water quality of the Pit River and its major tributaries at or above current levels and within adopted standards.

2. Preserve existing riparian areas along the Pit River as a greenbelt corridor. The width of the corridor should be determined by the severity of bank erosion, the location of riparian habitat, and flood hazard zones.

3. Limit the intensity of recreational uses along the Pit River and major tributaries to prevent bank erosion, degradation of water quality, depletion of fishery resources and disturbance to wildlife and adjacent land uses.

Implementation:

1. For sections of the Pit River where native riparian habitat flourishes, provide for a greenbelt corridor, encompassing approximately 100-foot development setback areas from the highwater mark on either side, by applying an "F" Flood Plain Combining District, or other appropriate zoning district.

Wastewater Disposal

Soils in the Fall River Valley, primarily south of State Highway 299, have Moderate to High suitability characteristics for filtration of wastewater. At higher elevations steep slopes and unsuitable soil structure reduce the treatment capabilities of soils.

Policies:

1. Direct new development to areas most capable of accommodating septic leachfield disposal of wastewater.

2. Where leachfield capabilities are inadequate, all new developments that discharge wastewater shall provide an appropriate method, when feasible, for treating and disposing of wastewater. Proposed methods for septage disposal shall be carefully reviewed and engineered to ensure safety and reliability.

3. Where higher densities of development occur, community wastewater disposal systems should be encouraged.

Implementation:

1. Comply with all applicable ordinances of Lassen County and regulations of the State of California.

D. WILDLIFE AND NATURAL HABITAT

The Planning Area supports an abundant and diverse number of plants and wildlife. Vegetation on the Day Bench and in the foothills and mountains provides valuable watershed for soil conservation and groundwater recharge, as well as cover and food for wildlife. The Pit River, Beaver Creek and other major streams in the area serve as important water sources for local wildlife and recreational activities. The Planning Area encompasses substantial amounts of deer winter range and a major deer migratory route (along the Day Bench). Rare and/or endangered plants have not been identified in the Planning Area, but may exist in yet undiscovered locations. Although no nesting areas have been discovered in the Planning Area for two Endangered bird species--the Southern Bald Eagle and American Peregrine Falcon--appropriate habitat exists for their use. The Sierra Red Fox, considered Rare in California, is known to inhabit mountain environments in the northern portion of the state. At least one den is known to exist on the Day Bench, slightly northeast of Pittville. (Refer to Figures 6 and 9 in the Pittville Area Planning Alternatives Study for locations of sensitive habitat.)

Areawide Habitat

Policies:

1. Direct and encourage property development onto lands with the least environmental sensitivity and natural constraints.
2. Where development must unavoidably occur on or adjacent to lands having "high environmental sensitivity," limit to low intensity and very low density uses, or special comprehensive design of area development to mitigate impacts.
3. Encourage retention of native riparian vegetation for wildlife habitat.

Implementation:

For the most part, the implementation of policies for conservation of natural habitat will be accomplished by following the recommended policies and implementation measures for residential, commercial, industrial and agricultural development in the various areas set forth in this chapter under Section A, **Land Use**. Additional measures not addressed in Section A are presented below:

1. To preserve riparian habitat, maintain a 100-foot development setback from the highwater marks along intermittent and perennial streams and natural drainage channels where significant riparian habitat now exists (see Implementation Measure 1 under C. Water

Resources, Pit River and Other Tributaries).

2. In order to prevent erosion, protect water quality and preserve watershed, the County should, wherever possible, limit the removal of native vegetation for development of building sites, roads and agricultural production to the minimum amount necessary for accomplishing the project.

Fishery Resources

Several game fish, including trout, catfish and bass may be found in the area's streams and Pit River. The latter is the only significant fishery in the Planning Area, since other streams and water bodies are primarily intermittent and do not retain high fishery value.

Policies:

1. Preserve riparian areas along the Pit River to protect fishery resources.
2. Limit the intensity of use and development along the Pit River and major tributaries to prevent bank erosion, degradation of water quality, depletion of fishery resources and disturbance to other wildlife.

Implementation:

1. For sections of the Pit River, Beaver Creek and major tributaries where native riparian habitat flourishes, provide for a greenbelt corridor, encompassing a 100-foot development setback from the highwater mark.

Rare and Endangered Plants and Wildlife

According to the California Department of Fish and Game, no Rare or Endangered plant species exist in the Planning Area. Since botanical surveys have not been performed over much of the area, undiscovered species may potentially exist. The Southern Bald Eagle and American Peregrine Falcon have been observed in the area, although no nests have been located in the Planning Area. A den belonging to the Sierra Red Fox--considered Rare in California--was discovered above the Day Bench Scarp, approximately one mile northeast of Pittville.

Policies:

1. Land use and development shall not impair the habitat of rare

and/or endangered plant and wildlife species, nor otherwise threaten their existence.

Implementation:

1. The County should participate in identifying and mapping potential and known habitat locations of rare and/or endangered wildlife as Areas of Special Biological Importance (ASBI) in the Planning Area. Verify new locations of rare and/or endangered plants or animals using updated resource maps from the relevant state agencies (California Department of Fish and Game, California Native Plant Society).
2. Review proposed projects for conformance with stated policies regarding protection of rare and/or endangered species.
3. In accordance with CEQA, which requires an environmental evaluation for many projects where the County exercises discretionary authority, require botanical surveys and/or review by the State Department of Fish and Game and other interested organizations as a condition of approval for any parcel or subdivision map in areas identified as having sensitive habitat where rare and/or endangered plant wildlife species may exist.
4. In accordance with CEQA, require applicants to satisfactorily mitigate potential impacts to sensitive habitat as a condition of approval of parcel and subdivision maps.

Deer Migration Corridors and Critical Habitat

Policies:

1. Preserve the viability of the Day Deer Herd by:
 - a. protecting the critical migration route of the Day Deer Herd along the Day Bench from impacts of residential encroachment, and
 - b. maintaining the integrity of winter, spring and fall habitat for resident and migratory deer.
2. Require land improvements to conform with habitat protection policies, measures, and standards contained in this Area Plan.
3. Support deer habitat enhancement wherever feasible.
4. Encourage land exchanges which would bring private lands into public ownership within areas critical to viability of deer herds.
5. Wherever possible, leave corridors of open space between developments in areas designated for residential development but surrounded by critical deer habitat and migratory route land.

Implementation:

The following implementation measures offer further clarification of means to implement the policies above.

1. In accordance with CEQA, which requires the preparation of environmental evaluation for projects where the County exercises discretionary authority, use the Initial Study for each such project to evaluate potential impacts and recommend appropriate mitigation measures consistent with this Plan.
2. In the area surrounding 40 acres of federal land south of State Highway 299 and the area north of 40 acres of federal land traversed by Day Road, and designated "Grazing and Sagebrush Environment" in the Area Plan, zone "A-3", Agricultural District and "N-H", Natural Habitat Combining District, minimum 80 acres per parcel, or "U-C", Upland Conservation District. Because the area consists of critical deer habitat, these large parcel sizes are important for maintaining low intensities of development.
3. For parcels in the vicinity of Forest Acres Subdivision and Oak Woods Estates, and for the area of Circle Oaks Drive south to State Highway 299, and designated "Rural Residential" in the Area Plan, zone "A-2", Agricultural Residential District, with an "N-H", Natural Habitat Combining District or equivalent Zoning District, with average five acres per parcel.
4. Throughout the Planning Area, encourage retention of all public (Bureau of Land Management) land parcels in their public ownership status for their high deer habitat value and strategic placement in the migration route of the Day Deer Herd.
5. Natural vegetation should be retained to the maximum extent possible with any new development in areas designated "General Forest Environment", areas addressed above in Implementation measure 3, and all areas designated "Grazing and Sagebrush Environment" northeast of the Pitt River. Removal of natural vegetation should be limited to the immediate area around the homesite or other improvement, or as necessary for fire protection.
6. Through education and on-site guidance, promote adherence of Planning Area residents to conservative guidelines for firewood (primarily oak) harvesting.
7. In any areas zoned with an "average" parcel size (versus a "minimum" parcel size), and with "N-H", Combining District designations, encourage clustering of homesites on smaller parcels contiguous with existing development, leaving larger parcels or parts of parcels in open space continuous with off-site undeveloped land and as necessary to mitigate impacts on wildlife resources.

Several options of lot configurations and homesite clustering are available, minimizing interruption of deer habitat and migration routes to varying degrees. They include:

- o deep lots with homes along road frontage and all "back yards" in open space;
- o homes clustered in fours at the central adjoining corners of four lots, leaving peripheral land open;
- o grouping smaller new parcels near a road frontage with remaining larger portions lying behind as open space; and
- o other configurations as appropriate.

8. In all areas implementing "Planned Development" options or averaging parcel sizes, ensure the future maintenance of open space through mechanisms such as:

- o deeding open space land to a Land Trust;
- o zoning open space land "O-D", Primitive Area District, "O-S", Open Space District, or other appropriate Zoning District;
- o tax incentives (as permitted by local statutes) for land permanently restricted as open space granted by the County Tax Assessor;
- o waivers of access standards or other development requirements by the County Planning Department (as permitted by local statutes) as an incentive to place land under enforceable open space restrictions
- o wildlife easement corresponding to major deer migration corridor routes and links to critical habitat placed on all tentative maps for development in these areas. Criteria specifying acceptable uses of open space and easements shall be compatible with policies and development standards in this Area Plan (e.g., limiting firewood cutting).

9. In all areas given an "N-H", combining district zone, require map plans for proposed development to incorporate features complying with development standards listed in this Area Plan. These standards were formulated for the Pittville Planning Area by the State Department of Fish and Game and are designed for compatibility of residential areas with the surrounding environment and for prevention of adverse impacts on the deer herds. The list of standards to be complied with by all new development within "N-H" districts is found in Appendix A.

10. Encourage exchange or transfer of private lands to public ownership in critical wildlife areas to enhance wildlife habitats.

11. In all "N-H" districts, encourage minimum construction of access roads (e.g., through clustering of homesites or location of development along existing roadways); where access roads are necessary, encourage construction in least sensitive areas, removing minimal amounts of vegetation and avoiding bank cuts that produce soil erosion by aligning roads along natural contours. Road construction shall comply with Lassen County's grading ordinance, based on Chapter 70 of the Uniform Building Code.

12. For all areas designated "Grazing and Sagebrush Environment" north of the Pitt River and areas designated "Rural Residential" north of Highway 299 and zoned for residential development, encourage education of prospective new residents about the potential for deer depredation problems and possible preventive measures (e.g., fencing in gardens).

E. AESTHETIC, SCENIC AND ACOUSTICAL QUALITIES

The Character of the Planning Area may be described as predominantly rural, with open expanses of foothill and mountain lands. The air quality is good to excellent, and except for traffic along Highway 299, noise intrusion throughout the area is minimal. (Refer to Figure 11 of the P.A.S. for location of visible lands within the designated Scenic Highway Corridor.)

Policies:

1. Allow commercial and industrial development limited in size and location only in appropriately designated areas. In the Pittville Planning Area selected locations have been proposed for commercial use and industrial use on the existing site near Pittville.
2. Recognize the Planning Area's highly sensitive viewshed when considering development projects, particularly within approximately one and one-half miles and visible from State Highway 299.
3. Encourage new development to have colors, architectural styles, and overall design that blend in with the landscape.
4. Glare from outdoor lighting shall be minimized.
5. Noise levels shall be kept low through low densities and low intensities of use, and through the use of noise impact analyses involve substantial noise generation, or location near noise generators.

6. Appropriate viewsheds within one and one-half miles either side of State Highway 299 and along Pittville Road (County Road 430) are designated "Scenic Highway Corridor" in the County General Plan.

Implementation

1. Discretionary development permits shall be reviewed to ensure that the aesthetic values of scenic highway corridors are maintained. Review shall consider aspects of appearance such as density of structures, height of structures near the road, colors, building materials, architectural styles, need for screening, landscaping proposals for commercial and industrial uses, and other aspects of building and development design.
2. Encourage use of Planned Development (P-D) permits in areas allowing residential densities of one dwelling per 10 acres or greater, to maximize open space as a visual amenity.
3. Require all new development to maintain natural vegetation wherever possible and to plant vegetation screens when necessary to make improvements blend in with the landscape. Developers should use plants and materials compatible with and appropriate to the surrounding landscape. Not less than 5% of the gross parcel acreage of all commercial and industrial properties should be landscaped, including parking areas; landscaping should be distributed throughout parking areas, and provide screens from streets and adjacent properties where warranted.
4. Retain natural contours to the greatest extent possible.
5. Noise levels shall be consistent with the Noise Element in the Lassen County General Plan.

F. MINERAL AND ENERGY RESOURCES

The Planning Area has a limited amount of energy and mineral resources. Energy resources are primarily confined to the generation of hydroelectric power and harvesting of firewood for personal use as fuel. The potential for geo-thermal production of power (or distribution for space heating) may also exist.

Few valuable minerals have ever been mined in the Planning Area. High grade ore yielding gold or silver, which commonly existed throughout the Mother Lode country farther south, has not been discovered in the Planning Area. A cinder pit operated

under the auspices of the BLM three miles north of Highway 299 is open for public use. The extraction of gravel from accessible streambeds, or building rock from quarries, is another potential resource that has not been heavily exploited.

Policies:

1. Encourage energy development and mineral extraction compatible with related policies in the Lassen County General Plan, and in a manner that does not conflict with surrounding land uses.
2. Ensure that development of energy and mineral resources do not significantly degrade air or water quality, nor adversely affect other important resources in the environment.

Implementation:

1. Comply with applicable provisions of local ordinances and State law.
2. Consider formulating and adopting an Energy Conservation Element as an amendment to the Lassen County General Plan that would set forth guidelines for energy resource development, conservation, site and building design standards.

G. NATURAL HAZARDS

Topographic and Geologic Hazards

Steep slopes on the Day Bench, foothills and mountains are subject to high seasonal fire hazards, erosion and/or landslides as a result of soil instability. Areas of steep slopes pose difficult access problems for utility and emergency vehicles as well as problems of erosion and ground failure. (Refer to Figure 5 of the P.A.S. for location of areas having unstable slopes.)

Several major faults trending northwest-southeast are located north of the Pit River. Although, according to the MEA, the faults have shown no activity within the last 200 years, the area is placed in Zone 3 on the U. S. Seismic Risk Map in the 1979 edition of the Uniform Building Code. Zone 3 corresponds to an intensity VIII on the Modified Mercalli Scale, which identifies the potential for structure damage in the event of seismic shaking.

Flood Hazards

Areas adjacent to the Pit River and Beaver Creek in the Planning Area may be subject to periodic inundation. Flooding along Beaver Creek and to a lesser degree Frazier Creek, may occasionally occur in the form of dry mantle (flash) floods (Refer to Figure 3 of the P.A.S. for location of faults and flood hazard areas).

Fire Hazards

The fire hazard in this area of Lassen County ranges from Low in agricultural portions of Fall River Valley, to Moderate in surrounding foothills, including the Day Bench. During the summer months the hazard is regarded as High in timber and brush areas.

Policies:

1. Direct the greatest part of future land use growth to areas having 0%-15% slope, and lesser growth (with only low intensity development) to areas having 15%-30% slope. Only permit very limited development on slopes greater than 30%, which are more prone to ground failure.
2. Site selection for public buildings, public service facilities and utility facilities shall avoid areas having steep slopes or unstable soils, high liquefaction potential and sites where development requires steep cut and fill banks.
3. Locate public buildings, critical public service facilities, and utility facilities outside earthquake hazard areas.
4. Encourage the construction of permanent dwellings outside the flood hazard zones of the Pit River and major streams, unless safety design features are incorporated into building and site plans.

Implementation:

1. Construction standards for all structures, both public and private, shall adhere to local and state seismic safety standards for Seismic Zone 3.
2. All development shall comply with the grading regulations of the Public Works Department of Lassen County.
3. Development on slopes over 15% shall be encouraged to follow natural contours of the land, avoid interrupting natural drainage channels, and comply with appropriate grading practices with guidance from the County Public Works Department and Planning Department.

4. Field surveys for faults or fault traces should be performed prior to the siting and construction of buildings intended for human usage or occupation in areas where identified fault systems exist.

5. All new public or private structures planned for human occupancy and use should be set back at least 50 feet from any identified fault or fault trace to reduce risk of damage and potential harm to occupants.

6. All new structures shall conform to the seismic safety standards specified in the County building code, the State Uniform Building Code, and the Seismic Safety Element of the Lassen County General Plan.

7. Zone lands identified as flood hazard areas into an appropriate zoning district to regulate the construction of improvements on properties subject to potential flooding(e.g., "F" Flood Plain Combining District).

8. By ordinance, in areas where the fire hazard is classified High or Extreme by the California Department of Forestry, the Northwest Lassen County Fire District or Bureau of Land Management, require new dwellings to conform to building and site preparation safety standards recommended by these agencies.

H. PUBLIC SERVICES/FISCAL IMPACTS

The following policies and implementation measures are designed to fulfill the County's goal of ensuring that the rate of growth and development does not result in the significant reduction of existing levels of public services and facilities or cause excessive tax or fee increases to be imposed on the area and/or County property owners.

Area Plan policies would ultimately precipitate overcrowding in most schools in the two school districts that serve the Planning Area, unless corrective measures are implemented as growth occurs. Development impact fees, for example, offer one method of providing for the critical need for additional school staff and facilities.

Policies:

1. Increase levels of County and other public services, excluding the provision of County roads, to meet future

population growth, maintaining current (1985) or improved delivery of service levels.

2. The County should consider requiring new development to provide sufficient revenues to the County and other public service districts to maintain services at current (1985) or enhanced levels of operation.

Implementation:

With the exception of capital costs for school expansion, the projected development pattern is expected to provide adequate revenues for anticipated services, including an additional sheriff's deputy when warranted by population growth in the Planning Area and surroundings. (One deputy per 1,000 residents is considered optimal.)

1. Require construction of on-site and off-site capital improvement for roads, drainage, etc., in connection with subdivision and major development project approval, or an in-lieu cash contribution.
2. Consider school impact fees to assist with school expansion to accommodate new students in the Planning Area.

I. PUBLIC LANDS

Approximately 5,740 acres of public land, under the jurisdiction of the Bureau of Land Management (BLM), is within the Planning Area (see Figure 2 in the P.A.S.). Multiple uses occur on this land, including timber harvesting, livestock grazing and recreational activities (primarily hunting and fishing). The BLM has no current plans for altering existing uses of the land in this area of Lassen County.

Policies:

1. Public Lands in the Pittville Area Plan are designated "Open Space".
2. If, at any time, the sale or exchange of public land into private ownership occurs, at the time of sale and prior to accepting applications for development, apply appropriate policies found in the Pittville Area Plan and Open Space Element of the Lassen County General Plan.

Implementation:

1. If transference of public lands to private ownership occurs,

proposed changes in land use should be processed with a General Plan Amendment.

2. Designate and zone newly sold or exchanged lands previously in public ownership according to the appropriate land use designations and zoning districts, including combining and overlay districts, integrating the lands into this Area Plan. Perform necessary studies in order to determine any new policies, designations, zoning and other land use planning measures needed to provide for appropriate uses and protect the environment of these lands.

J. ENERGY CONSUMPTION: CONSERVATION AND ALTERNATIVE ENERGY SOURCES

Residents of Lassen County currently obtain energy from conventional sources--primarily from existing utility firms using water, oil and natural gas for power generation, and secondarily from locally harvested wood for heating. The development of geothermal, wind or solar energy sources may occur in the Planning Area within the next decade, providing such projects prove economically feasible to implement as operational systems. At least one proposal has been submitted to the Federal Energy Regulatory Commission for construction of a hydroelectric dam on the Pit River.

Although the climate is mild in the summer months, and the absence of a large population or energy consumptive industry moderates energy demand, a long cold season combined with potential growth in the area may increase the demand for energy.

Policies:

1. Encourage exploration and appropriate development of the area's energy resources, such as geothermal, solar, hydroelectric or wind generated power.
2. Develop energy resources in a manner that does not adversely affect other resources and is compatible with designated land uses for the Planning Area.
3. Protect the environment from potential adverse impacts from the operation of energy projects.
4. Encourage homebuilders and developers to incorporate solar features and access into the design and orientation of structures.

Implementation:

1. For all zones, require a use permit for the exploration, construction or operation of any project concerned with the development of geothermal energy or centralized solar or wind facilities.

K. CULTURAL RESOURCES

Two major native groups--the Achumawi and Atsugewi--historically occupied territories within the vicinity of the Pittville Planning Area. According to the California Archaeological Inventory Information Center located at Chico State University, many areas within the Planning Area are considered moderately to highly sensitive. Recent surveys have uncovered isolated finds--possible campsites--that are considered significant. (See Environmental Impact Report for Pittville Area Plan for further details.) No significant historic sites are located in the Planning Area.

Policies:

1. If possible, avoid development of lands in sensitive archaeological resource areas. Any development should recognize resource values and ensure their protection from adverse impacts. Appropriate reviews and mitigation measures should be implemented.

Implementation:

1. In areas identified as having a high probability of cultural sites, require archaeological surveys before substantial development occurs.
2. In areas identified as having a moderate probability of cultural sites, require a cessation to construction in the event of a site discovery until the resource can be appropriately evaluated.

FIGURE 4 AREA PLAN LAND USE MAP

Preface

The Area Plan Land Use Map, Figure 4, is a graphic representation of policy for land use in the Pittville Planning Area. To aid in implementation, boundaries have been aligned to follow man made features such as property boundaries, roads, and section lines. This map, with its designations, constitutes the General Plan for the Pittville area. It is intended as a tool to guide development in a manner consistent with careful interpretation of the intent of the Area Plan's policies.

Along with the land use designations are depicted areas which would be suitable for a more creative configuration of residential use. The land use designation would remain the same ("Grazing and Sagebrush Environment" west of Fall River Valley, for example), but the pattern of residential use could be tailored to the environmental conditions in that particular area. These localities shown with diagonal hatching on the Area Plan Land Use Map, would be suitable for Planned Unit Development (P.U.D.), as indicated on the map's legend.

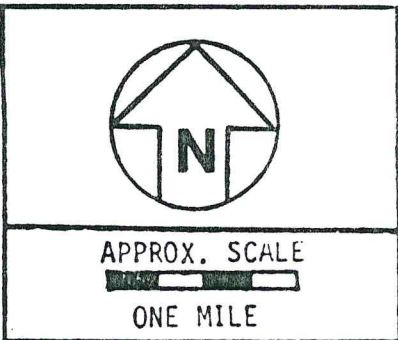
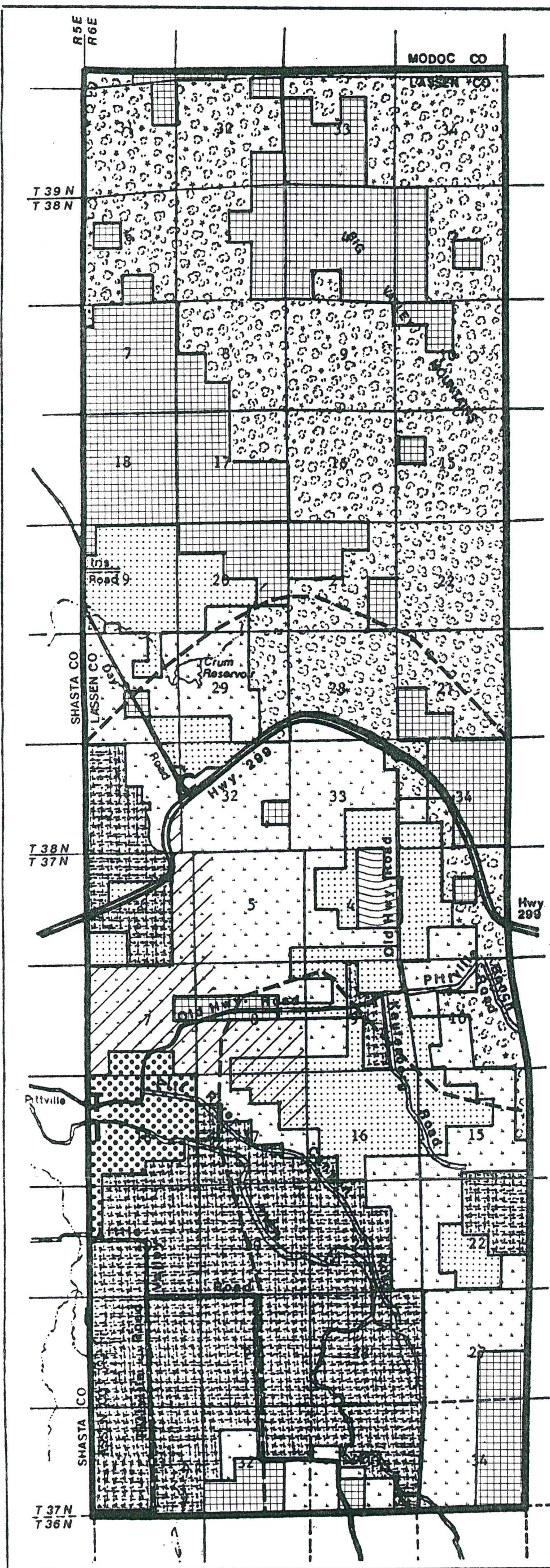

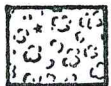
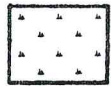
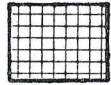










FIGURE 4
PITTVILLE AREA PLAN LAND USE MAP

LEGEND

-  CROPLAND AND PRIME GRAZING LAND
-  GENERAL FOREST ENVIRONMENT
-  GRAZING AND SAGEBRUSH ENVIRONMENT
-  OPEN SPACE (PUBLIC LANDS)
-  RESIDENTIAL
-  RESORT
-  RURAL RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  TOWN CENTER
-  PLANNED DEVELOPMENT OPTION
-  SCENIC HIGHWAY CORRIDOR

PITTVILLE PLANNING AREA

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6. _____, Hallelujah Junction Area Plan (1983) prepared by Earl D. Nelson and Associates in cooperation with Lassen County
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9. _____, Zoning Ordinance (1984)
10. National Weather Service, Climate of Shasta County

Correspondence

California Archaeological Inventory Information Center, California State University, Chico, California. Sensitivity Assessment dated September 20, 1983.

Persons and Organizations Consulted

1. Big Valley Joint Unified School District
2. California Department of Fish and Game, Redding, California: Tom Stone and Dave Smith
3. California Department of Transportation, District 2
4. Fall River Joint Unified School District
5. Lassen County Air Pollution Control District
6. Lassen County Planning Department

APPENDIX A

STANDARDS FOR
CRITICAL NATURAL
HABITAT AREAS

APPENDIX A

PITTVILLE PLANNING AREA STANDARDS FOR CRITICAL NATURAL HABITAT AREAS

In any district with which is combined an "N-H" Natural Habitat District, approval of a site development plan shall be required in conjunction with any development permit application, including parcel maps and subdivisions. The site development plan shall take into consideration and shall be compatible with identified wildlife resources, the policies of the Area Plan, and the standards specified herein.

The Department of Fish and Game shall be consulted in consideration of site development plans and shall, when appropriate, recommend building sites or sites for clustered developments, and/or the location of other improvements necessary to mitigate potential impacts on natural habitat resources.

The following standards shall be applied in the review of site development plans within "N-H" Districts of the Pittville Planning Area:

No development shall be allowed to have any adverse impact on any species of animal or plant officially designated as rare or endangered by the Fish and Game Commission. No proposed development site should eliminate or significantly reduce a critical habitat element for any wildlife species; examples would include wildlife watering sites, mineral springs, key thermal cover areas, roost sites, nesting concentration areas, etc.

Residential development shall be clustered or concentrated to minimize the potential extent of impact on the area's natural habitat resources. Whenever feasible, at least 80 per cent of any project site shall be preserved or otherwise managed as open space to maintain its natural habitat values. Adequate measures shall be incorporated in each project to ensure the retention and preservation of such open spaces.

When feasible, development sites shall be located along parcel boundaries and/or frontage roads to minimize the extent of areas potentially impacted. Sites should be selected adjacent to existing developments.

Fencing standards for perimeter fences shall allow free movement of deer on and off the property (see below). Deer-proof fencing may be constructed around a house, yard, garden or clustered development area as long as the area fenced in does not exceed 20 per cent of the site and does not hinder the general movement of deer.

In these areas designated as open space portions of development sites, native vegetation shall be conserved so as not to diminish the habitat values it provides.

In addition to the standards outlined above, the creation of ± five-acre parcels in "N-H" Districts shall incorporate the following specific standards:

Five-acre parcels created in the vicinity of Iris Road shall generally be long and narrow with dimensions of approximately

165 feet by 1,320 feet. (This configuration may vary upon acceptance of project design by the Department of Fish and Game).

Building sites shall be designated and should not be more than 100 feet from the frontage road.

Native vegetation shall be retained on the property, excluding the house, yard, and garden. No farm animals, including horses, cattle, sheep, pigs, goats, etc., which would require significant alteration of native vegetation shall be raised in the open space areas of a \pm 5 acre parcel.

The following standards for range fencing shall apply to all perimeter fencing in the Planning Area:

Materials: Barb-wire (hog-wire prohibited).

Heights and Spacing: First strand 18 inches above ground
Second strand 8 inches above first strand
Third strand 10 inches above second strand
Optional fourth strand 12 inches above third strand

APPENDIX B

DETAILS FOR COMMERCIAL DESIGNATION DAY ROAD/HIGHWAY 299 INTERSECTION

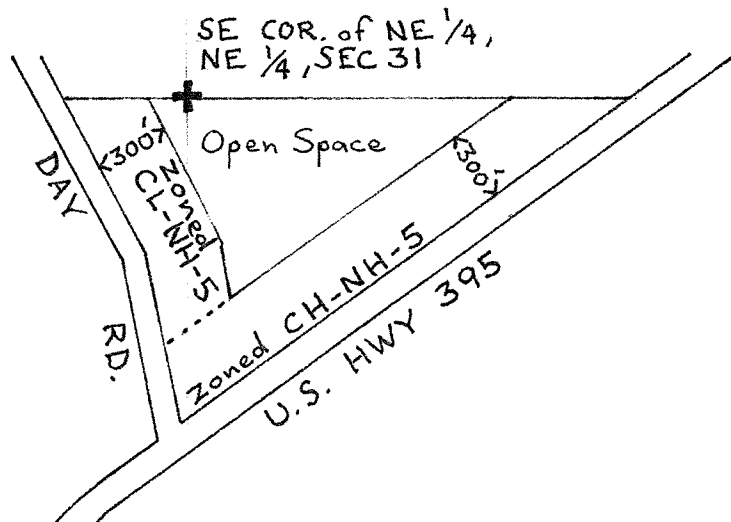
The diagram and policies below address in detail the commercial designation made in the Pittville Area Plan for lands located northeast of the Day Road/Highway 299 Intersection. This designation is intended to apply to ±20 acres as indicated in the diagram.

Zoning. The commercial area is to be zoned into two different zoning districts:

1. Approximately 8 acres along Day Road shall be zoned CL-NH-5 (Local Convenience Commercial, Natural Habitat Combining Zone, 5-acre average) extending 300 feet easterly from Day Road, beginning 300 feet north of Highway 299 and extending north to the north boundary of the SE 1/4, NE 1/4, Section 31, T.38N., R.6E.
2. Approximately 12 acres shall be zoned CH-NH-5 (Highway Commercial, Natural Habitat Combining Zone, 5-acre average) extending 300 feet northerly from Highway 299, beginning at Day Road extending northeasterly to the north boundary of the S 1/2, NW 1/4, Section 32, T.38N., R.6E.

In addition to the regulations of the zoning districts above, the following standards shall apply to future development of this commercial area:

1. Access to development shall occur from Day Road and/or one access off Highway 299 at the northeasterly end of the commercial area.
2. The remaining area (approximately 16 acres) shall be designated open space for wildlife habitat.



Area Plan Amendments

RESOLUTION NO. 96-017

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS ADOPTING NEGATIVE DECLARATION #95027, APPROVING GENERAL PLAN AMENDMENT #760.28, AND APPROVING PARCEL MAP #95027, BARNETT, ET AL., SUBJECT TO CONDITIONS

WHEREAS, the Board of Supervisors of Lassen County, after due notice, has considered General Plan Amendment #760.28, Rezone Application #z-95027 and Parcel Map Application #95027, filed by Barnett, et al., to amend the Pittville Area Plan to facilitate the rezoning of +/- 125 acres of land and subdivision of a 54 acre parcel into two parcels of approximately 42 and 12 acres each; and

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

WHEREAS, the Planning Commission of Lassen County, on February 7, 1996, considered the subject applications and adopted Resolution No. 2-01-96 recommending that the Board of Supervisors Adopt Negative Declaration #95027 and approve the General Plan Amendment, Rezone and Parcel Map applications.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Board of Supervisors finds that buildout of the Pittville Planning Area, as provided for by the Pittville Area Plan, would result in approximately a 31 percent reduction in the size of the Day Deer Herd. The CA Department of Fish and Game has stated that a 31 percent reduction in herd size is not considered significant, but that any further reduction in the herd size would be considered cumulatively significant.
3. The Board of Supervisors finds that current development within the Pittville Planning Area is substantially less than that permitted by existing land use designations and zoning. As such, the project would not exceed the 31 percent threshold of significance established by the CA Department of Fish and Game. Project-related impacts to fish and/or wildlife are therefore considered insignificant
4. The Board of Supervisors hereby finds that the proposed amendments to the Pittville Area Plan are adequate to maintain internal General Plan

consistency.

5. The Board of Supervisors hereby finds the proposed A-2-NH-10 and A-2-NH-20 zoning to be consistent with the proposed amendments to the land use map and text of the Pittville Area Plan.
6. The Board of Supervisors hereby adopts the findings contained in the Technical Advisory Committee staff report.
7. The Board of Supervisors hereby finds that the project site is physically suitable for the proposed type and density of development.
8. The Board of Supervisors hereby finds that the proposed project and improvements will not adversely affect the health, welfare and safety of the public.
9. The Board of Supervisors hereby finds that the project, as conditioned, meets the County design and improvement standards set forth in the Lassen County Ordinance Code.
10. The Board of Supervisors hereby finds that the project, as conditioned, is in compliance with the Subdivision Map Act and Lassen County Ordinance Code.
11. The Board of Supervisors hereby adopts Negative Declaration #95027 as the environmental document for the project.
12. The Board of Supervisors hereby approves General Plan Amendment #760.28 to change the land use designation on the subject lands from "Grazing and Sagebrush Environment" to "Rural Residential", and to amend the following Area Plan Implementation Measures to read as follows:

Page 16 (Implementation Measure #5)

5. In the area surrounding 40 acres of Federal land south of State Highway 299, and the area easterly of 40 acres of Federal land traversed by Day Road and designated "Grazing and Sagebrush Environment" in the Area Plan, zone "A-3", Agricultural District, average 80 acres per parcel, or "U-C", Upland Conservation District, excepting the land along Day Road northwest of the Federal land which shall be zoned A-2-NH-10 and A-2-NH-20.

Page 24 (Implementation Measure #2)

2. In the area surrounding 40 acres of Federal land south of State Highway 299 and the area easterly of 40 acres of Federal land traversed by Day Road, and designated "Grazing and Sagebrush Environment" in the Area Plan, zone "A-3", Agricultural District and "N-H", Natural Habitat Combining District, minimum 80 acres per parcel, or "U-C", Upland Conservation District. Because the area consists of critical deer habitat, these large parcel sizes are important for maintaining low intensities of development.

Page 24 (Implementation Measure #3)

3. For parcels in the vicinity of Forest Acres Subdivision and Oak Woods Estates, and for the area of Circle Oaks Drive south to State Highway 299, and designated "Rural Residential" in the Area Plan, zone "A-2", Agricultural Residential District, with an "N-H", Natural Habitat Combining District or equivalent Zoning District, with average five acres per parcel. Along Day Road northwest of the 40 acres of Federal land, the land shall be designated "Rural Residential" and zoned A-2-NH-10 for land northerly of Haymon Lane and lying easterly of Day Road and A-2-NH-20 for land westerly of Day Road.
13. The Board of Supervisors hereby approves Parcel Map Application, subject to the conditions attached hereto.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, on the twelfth day of February, 1996, by the following vote:

AYES: Supervisors Loubet, Neely, Chapman, Lough

NOES: None

ABSTAIN: None

ABSENT: Supervisor Lemke

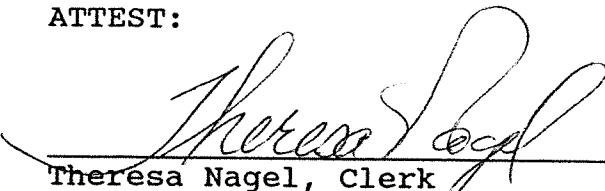
In accordance with Section 25103 of the Government Code of the State of California a copy of this document has been delivered to the Chairman of the Board of Supervisors, County of Lassen on

By 3-12-96
[Signature]
Clerk (Deputy Clerk) of the Board of Supervisors

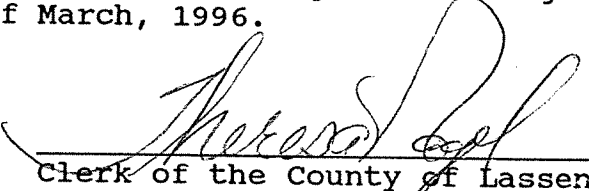
[Signature]
JEAN P. LOUBET, Chairman
Board of Supervisors

RESOLUTION NO. 96-017

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 twelfth day of March, 1996.


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

**CONDITIONS OF APPROVAL
PARCEL MAP #95027, BARNETT**

1. Unless specifically provided otherwise herein or by law, each condition of approval shall be completed to the satisfaction of the County prior to filing of the Final Parcel Map.
2. Owner(s), Owner's agent(s) or applicant shall satisfy and the project shall meet all applicable requirements provided by law, including the requirements of the Subdivision Map Act (Government Code 66410, et seq.) and Title 16 of the Lassen County Ordinance Code.
3. A Final Parcel Map meeting the requirements of Chapter 16.05 of the Lassen County Subdivision Ordinance (Title 16) shall be prepared and recorded. Owner/applicant shall submit three (3) check prints of the Final Parcel Map, calculations, supporting documentation, and inspection and map checking fees to the County Surveyor's Office/County Road Department for checking, approval and filing of the Final Parcel Map. A current Title Report or Subdivision Map Guarantee shall be provided at the time of filing of the Final Parcel Map.
4. Owner shall provide survey monumentation in conformance with the requirements of the County Surveyor, Title 16 of the Lassen County Ordinance Code, and the Subdivision Map Act (Government Code Section 66410, et seq.).
5. All easements of record or those created which affect this property are to be shown on the Final Parcel Map.
6. Owner shall provide drainage easements and construct suitable drainage facilities as necessary in order to provide drainage from access roads and parcels to acceptable natural or man-made drainage courses.
7. Encroachment permits to allow access to the parcels from Day Road shall be obtained from the Shasta County Road Department. Evidence that said permits have been obtained shall be submitted the Lassen County Road Department.
8. Unless waived by the County Engineer, plans for all improvements and associated drainage facilities required by these conditions shall be submitted to and be approved by the County Engineer prior to any access road, encroachment, or drainage facility construction. All improvements shall be constructed in conformance with the approved plans. A certified engineer shall provide all necessary calculations and testing as required. Inspections of all required improvements

shall be performed by the County Public Works Department and fees for such shall be paid by the developer.

9. House numbers shall be obtained for each parcel from the Lassen County House Numbering Coordinator and shown on the Final Parcel Map.
10. Owner shall be required to pay all due taxes, past and current, on the property prior to recording the Final Parcel Map.
11. In the event any cultural resources are discovered during any construction or ground disturbing activities associated with the project, such work shall be halted in the immediate area of the find until a professional archaeologist, who shall be retained at the project proponent's expense, is able to assess the find and recommend appropriate mitigation measures, if any. Additionally, the following note shall be placed on the final map and improvement plans for the project: "In the event any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist is consulted to assess the find's significance and recommend appropriate mitigation measures."
12. A note shall be placed on the map page of the final parcel map stating: "To prevent the creation of barriers to the movement of wildlife, all new perimeter fencing shall be constructed with no more than four strands, the bottom wire smooth and at least 18 inches off the ground, with the total fence height not to exceed 42 inches."
13. That portion of Parcel A located within the Alquist-Priolo Earthquake Fault Zone shall be designated as such on the parcel map. The line delineating the boundary of said fault zone shall be established by a qualified individual, as determined by the County Engineer's Office. A note shall be placed on the map page of the parcel map stating that no additional residential development shall be allowed within said Earthquake Fault Zone.
14. A designated homesite encompassing no more than 20 percent of proposed Parcel B shall be established and shown on the parcel map. Said homesite shall include all existing improvements (well, septic system, driveway and homesite) located on the parcel. All areas outside of the building site shall be identified on the parcel map as building exclusion area.

15. In the event that the approval of this Parcel Map is legally challenged on grounds including, but not limited to, CEQA compliance and/or general plan inconsistency or inadequacy, the County will promptly notify the applicant of any claim, action, or proceeding, and the County will cooperate fully in the defense of this matter. Once notified that a claim, action, or proceeding has been filed to attack, set aside, void or annul an approval by the Planning Commission or the Board of Supervisors concerning the subdivision, the applicant agrees to defend, indemnify and hold harmless the County and its agents, officers and employees. The applicant's obligations under this condition shall apply regardless of whether a parcel map is ultimately recorded with respect to this subdivision.

LASSEN COUNTY GENERAL PLAN AMENDMENT

SUMMARY

DATE OF ADOPTION:

4/23/02

BOARD OF SUPERVISORS
RESOLUTION NUMBER:

02-029

INITIATIVE NUMBER:

SUMMARY OF AMENDMENT:

To correct production errors in the Land Use Map.

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

Community Development Dept. Project File Number: 765.01.06

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

Lassen County Clerk's Office

RESOLUTION NO. 02-029

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

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

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

NOES: None

ABSTAIN: None

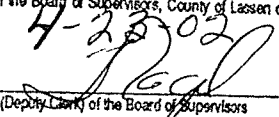
ABSENT: None



Chairman
Lassen County Board of Supervisors

ATTEST:


Lassen County Clerk

In accordance with Section 25103 of the Government Code of the State of California a copy of this document has been delivered to the Chairman of the Board of Supervisors, County of Lassen on 4-23-02
By 
Clerk (Deputy Clerk) of the Board of Supervisors

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

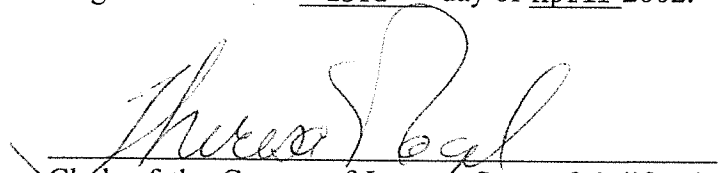

Clerk of the County of Lassen, State of California
and ex-officio Clerk of the Board of Supervisors

EXHIBIT A

CORRECTIONS AND UPDATES TO THE GENERAL PLAN AND ZONING ORDINANCE

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

The following is an excerpt:

Pittville Area Plan

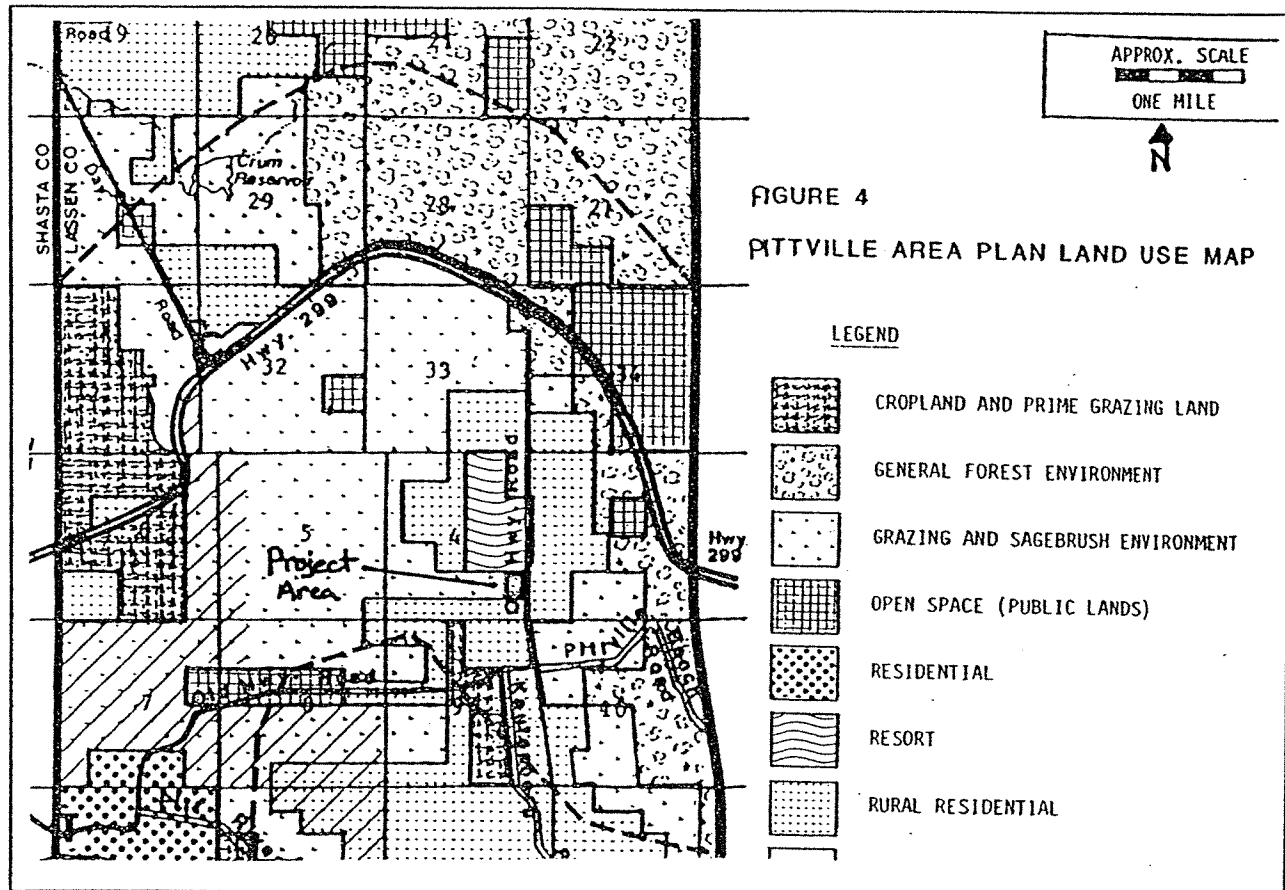
6. Assessor's Parcel 013-020-59 (10 acres): Correct the Land Use Map designation from "Grazing and Sagebrush Environment" to "Rural Residential" and re-adopt the A-2-B-20 zoning. (Pittville Area Plan EIR, State Clearinghouse #83032211).

CORRECTION #6
PITTVILLE AREA PLAN
LAND USE MAP CORRECTION

PROJECT: Change Land Use Designation from "Grazing and Sagebrush Environment" to "Rural Residential" and re-adopt "A-2-B-20" zoning.

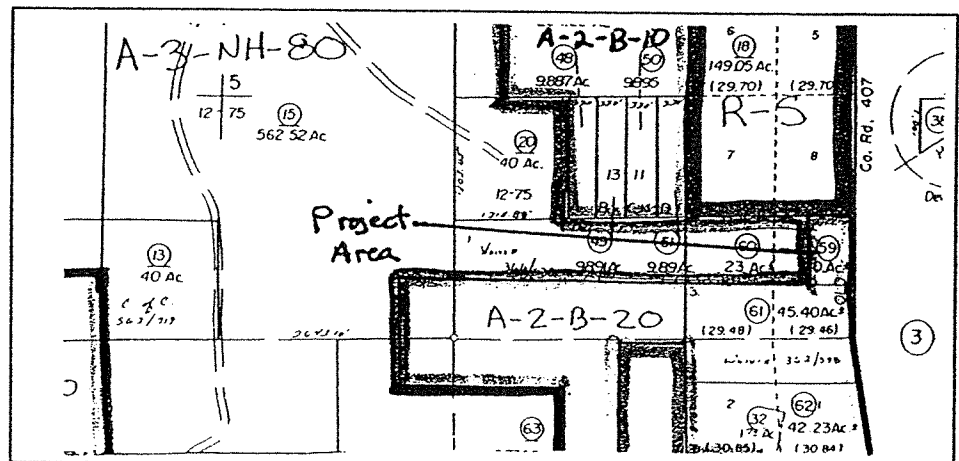
ACRES: 10 ±

APN: 013-020-59



AFFECTED AREA

EXISTING ZONING:
"A-2-B-20"



RESOLUTION NO. 06-028

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS ADOPTING MITIGATED NEGATIVE DECLARATION #2005-122, AND APPROVING GENERAL PLAN AMENDMENT #765.01.16, REZONE, AND PARCEL MAP # 2005-122, DE OCA / MILLER SUBJECT TO CONDITIONS.

WHEREAS, the Lassen County Board of Supervisors, after due notice and a public hearing held on April 25, 2006, has considered Mitigated Negative Declaration #2005-122, General Plan Amendment #765.01.16, Rezone and Parcel Map Application #2005-122, filed by Barbara DeOca and Dennis Miller, to amend the General Plan land use designation and rezone approximately 79 acres from "Resort" to "Rural Residential" and from "R-S" to "A-2-B-20," and to divide the 149-acre parent parcel applying the density option of the "B" combining district into four residential parcels ranging in size from 15 to 30 acres and a 60 acre remainder, located at 548-335 Old Highway Road, approximately 4 miles northeast of Pittville (APN 013-020-18); and

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

WHEREAS, the Lassen County Planning Commission held a duly noticed public hearing in consideration of the proposed project on February 1, 2006 and has forwarded its recommendation for project approval to the Board of Supervisors as Planning Commission Resolution #3-05-06.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Board of Supervisors finds as follows:
 - a. The proposed General Plan Amendment and rezone are consistent with land use designations and zoning on adjoining properties.
 - b. The project is consistent with the *Pittville Area Plan 1986* and the *Lassen County General Plan 2000*, and the parcel sizes proposed are consistent with parcel sizes permissible under the proposed A-2-B-20 zone within the proposed Rural Residential land use designation pursuant to the "Density Option" provisions of the "B" Combining District.
 - c. The proposed project and improvements will not adversely affect the health, welfare and safety of the public.
 - d. The project, as conditioned, is in compliance with the Subdivision Map Act and Lassen County Code.
 - e. The project will not cause substantial environmental damage, including impacts to fish and/or wildlife and their habitat.

- f. The Planning Commission and County Fire Warden has recommended, and the Board concurs that the project proposes four residential parcels, two of which front on Old Highway Road, a paved County-maintained road and the north access serves only one parcel (proposed parcel 1); therefore, multiple access may be waived provided that both the north and south accesses are constructed with a 26' wide gravel surface travel way to allow two-way traffic from the County maintained road to a point where all parcels are served.
3. The Lassen County Board of Supervisors hereby adopts the Technical Advisory Committee findings as described in the Staff Report, and findings (a) through (f) as set forth above.
4. The Lassen County Board of Supervisors hereby adopts Mitigated Negative Declaration #2005-122 as the environmental document for this project.
5. The Lassen County Board of Supervisors hereby approves General Plan Amendment #765.01.16, amending the Land Use Map of the Pittville Area Plan, changing the land use designation on proposed parcels 1, 2, 3, and 4 as shown on the Tentative Map from "Resort" to "Rural Residential."
6. The Lassen County Board of Supervisors will, by separate action adopt Ordinance 467A-348, rezoning proposed parcels 1, 2, 3, and 4 from "R-S" to "A-2-B-20."
7. The Lassen County Board of Supervisors hereby approves Parcel Map application #2005-122, subject to the conditions of approval attached hereto as Exhibit "A."

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, on the 25th day of April, 2006, by the following vote:

AYES: Supervisors Pyle, Keefer, Dahle, Hanson

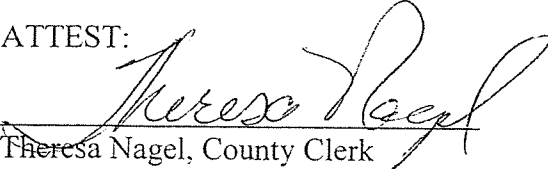
NOES: None

ABSTAIN: None

ABSENT: Supervisor Chapman



Chairman
Lassen County Board of Supervisors

ATTEST:


Theresa Nagel, County Clerk
Lassen County

Resolution No. 06-028

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 25th day of April, 2006.



COUNTY CLERK AND EX-OFFICIO CLERK OF THE
BOARD OF SUPERVISORS

EXHIBIT A

**CONDITIONS OF APPROVAL
PARCEL MAP #2005-122, DE OCA/MILLER**

1. Owner(s), Owner's agent(s) or applicant shall satisfy and the project shall meet all applicable requirements provided by law, including the requirements of the Subdivision Map Act (Government Code Section 66410, et seq.) and Title 16 of the Lassen County Ordinance Code.
2. A Final Parcel Map meeting the requirements of Chapter 16.05 of the County Subdivision Ordinance (Title 16) shall be recorded at the Lassen County Recorder's Office. Owner shall submit three (3) check prints of the Final Map, calculations, supporting documentation, and inspection and map checking fees to the County Surveyor's Office/County Road Department for checking, approval and filing of the Final Map. A current Title Report is to be submitted with the check prints. A Subdivision Map Guarantee shall be provided at the time of the filing of the Final Map.
3. All easements of record or those created which affect this property are to be shown on the Final Map.
4. Obtain encroachment permits from the Lassen County Road Department for each proposed access onto Old Highway Road, CR #407, as shown on the Tentative Map. Said encroachments shall be paved and meet the specifications of Rural Road Connection, Sketch 5.
5. The County Road Standard for this project is a Rural Road Standard #5, which is normally a 20 foot wide compacted road surface within a minimum 40 foot right of way. In this case, as an alternative to multiple access, each proposed access road shall be constructed with a 26 foot wide gravel surface travel way to adequately accommodate two way traffic in emergency situations. This standard shall apply from Old Highway Road, CR 407, to proposed parcel 1 as shown on the Tentative Map, and from Old Highway Road, CR 407, to proposed parcel 2 also shown on the Tentative Map. A turnaround meeting Fire Standard 1, as per Section 9.16.102 of the Lassen County Code shall be constructed at the terminus of each of the access roads as shown on the Tentative Map.
6. Offer for dedication to the County of Lassen that portion of Old Highway Road CR #407, that lies within the project site, as shown on the Tentative Map, thirty (30) feet each side of the centerline, and show on the Final Map.
7. If there are any deeds of trust on the property, the Trustee or his representative must sign a certificate on the map.
8. A Civil Engineer shall certify that all roads have been constructed to County Standards and that any drainage concerns have been addressed so as not to adversely affect property owners in the area.
9. Prior to the recordation of the Final Parcel Map, the applicant shall provide to the

Department of Community Development for their review and approval, a road maintenance agreement between the property owners and the County which insures for the adequate maintenance and snow removal of the access roads serving the project.

10. Prior to recordation of the Final Map, a report describing the water quality and quantity available for future residential development shall be submitted to the Lassen County Health Department for their review and approval.
11. Soil profiles and percolation testing will be necessary to demonstrate that site soils are suitable for use of individual water flush sewage disposal systems on proposed parcels 2, 3, and 4. Percolation and soils testing shall be performed in accordance with the methods described in the United States Public Health Service, "Manual of Septic-Tank Practice". Test pits are to be dug to a depth of at least eight feet (8'), with the soil profile tabulated and submitted to the Health Department for review and approval. The Health Department shall inspect the excavation pits. All soils testing shall be performed by, or under the direction of, a Professional Engineer, Engineering Geologist, or a Registered Environmental Health Specialist. The final map shall not be recorded until the Health Department has certified that site soils are suitable for the use of individual water-flush sewage disposal systems.
12. In the event any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who shall be retained at the project proponent's expense, is consulted to assess the find's significance and recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures recommended by the archaeologist to reduce potentially significant impacts to identified cultural resources to a less than significant level.
13. In the event that the approval of this subdivision is legally challenged on grounds including, but not limited to, CEQA compliance and/or general plan inconsistency or inadequacy, the County will promptly notify the applicant of any claim, action, or proceeding, and the County will cooperate fully in the defense of this matter. Once notified that a claim, action, or proceeding has been filed to attack, set aside, void or annul an approval by the Planning Commission or the Board of Supervisors concerning the subdivision, the applicant agrees to defend, indemnify and hold harmless the County and its agents, officers and employees. The applicant's obligations under this condition shall apply regardless of whether a parcel map is ultimately recorded with respect to this subdivision.
14. Proposed parcels 1, 2, 3, and 4 shall be rezoned from "R-S" to "A-2-B-20" and the land use designation shall be changed from Resort to Rural Residential prior to recordation of the Final Map.