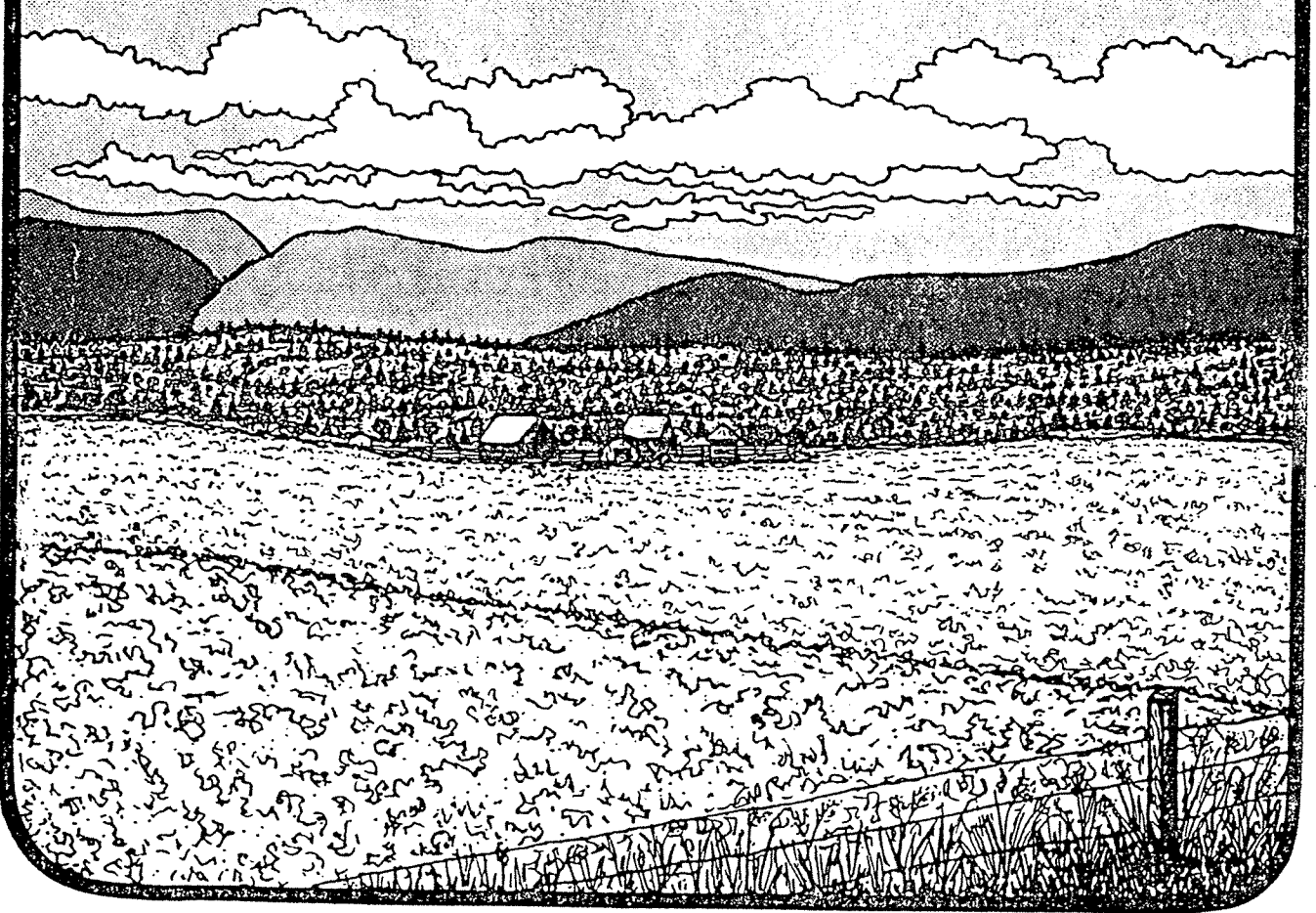


PITTVILLE

AREA PLAN

ENVIRONMENTAL IMPACT REPORT



ENVIRONMENTAL IMPACT REPORT

FOR

PITTVILLE AREA PLAN

December, 1986

STATE CLEARINGHOUSE NUMBER

83082211

Lassen County
Susanville, CA

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PITTVILLE AREA PLAN
ENVIRONMENTAL IMPACT REPORT

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I. SUMMARY

This report addresses the potential impacts that would result from land uses proposed in the Area Plan for the Pittville Planning Area. It also addresses potential impact from the rezoning of the Planning Area as recommended in the Area Plan to implement Area Plan policies and ensure consistency between the Plan and zoning as required by State Law (Gov't. Code, Sec. 65860). The project site consists of approximately 32,000 acres of agricultural, timber and open and grazing land in the northwestern portion of Lassen County.

Of the total acreage, an estimated 5,440 (17%) acres are currently under public ownership. Full buildout under the Area Plan would potentially result in 549 dwellings, neighborhood, commercial and highway businesses--and the construction of roads and utilities to serve them. A substantial amount of acreage designated for residential, agricultural, grazing and timber uses requires minimum parcel sizes of 40-160 acres, preserving existing open space and important natural habitat. Proposed commercial and industrial land uses account for only a small fraction of the total Planning Area.

Those areas incurring impacts which were determined to have no potential significance, and required no mitigation, include air quality, traffic on State Highway 299, volcanism, subsidence, loss of mineral resources, telephone service, solid waste disposal, provision of electrical power, energy consumption, public health, water consumption and growth inducement.

Those areas incurring impacts which are potentially significant, but reduced to a level of insignificance as a result of the Area Plan's design and incorporated mitigation measures, include soil erosion, landslides, seismic hazards, vegetation removal, water quality, visual aesthetics, noise, wildlife preservation, cultural resources, fire and police protection, septage disposal, groundwater recharge, reduction of sensitive habitat and fiscal imbalance.

Construction of unimproved access roads, solid waste disposal and higher enrollments at schools in the Big Valley and Fall River Joint Unified School Districts, though partially mitigable, may yet have significant adverse effects on the environment and education of Planning Area students.

No significant irreversible environmental changes are expected, though minor alterations will occur, including

compaction and soil removal, vegetation removal, wildlife habitat reduction, degradation of air quality and conversion of open space to urban uses. Overall, the long-term maintenance and productivity of the environment will be better preserved than under future scenarios described in the alternatives.

Project alternatives described in the EIR include: (1) No Project, (2) Preservation of Existing Land Uses, and (3) Maximum Development with Environmental Costs.

II. INTRODUCTION AND PROJECT DESCRIPTION

This EIR has been prepared for the Pittville Area Plan, a document which itself contains growth management guidelines designed to minimize future environmental degradation in the Pittville Area. Based on input from the Master Environmental Assessment for the Pittville Planning Area, general County data and the Pittville Planning Alternatives Study (an evaluation of land use suitability), a land use map and set of policies were formulated that reflect the Area Plan's broad goals of resource preservation and fiscal responsibility. Impact analysis and recommended mitigations in the EIR assume that Lassen County's policies and implementation measures for this area will be adopted and carried out as set forth in the Pittville Area Plan. (Figure 3 depicts the Preferred Planning Alternative, which is the basis for the Area Plan Land Use Map, Figure 4.

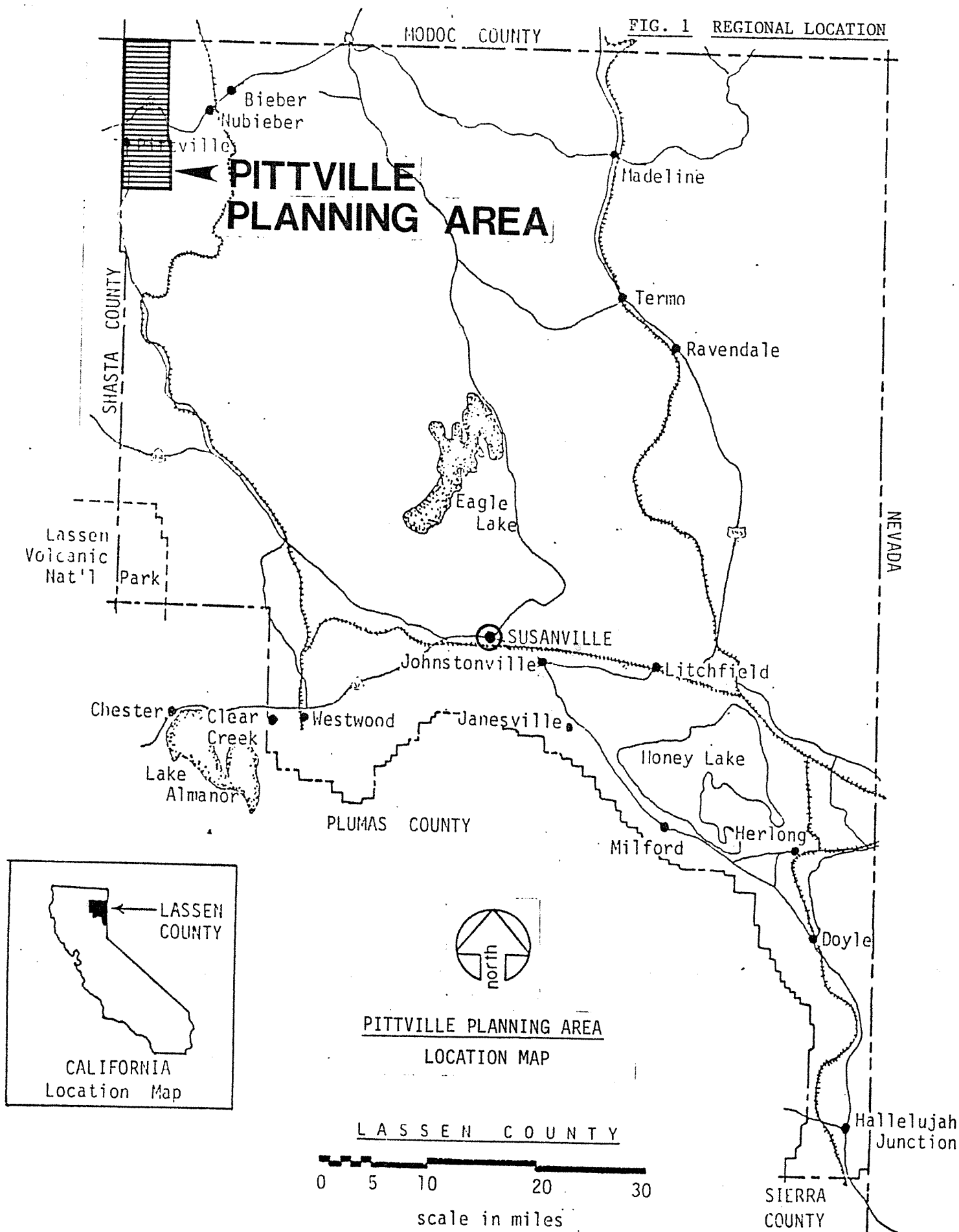
Historical Land Use Trend

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), and 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, oak stands, riparian thickets (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. Other population concentrations occur in the community of Pittville, and to a limited extent, on the Day Bench, especially along Day Road. One major highway, State Highway 299, crosses the Planning Area 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.

Since the Planning Area never prospered as a gold rush area, settlers did not begin arriving in large numbers until the late 1850s. Early residents were primarily attracted to the area's vast forests, fertile valley soils and ample grazing land. The remote location of Fall River Valley and surrounding territory from major transportation routes, and the relative political isolation of the region has significantly contributed to the

FIG. 1 REGIONAL LOCATION



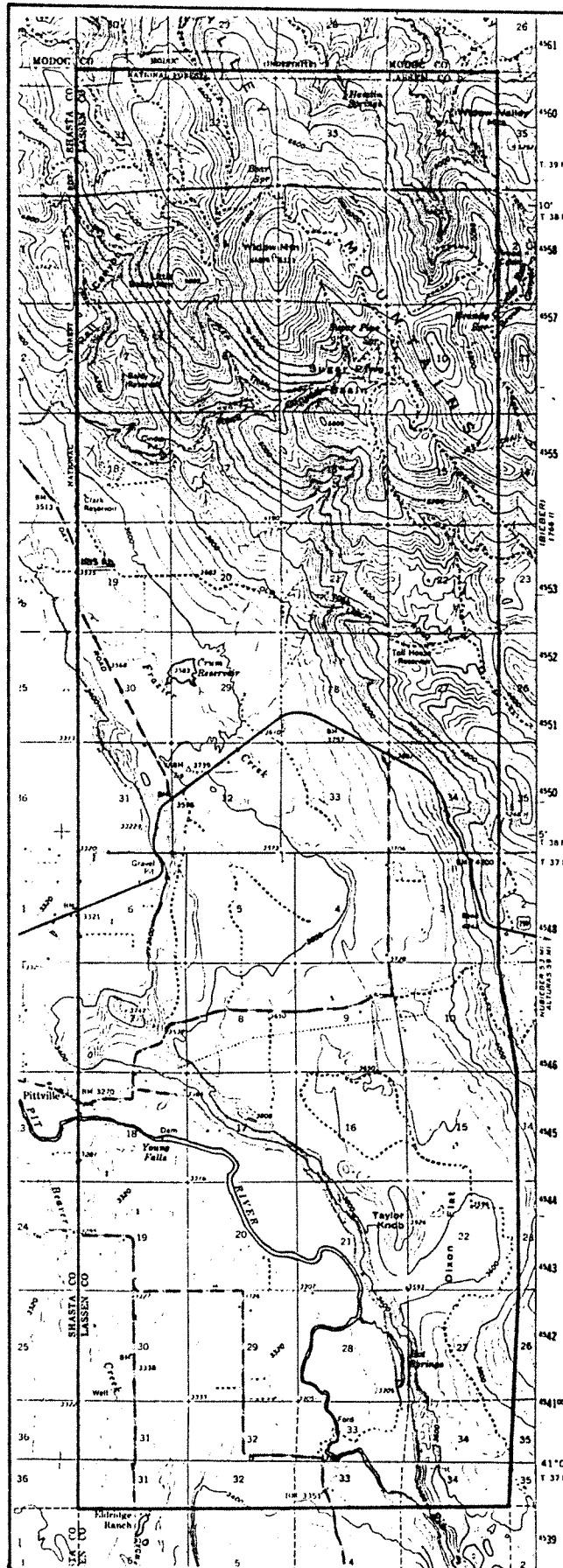
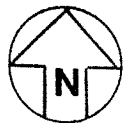
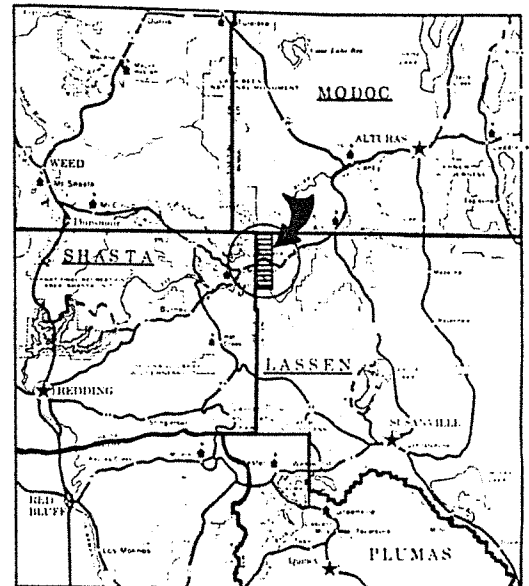


FIG. 2
PLANNING AREA
VICINITY



APPROX. SCALE
ONE MILE



VICINITY MAP

PITTVILLE PLANNING AREA

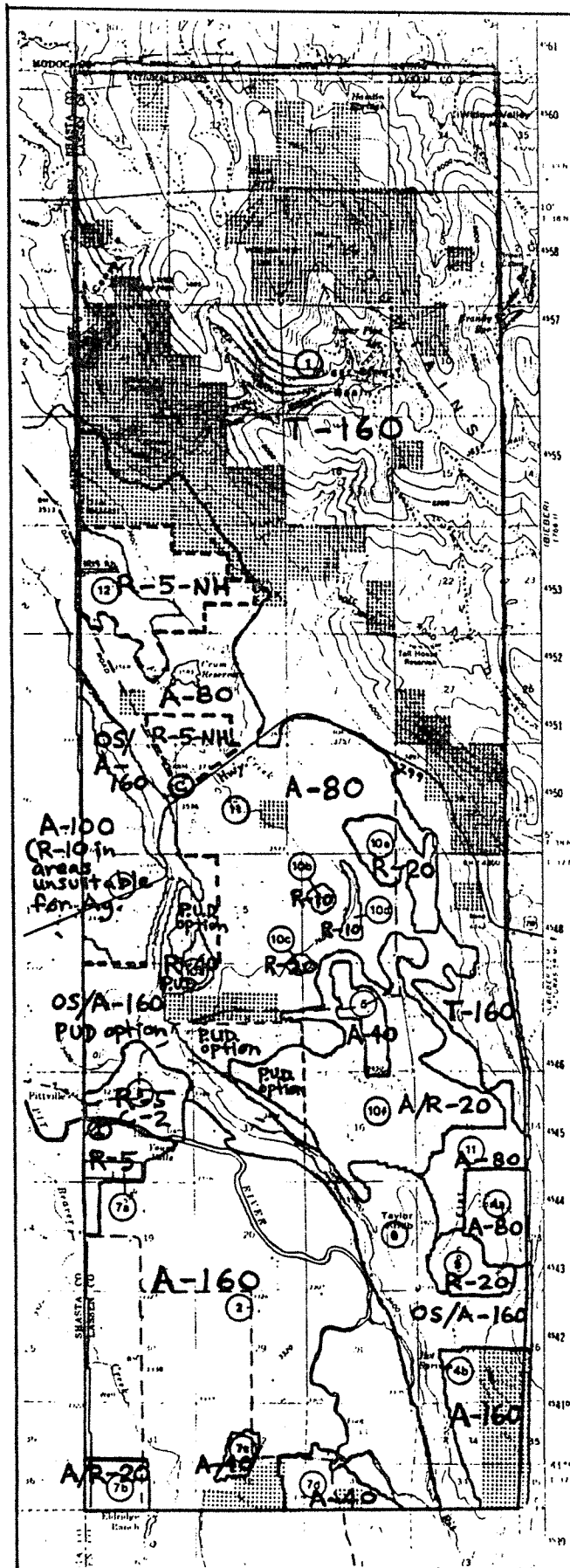
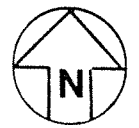
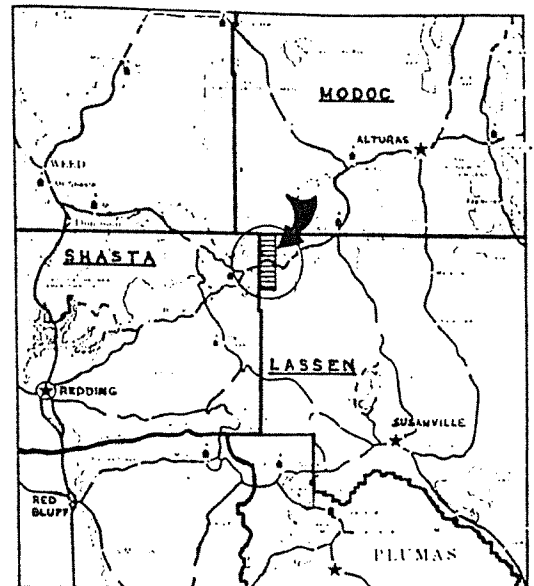


FIG. 3
PREFERRED PLANNING
ALTERNATIVE



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 capability with other uses.

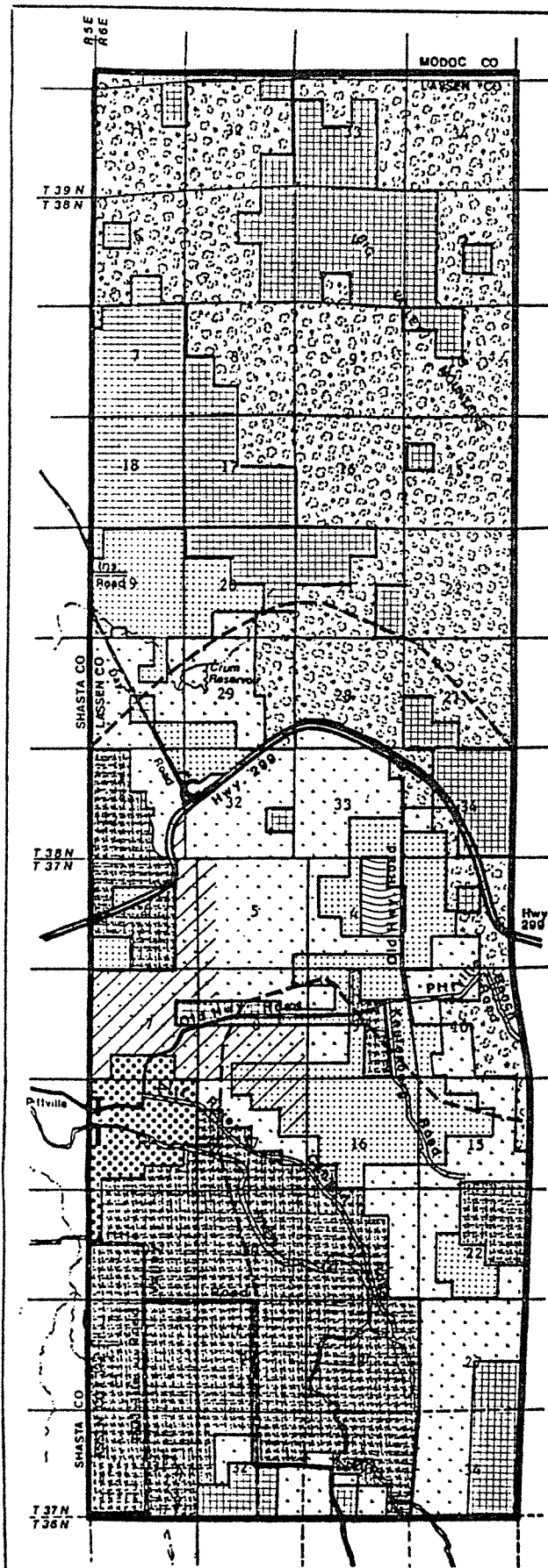
- 2 : All numbers denote designated parcel
- 5 : sizes. Parcel size does not necessarily
- 10 : denote a "minimum" size. An alternative
- 20 : concept of "average" parcel size is
- 40 : being considered to achieve a density
- 80 : equivalent to the density suggested
- 100 : in a minimum parcel size designation.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

 Public Lands (B.L.M.)

PITTVILLE PLANNING AREA

lack of urban or industrial development (unrelated to timber or agriculture) in the area.

The Planning Alternatives Study (P.A.S.) and Master Environmental Assessment (M.E.A.) 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 Area Plan Land Use Map (Figure 4) reflects the intent of the Preferred Planning Alternative for types, intensities, and distribution of land uses throughout the Pittville Planning Area.
















APPROX. SCALE

 ONE MILE

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

III. 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 examples 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 by the National Weather Service in their publication "Climate of Shasta County". Weather patterns range from semi-arid at lower elevations to cooler, higher precipitation conditions 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. On the Day Bench and in the foothills, 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 no longer found 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. The 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 considered Endangered by the California Department of Fish and Game, the Southern Bald Eagle and American Peregrine Falcon, may occasionally use the Planning Area. 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 impaired. Several paved and graveled 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.)

IV. ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

A. GEOLOGY AND SOILS

1. Constraints and Areas of Sensitivity

The earth's crust of rock and soil can act as a generator and a receiver of potential adverse impacts related to human use and development. On the one hand, human life and property can be threatened with major damage by seismic shaking or landslides. Alternatively, man-made improvements such as roads or homesites placed on hillsides with improper precautions can cause erosion problems, including loss of topsoil, sedimentation of creeks, and even undermining or loss of the improvement itself due to mass earth wasting.

Seismic shaking presents a potentially severe hazard throughout the Planning Area, since it is located in a high hazard zone subject to shaking of intensity VIII or IX on the Mercalli scale. Identified fault traces (trending northwest-southeast) are located throughout much of the Planning Area north of the Pit River (See Figure 3, Appendix B). Steep slopes are located north of Frazier Creek and along the Day Bench Rim (See Figure 5, Appendix B).

2. Area Plan Goals and Policies

The Area Plan for Pittville sets forth goals and policies designed to protect residents from earth movement, damage or injury, and to prevent development from degrading the natural environment through causing erosion problems. Policies include locating development away from known faults and areas with steep or unstable slopes. Construction standards which minimize hazard to structures are emphasized.

3. Impact Analysis

Full buildout under the Area Plan would potentially result in 549 dwellings, neighborhood commercial and highway businesses, and the roads and utilities serving them. Their location in the Planning Area would unavoidably expose them to the potential impacts of severe seismic shaking. However, the threat of these impacts is kept to a minimal level by the Area Plan's provision for only low-intensity development; location of the most intense development (commercial and industrial) in areas away from faults and slopes (northern portion of Planning Area); no development or very large lot sizes in areas of steep slopes and unstable soils (northern portion of Planning Area); and requirement for building setbacks from known fault traces. Potential adverse impacts include temporary wind erosion

during the construction phase when development occurs, and minor increases in surface runoff from impervious surfaces. These potential impacts would be easily mitigated or minor in extent.

4. Mitigation Measures

Full implementation of Area Plan policies and measures (see Chapter IV, Section G of the Area Plan) should be sufficient to protect the area's soil resources and to prevent major damage to life and man-made improvements. The following additional measures are proposed to cover remaining potential impacts identified in this EIR and should be considered for incorporation into the Area Plan:

a) Require prompt revegetation and wetting-down of construction sites to minimize carrying away of exposed soils by wind during construction.

b) Require use of detention ponds or other runoff-control measures if necessary to prevent gullyng of drainages and sedimentation of streams.

B. WATER RESOURCES/WATER QUALITY and PUBLIC HEALTH

1. Constraints and Areas of Sensitivity

Surface Water

Like soil resources, the surface and groundwaters of the Pittville Planning Area are potential constraints to human use as well as valuable resources to local residents. The Planning Area is within the Pit River Basin and part of the larger Central Valley Drainage Basin. According to the M.E.A., an estimated 88 percent of the Planning Area acts as watershed to the Pit River and groundwater basin in the Fall River Valley.

The Pit River is the only major stream in the Planning Area. It originates in Modoc County and enters the Planning Area from the south, flowing northwest for approximately five miles, before turning southwest to its confluence with Fall River near Fall River Mills. The Pit River eventually flows into Shasta Lake and the upper Sacramento River. Approximately 3/5 of the length of the Pit River in the Planning Area is impounded behind a dam located southeast of Pittville, reducing the current and increasing the volume beyond its probable natural flow.

Beaver Creek and Frazier Creek (also identified as Rains Creek) are ephemeral streams that may have high water flows during the winter months. The latter creek empties into Crum

Reservoir, and is subject to minor flooding. Several smaller annual streams also exist in the area's canyons and Big Valley Mountains, though many disappear into the permeable lavas of the Day Bench.

Figure 3 (Appendix B) depicts the Special Flood Hazard Areas along the Pit River and Beaver Creek as designated by the U.S. Department of Housing and Urban Development. Although this map may not show all lands subject to flooding in the Planning Area, it identifies properties that may be eligible for flood insurance from the Federal Insurance Administration.

The Planning Area is included in the Lassen-Modoc County Flood Control and Water Conservation District, which, among other responsibilities, regulates water courses in order to control flooding and protect valuable watershed.

Groundwater

Water supplies are generally good to excellent in the Fall River Valley. Recharge areas are principally composed of permeable lavas in the uplands and alluvial fans at lower elevations. Both confined and unconfined groundwater bodies exist on the valley floor. Water quality is generally considered excellent, and suitable for a variety of uses. Analysis of some wells in the western portion of the valley basin have revealed iron contents that exceed levels recommended for domestic use, while others have exhibited calcium and magnesium bicarbonate characteristics.

Agricultural activities account for the major water use in the Planning Area. In order to assure adequate supplies throughout the valley, the floor has been divided by the State Department of Water Resources into four general zones for groundwater development.

Moderate to severe soils limitations for septic leachfields in most of the Planning Area require close monitoring of septic systems in order to prevent public health and groundwater contamination problems. Finally, the integrity and water quality of the Pit River, which is partially fed by local groundwater, must be a high priority since the river also serves as an important fisheries resource as well as providing irrigation water for agricultural lands.

2. Area Plan Goals and Policies

The Pittville Area Plan provides for ground and surface water protection through policies and implementation measures directed at Water Resources and Wastewater Disposal. Policies stress meeting water quality standards; locating only sparse development in areas with severe septic leachfield limitations (most areas north of Fall River Valley); directing the more

intense or dense development to areas with best soils for leachfields and most available water supplies, (Referring to Figure 4, page 4a: the "Residential " area north of Pittville, the "Grazing and Sagebrush environment" north of Day Bench, and the "Rural Residential" area around Iris Road), and requiring soils and groundwater investigations to assure adequate leaching area (or plans for alternate wastewater disposal methods), adequate water supply, and absence of high water table. Zoning measures protect upland recharge areas and the Pit River, while a setback provision protects wells from contamination by septic systems.

3. Impact Analysis

Protection of ground and surface waters from overdraft and pollution is one of the primary factors influencing the form of the Area Plan for Pittville. One of the principal impacts of the full implementation of this Area Plan would be the maintenance of the current high quality and continued safe yield of both ground and surface waters. The Area Plan provides for a maximum development potential of 1,455 people plus limited commercial and industrial uses, all of which will consume water and produce industrial uses, all of which will consume water and produce wastewater. However, through the spatial distribution of heaviest uses in areas of least constraint, and through requirements for site-specific proof of adequate conditions, actual degradation of the area's water resources should be prevented. Similarly, general plan and zonig constraints will conserve valuable watershed, limiting development in the upland recharge areas.

The potential for serious flooding is considered minor along the Pit River, Beaver Creek and Frazier Creek. Potential for flood damage will be mitigated by implementation of Area Plan policies regarding flood plains.

4. Mitigation Measures

Area Plan policies and implementation measures concerning water resources and wastewater disposal adequately address the protection of ground and surface water quality and quantity (see Area Plan Chapter IV, Section C). To verify the effectiveness of these policies and measures, the following additional measures are recommended and should be considered for incorporation into the Area Plan:

1. Set up a water quality monitoring program whereby samples of the Pit River and samples of groundwater at selected depths from developing areas are tested periodically to verify that relevant standards continue to be met as the Planning Area builds out. This monitoring program should be designed by the County Department of Public Health with consultation as needed with a qualified hydrological and soils engineer, or by the Central Valley Regional Water Quality Control Board.

2. Set up a water table monitoring program, designed by a qualified hydrologist, to keep a record of groundwater levels to determine whether overdrafting of groundwater supplies is taking place as development occurs over time.

C. AIR QUALITY

1. Constraints and Areas of Sensitivity

At present, air quality is good in the air basin encompassing the Planning Area. Although not anticipated to occur in this Planning Area, large-scale industrial development, or a significant increase in vehicular traffic or agricultural operations have the cumulative potential to overload this air basin with the generation of dust, vehicle and industrial emissions. Temperature inversions could trap these pollutants, degrading local and basin-wide air quality.

2. Area Plan Goals and Policies

Maintain the visually clear and healthful air qualities that now exist in the Planning Area.

3. Impact Analysis

According to the local Air Pollution Control District in Lassen County, no official monitoring stations continuously operate in the Planning Area. Few stationary sources of emissions now exist in the Pittville area. Periodic stationary emissions occur from agricultural activities, wood stove use, slash burning, and blowing dust from fallow fields and unimproved roads. Vehicular traffic accounts for most of the mobile source emissions. According to Caltrans, the average daily traffic (ADT) recorded for State Highway 299 was 1,150 at the western boundary of the Planning Area and 960 at the eastern boundary.

An increase in ADT is expected as residential growth occurs in the Planning Area, increasing from 130 dwellings in 1981 to a projected total of 539 units after full buildout. A modest growth in tourism would also contribute to higher traffic volumes. Residential development will also result in increased emissions from wood-burning stoves. Agricultural and timber industries are expected to remain relatively stable in the size of their operations.

The overall air quality of the Planning Area is considered good--the air basin encompassing the Planning Area has not been designated as a Non-Attainment basin under the Federal Air Quality Act, and the State 24-Hour Air Quality Standard/Average Annual Air Quality Standard established by the California Air

Resources Board has never been exceeded. Projected modest growth will primarily occur as residential development (i.e., an increase in wood burning and ADT), dispersed over several square miles; only minor commercial and industrial growth is anticipated. For these reasons, potential adverse impacts to the Planning Area's airshed will be minimal.

4. Mitigation Measures

None proposed.

D. VISUAL AESTHETICS AND NOISE

VIEWSHEDS

1. Constraints and Areas of Sensitivity

Lassen County has chosen to place high priority and value upon preserving one of the area's most prominent characteristics --scenic, relatively uninterrupted open space. Because much of the landscape (excluding agricultural acreage) remains relatively natural in the Planning Area, yet vulnerable to alterations which would obstruct or degrade scenic views, development must be tailored to meet the area's view corridor constraints. Noise generation from vehicular traffic and certain industrial activities may also conflict with the desired qualities of a rural environment.

Human activities and/or improvements that induce the foregoing visual impacts include: extensive networks of roads, buildings with colors, materials or styles inharmonious with natural settings; large areas of dense development; networks of power lines or above-ground pipelines; buildings of extremely large scale; large structures near the highways; visually objectionable development such as the scarring by quarries, dumps, or junkyards; outdoor lighting producing glare at night; and any extensive development in the Scenic Highway Corridor (see Figure 11 in Appendix B).

2. Area Plan Goals and Policies

The Pittville Area Plan's goals and policies emphasize preserving scenic views by providing for sparse development in the large open expanses north of Fall River Valley and the option of clustering to retain maximum open space in portions of the area between Fall River Valley and Highway 299 (See Figure 4); architectural review for development occurring within Scenic Highway Corridors; specific provisions for planting or maintaining native vegetation; and screening and shielding of outdoor lighting. Zoning measures provide for control over design of commercial

development around Pittville and the commercial area fronting Highway 299 and Day Road, and industrial land uses south of Pittville.

3. Impact Analysis

Commercial and industrial uses within the viewshed of roads and highways, and the development of 5- and 10-acre residential lots with road networks near Highway 299, may change the existing pattern of open space, sparsely-scattered ranches and limited commercial development. However, full implementation of the plan will also mean that future development will be located in such a way as to minimize road building and human activity in the large expanses seen from Highway 299. Use of architectural review will also keep development screened and of a character that harmoniously blends with the muted colors and land forms of the Fall River Valley and surrounding foothills. Thus full implementation of the Area Plan's letter and spirit would result in some visual alterations, but would also preserve a substantial amount of the Planning Area's natural vistas, minimizing development impacts.

4. Mitigation Measures

The policies and implementation measures contained in the Area Plan (Chapter IV, Section E, Aesthetics and Noise) serve to prevent potential adverse impacts of development upon the scenic resources of the Planning Area.

NOISE

1. Constraints and Areas of Sensitivity

The presence of large open areas on the valley floor and on the Day Bench permits sound to travel great distances without interference. Ambient noise levels are generally quite low (less than 60 dB) throughout the Planning Area, and the relative quiet is an integral part of the preferred rural character of the area. Certain species of wildlife are sensitive to sounds associated with human activities, and may be deterred from occupying traditional habitat.

2. Area Plan Goals and Policies

Policies were formulated to maintain ambient noise levels that are compatible with persons and wildlife occupying the Planning area by allowing only development that conforms to low levels of noise generation.

3. Impact Analysis

State Highway 299 is the primary source of noise generation in the Planning Area. The highway is considered a "high speed" highway, and according to an estimated by the State Office of Noise Control, noise levels would be greater than 60 dB withing 200 feet of either side of a highway. (Verbal communication is usually hindered when background noise levels rise to 50-55 dB).

Other potential noise conflicts among land uses primarily concern residences located near agricultural or industrial operations. The large parcel sizes proposed for most of the Planning Area, and designation of small portions shown on Area Plan Land Use Map, Figure 4, as the only suitable locations for commerce and industry, substantially mitigate this potential adverse impact. However, if the proposed commercial zones also allow residential development in the form of attached housing, motels or mobile home parks, the potential for conflict over ambient noise levels exists. Secondary sources of noise generation include occasional use of chain saws, other domestic power equipment and off-road motorcycles. Impacts from these sources are expected to be insignificant.

4. Mitigation Measures

Conformance to policies and implementation measures described in the Noise Element of the Lassen County General Plan would mitigate most of the identified potential impacts.

E. LAND USE/PLANNING

1. Constraints and Areas of Sensitivity

The provision of suitable locations for all necessary community land uses--including housing in a variety of settings to suit various income levels--is an expressed goal of the Land Use Element of the Lassen County General Plan. The appropriate location for such land uses is qualified by other policies within the Plan, which describe constraints and limitations to be considered in guiding community growth, so that development patterns maximize community benefits and minimize adverse environmental impacts.

Such factors as the limited availability of public services, presence of sensitive habitat for wildlife, use of large tracts of open range for livestock grazing, public desire to preserve the rural character of the Planning Area, topographical constraints, limited capacity of soils to treat wastewater and fiscal responsibilities of the County together constrain the types, locations and intensity of land uses that may occur in the Planning Area.

2. Area Plan Goals and Policies

The overall goal for the Planning Area is the long-term protection and enhancement of the environment, while accomodating orderly growth. The Area Plan identifies several important land use goals and policies for achieving those goals:

- (a) avoid or minimize land use conflicts;
- (b) preserve the rural, open character of the area;
- (c) promote the location of neighborhood commercial uses and residential development onto lands with the least environmental sensitivity and natural constraints;
- (d) where development is unavoidably planned for areas with high environmental sensitivity, limited soil suitability or serious topographical constraints, allow only low intensity or very low density uses;
- (e) preserve the economic viability of commercial agricultural and livestock production by limiting development on large tracts of prime agricultural lands (principally south of Day Bench Rim) and open grazing areas (mainly the area on Figure 4, page 4a, east of Kaufenberg Road and north of Old Highway Road, designated "Grazing and Sagebrush Environment").
- (f) promote community growth commensurate with the availability of adequate public services and the fiscal capability of local government to provide those services;
- (g) promote commercial and industrial growth compatible with the environment, scale and intensity of residential use. Proposed industrial activities should be capital intensive, non-polluting and not dependent on passerby trade;
- (h) protect the existing timber industry by limiting growth on prime timber producing lands;
- (i) limit heavy industrial development to existing uses.

3. Impact Analysis

The Master Environmental Assessment, Planning Alternatives Study and Area Plan for the Pittville Planning Area have identified important land use issues, constraints and policies for accomplishing adopted land use goals in this area of the county. Adherence to the policies and implementation measures of the Area Plan would mitigate potential land use conflicts, generally avoid abuse of the land's natural holding capacity, limit excessive public service demands, substantially protect the scenic qualities and rural

character of the area and contribute toward a fiscally sound and balanced budget. However, residential buildout in the two areas north of Day Road and Highway 299 (designated "Rural Residential" on Figure 4, page 4a) at the proposed density of 5 acres minimum per parcel could conflict with the goals of preservation and enhancement of the Day Deer Herd habitat and migratory routes. The potential impacts would be greatly increased without implementation of the "N-H", Natural Habitat Standards and development review process. (See Section F, Vegetation and Wildlife, for elaboration on these potential impacts.)

4. Mitigation Measures

(a) Conform to the goals, policies and implementation measures recommended in the Area Plan.

(b) Conform to mitigations recommended under Section F, Vegetation and Wildlife, of this chapter.

F. VEGETATION AND WILDLIFE

1. Constraints and Areas of Sensitivity

In the Pittville area, as in most localities, natural vegetation and wildlife do not pose problems for human activities, whereas human activities can often threaten the viability of wildlife and wildlife habitat. Business, industry and human residences bring pets, vehicle traffic, roads, fences, noise and habitat encroachment, which disrupt certain functions critical to the survival of local wildlife populations. In particular, the Day Deer Herd migration through (Day Bench) would be vulnerable to man's disturbances (see Appendix C). Limited riparian habitat along the Pit River and the fishery value of that river is the principal attraction for the Peregrine Falcon and Southern Bald Eagle. Degradation of this habitat would discourage use by these rare birds of prey. In general, the grassland and foothill woodland habitat in the Day Bench area would become unavailable as an important holding area and winter range for the Day Deer Herd, and decline as forage and for other wildlife, should it become dissected with networks of roads and perimeter fences. Natural drainages and other localized areas of prime wildlife habitat are particularly vulnerable to the impacts of development (see Figure 9, Appendix B).

2. Area Plan Goals and Policies

The preservation of the natural balances in the Planning Area as a whole is a primary consideration in the formulation of the Pittville Area Plan. Goals set forth Lassen County's commitment to

maintaining the native vegetation and habitat, water resources and critical areas needed by local and migratory wildlife. Policies implemented by zoning measures specifically protect the deer migration corridor and the fisheries of the Pit River. Other policies and measures direct development to those parts of the Planning Area not in critical wildlife habitat and/or adjacent to or already partially disturbed by existing development. In those areas set aside for residential development, the option of clustering to retain maximum undeveloped open space is strongly recommended, as is the application of "N-H", Natural Habitat development standards and review process for areas where potential conflicts between development and wildlife resources are anticipated.

3. Impact Analysis

The Area Plan should have the overall effect of substantially protecting natural ecosystems and wildlife populations, even though intense residential development of the two areas north of Day Road and Highway 299 designated "Rural Residential" (see Figure 4, page 4a) could remove an estimated 500-700 acres of deer habitat from the Day Deer Herd in Lassen County, and potentially disrupt the migratory route of this herd. The loss might otherwise be substantially greater from unplanned development in the future.

The mere presence of approximately 1,153 more people in the planning area, with their attendant vehicles, pets, noise, etc., will disturb small amounts of wildlife habitat in several areas apart from the critical area mentioned above. Construction will destroy vegetation and displace small burrowing animals in localized areas of development. These impacts would be inevitable with increasing intensity of human use, but, except for the specific areas mentioned, would not significantly degrade biological resources in this area.

For the two areas north of Day Road and Highway 299, residential development as directed by the Area Plan would result in habitat reduction significant to the Day Deer Herd population. In a letter dated 9/22/83, (see Appendix D of this EIR), the California Department of Fish and Game (CDFG) has stated that "the Preferred Planning Alternative will cause significant adverse wildlife impacts". These impacts are, in their estimation, due to development allowed in the proposed A-2-NH-5 areas and in the PUD option areas between Pittville and Highway 299. However, CDFG also states that these significant impacts can, in their opinion, be mitigated by certain open space requirements (see Mitigation Measures below).

The "N-H", Natural Habitat zoning district provides a measure of protection to back up the open space requirements of CDFG. Appendix A of the Area Plan sets forth development standards which must be adhered to within the N-H zones. These standards, adapted from recommendations made in CDFG's 9/22/83 letter, are designed to protect wildlife and wildlife habitat near developed areas. Special consideration is given to protecting the migratory Day Deer Herd. The CDFG letter also cautions that any development in other areas

which departs from the Area Plan would "cause significant adverse wildlife impacts that cannot be mitigated". Also proposed are several stipulations as conditions on all development, Study Area-wide, for wildlife protection.

4. Mitigation Measures

Full implementation of the policies and measures recommended in the Pittville Area Plan (Chapter IV, Section D and Appendix A) would prevent significant adverse impacts to most native vegetation and wildlife and much of the ecological balances so important in the Fall River Valley, the Day Bench, and surrounding foothills and mountains. Appendix A of the Area Plan sets forth development standards observed within "N-H", Natural Habitat zoning districts. These districts protect key wildlife habitat areas designated for residential use.

The impacts to wildlife (specifically the Day Deer Herd) arising from residential development in the two areas north of Day Road and Highway 299, designated "Rural Residential" and the PUD option areas between Pittville and Highway 299 (see Figure 5, page 4b) can be mitigated to a level acceptable to the California Department of Fish and Game if the following measures are implemented:

(1) Development and associated impacts in these areas must be "restricted to 20 percent of the total area", where total area refers to the area designated "Rural Residential" north of Highway 299 or to the PUD option areas outlined on Figure 4. The clustering concept is recommended as the most effective mechanism for restricting development impacts to one-fifth of the residentially-zoned area. (See CDFG letter, Appendix D for details).

(2) 80 percent of the total area must be preserved in open space by some legally enforceable restriction such as zoning, open space easement, land trust or restricted common ownership.

G. CULTURAL RESOURCES

1. Constraints and Areas of Sensitivity

Archaeological remains are an irreplaceable link to the past in any area; they are sensitive to the impacts of development since, once disturbed or destroyed by site preparation activity their information and value is permanently lost. Thus for cultural resources, as for wildlife and other resources, the advent of human development can threaten their value whereas the presence of cultural remains poses no threats or problems to development. Areas of high sensitivity, where cultural remains are most likely to be encountered, are along Pit River, Beaver Creek and Frazier Creek drainages. Other sensitive areas in the Big Valley Mountains are not likely to be affected by development.

2. Area Plan Goals and Policies

The Area Plan includes a goal of preserving archaeological sites and features; policies and implementation measures encourage siting of development away from sensitive areas, pre-disturbance surveys in areas likely to contain cultural resources, and preservation or documentation of cultural remains found during site preparation of any project.

3. Impact Analysis

Potential for disturbance of undiscovered sites in sensitive areas described in the M.E.A. and identified by the California Archaeological Inventory depends upon full compliance with preventive provisions contained in the Area Plan. To the degree that Lassen County works closely with all development proposals either to avoid the sensitive areas or require surveys as appropriate, cultural resources should remain undisturbed. Nevertheless, a small but positive likelihood remains that some development will unintentionally disturb or destroy cultural remains.

4. Mitigation Measures

Complete compliance with preventive measures contained in the Area Plan (Chapter IV, Section K).

H. TRAFFIC

1. Constraints and Areas of Sensitivity

One major two lane highway, State Highway 299, passes through the Planning Area from east to west. Secondary roads in the Planning Area are built to minimal standards; major improvements would be required if development occurs that would generate a substantial increase in traffic volume or weight on these roads.

2. Area Plan Goals and Policies

The County will maintain principal County roads to serve existing and new development, and assure that new development has adequate access to State Highway 299. It is not anticipated that the County will provide any new roads in the Planning Area,

although the County may consider accepting new roads into the County system and eventually providing maintenance on such roads.

3. Impact Analysis

Based on 1980 figures, the following average daily traffic (ADT) was recorded by Caltrans for the major highway in the Planning Area:

State Highway 299, western boundary of the Planning Area,
ADT= 1,150

State Highway 299, eastern boundary of the Planning Area,
ADT= 960

Caltrans has projected an increase of 1.6% over current traffic volumes on State Highway 299 in the Planning Area for the year 2002. The projected growth would increase ADT to 1,168 at the western boundary, and to 975 ADT at the eastern boundary.

Current levels of service (LOS) range from "B" to "A," allowing vehicles to maintain an average highway speed of 60 m.p.h. on straight, level sections of highway, with ample sight distance, space and time to pass and perform other vehicle maneuvers. An increase in ADT to volumes projected for 1995 is not expected to diminish existing levels of service.

Under the proposed Area Plan, full buildout would result in a total of 539 occupied dwelling units. For purposes of this analysis, it may be assumed that total buildout might likely be accomplished by 1995. Based on trip generation patterns associated with rural areas, the average number of daily trips generated by each dwelling unit would range from 7-10. Since the nearest commercial services are located in either Fall River Mills or Bieber, requiring residents in the Planning Area to travel five to ten miles for shopping, and to some extent, for employment, the lower ADT figure is used. At full buildout 539 dwelling units (10 vacant) would generate 3,773 ADT. Assuming trip ends are evenly distributed between Bieber and Fall River Mills, this figure--combined with transient traffic--would exceed the ADT projected by Caltrans for 2002. Nonetheless, projected traffic volumes after full buildout would not be sufficient to result in a substantial reduction of the level of service provided by Highway 299.

Several private roads may be constructed or improved to serve new development. Unless they conform to recommended County road design and improvement standards, minimally constructed (often unpaved) roads pose erosion hazards to adjoining land, erode and block drainage channels with silt and become hazardous to motorists. Furthermore, experience has shown that residents often expect the County to assume maintenance of such roads.

4. Mitigation Measures

Conform to implementation measures recommended in Chapter IV, Sections G (Natural Hazards, measures 3 and 4) and D (measure 2 under "Areawide Habitat", and measure 12 under "Deer Migration Corridors") of the Pittville Area Plan.

I. PUBLIC SERVICES AND UTILITIES

Area Plan Goals and Policies

Provide public services to meet future population growth, maintaining current (1985) or enhanced levels of operation. Require new development to contribute toward the fiscal capability of the County and other public service providers, to provide adequate public services for all residents in the Planning Area, avoiding a reduction in the quality of those services.

Fire Protection

1. Constraints and Areas of Sensitivity

The natural fire hazard is rated "Moderate" to "High" throughout areas north of the Pit River. The presence of abundant timber, annual forbs and grasses, slow plant decomposition and prevailing winds create a high potential for large wildland fires.

2. Area Plan Goals and Policies

(Refer to introductory paragraph under Public Services, Section I of this chapter.)

3. Impact Analysis

Fire protection for improved parcels in the Planning Area is provided by the Northwest Lassen County Fire District. Under the current agreement, one truck and two fire fighters would respond to any emergency fire call in the district. The agreement between the County and fire district will be renegotiated annually. McArthur Volunteer Fire Department will provide auxiliary assistance as available. Most of the grazing and timbered lands north of Highway 299 has been designated as a "State Responsibility Area," and is served by the California Department of Forestry (CDF). The CDF will respond to structural fires within their area of responsibility, since they threaten wildlands. The Department will also respond to structural or wildland fires in adjacent fire protection districts where lands under CDF jurisdiction are threatened.

The CDF maintains 24-hour stations at Bieber, Burney and Pondosa during the summer fire season. Reponse times from Bieber range from 19 minutes to 1 1/2 hours, depending upon the location and access to the site. The response time for a helicopter would take five to 15 minutes.

Response times during the winter season may be considerably longer, since the CDF only maintains personnel on duty during weekdays from 8:00 a.m. to 5:00 p.m.

The CDF has indicated that as the area develops more fire prevention inspections will occur and the State's Chaparral Management Program (controlled fires under strict supervision) may be applied to selected private lands.

As the population grows in the Planning Area more persons and structures located in sparsely settled areas will be subject to the hazards of wildfires. Since many of these sites are distant from fire stations and have only limited access, the risk to persons and property will increase.

4. Mitigation Measures

Note: The following measures should be considered for incorporation into the Area Plan.

a) Periodically reassess the need for annexations to the fire district and/or stations located in proximity to population concentrations, or greater mutual aid assistance with the CDF as development occurs.

b) Formulate and adopt County policies describing preventive safety measures which new development must incorporate into design proposals that reduce the fire hazard risks to structures. Such measures would include the use of fire-resistant materials in construction, required fire breaks around structures, onsite emergency water supplies and fire suppression equipment, the installation of smoke alarms in all types of occupied structures and automatic sprinkler systems in commercial, industrial and public facilities. Requirements for multiple access to residential uses in high fire hazard areas should be considered as appropriate.

Police Protection

1. Constraints and Areas of Sensitivity

Approximately 367 residents are dispersed over more than 50 square miles in this area of the county. The population would increase to 1,455 after full buildout. The Lassen County Sheriff's Department is responsible for providing police protection to Planning Area residents.

2. Area Plan Goals and Policies

(Refer to introductory paragraph under Public Services, Section I of this chapter.)

3. Impact Analysis

The Lassen County Sheriff's Department is primarily responsible for providing police protection to residents in the Planning Area. Residents are served by deputies stationed in Bieber; response time will generally average one-half hour.

The Sheriff's Department has stated that when the area population approaches 700-1,000, another deputy will be required to maintain current levels of service. The Department has also stated that "the problems of distance from current service centers, radio communication, and telephone services" make remote parts of the county, such as the Pittville Planning Area, expensive to serve based on expected standards held by residents.

4. Mitigation Measures

Note: The following measures should be considered for incorporation into the Area Plan:

a) Periodically evaluate the need for and feasibility of a new substation, or relocation of the present one in Bieber to a location more proximate to population concentrations within the Planning Area.

b) Add an additional deputy based in this area when the population warrants a higher level of service.

Schools

1. Constraints and Areas of Sensitivity

Students in the Planning Area have traditionally attended schools in the Fall River Joint Unified School District, Big Valley Joint Unified School District and Lassen Community College District. A proposed boundary change would allow the Fall River Joint USD to serve certain areas of the Day Bench now assigned to Big Valley Joint USD. The two unified school districts currently have an interdistrict attendance agreement, which allows students to attend either district if accepted by one district. Interdistrict transportation is not provided.

The school districts have limited financial resources for expanding facilities and hiring additional staff to serve a growing student population within the Planning Area.

2. Area Plan Goals and Policies

(Refer to introductory paragraph under Public Services, Section I of this chapter.)

3. Impact Analysis

The following enrollments* and school capacities have been recorded for individual schools in the two unified school districts:

FALL RIVER JOINT UNIFIED SCHOOL DISTRICT

Fall River Junior-Senior High School

Location: McArthur
Capacity: 364 students
Enrollment: 365
Reserve Capacity: -1

Burney Junior-Senior High School

Location: Burney
Capacity: 533
Enrollment: 427
Reserve Capacity: 106

Fall River Elementary School

Location: Fall River Mills
Capacity: 364
Enrollment: 365
Reserve Capacity: -1

McArthur Elementary School (Kindergarten only)

Location: McArthur
Capacity: 56
Enrollment: 58
Reserve Capacity: -2

Mt. Burney Elementary School

Location: Burney
Capacity: 142
Enrollment: 140
Reserve Capacity: 2

*Based on enrollment figures for 1982

East Burney Elementary School

Location: Burney
Capacity: 420
Enrollment: 420
Reserve Capacity: 0

The Fall River Joint USD has issued the following statement regarding school and bus services:

Anticipated changes in facilities and school bus service could be seriously affected depending upon the immediate impact of subdivisions within the Pittville Planning Area coupled with Eastern Shasta County Subdivision planning within the Fall River Mills-McArthur areas. School facilities could become overcrowded causing student space and facility loading problems.*

BIG VALLEY JOINT UNIFIED SCHOOL DISTRICT

Big Valley Primary

Location: Adin
Capacity: 142
Enrollment: 110
Reserve Capacity: 32

Big Valley Intermediate

Location: Bieber
Capacity: 114
Enrollment: 128
Reserve Capacity: -14

Big Valley High School

Location: Bieber
Capacity: 288
Enrollment: 105
Reserve Capacity: 183

Big Valley Joint USD has declared that four classrooms at the Intermediate School are very small, resulting in crowded conditions. Any growth in that area "would add more problems to an already difficult situation."*

*M.E.A. - Pittville Planning Area, p. 67

Full buildout in the Planning Area (assuming 539 occupied dwelling units completed by 1995) would increase the student population by approximately 345 pupils (an average of 0.64 students per household). The student enrollments of Fall River Joint USD amount to 84% of the total student population in the two districts. Based on this distribution, an estimated 290 students of the total student increase after full buildout would attend Fall River Joint USD; 55 would attend Big Valley Joint USD. The projected distribution of the total new student population within each district is based upon current comparative enrollments.

(Note: the projected increase in the student population differs from the figure cited in the addendum to the MEA, which based student growth on a historical pattern; the projected growth rate yielded an increase of 19.51 % at the end of a 10-year period. However, the same student/dwelling unit factor of 0.64--0.42 for elementary students and 0.22 for grades 9 through 12-- is used in this analysis.)

According to the present distribution patterns, enrollments and reserve capacities would change as follows:

FALL RIVER JOINT UNIFIED SCHOOL DISTRICT

Fall River Junior-Senior High School

Location: McArthur
Capacity: 364 students
Enrollment: 410
Reserve Capacity: -46

Burney Junior-Senior High School

Location: Burney
Capacity: 533 students
Enrollment: 482
Reserve Capacity: 51

Fall River Elementary School

Location: Fall River Mills
Capacity: 364
Enrollment: 434
Reserve Capacity: -70

McArthur Elementary School (Kindergarten only)

Location: McArthur
Capacity: 56
Enrollment: 70
Reserve Capacity: -14

Mt. Burney Elementary School

Location: Burney
Capacity: 142
Enrollment: 164
Reserve Capacity: -22

East Burney Elementary School

Location: Burney
Capacity: 420
Enrollment: 505
Reserve Capacity: -85

BIG VALLEY JOINT UNIFIED SCHOOL DISTRICT

Big Valley Primary

Location: Adin
Capacity: 142
Enrollment: 130
Reserve Capacity: 12

Big Valley Intermediate

Location: Bieber
Capacity: 114
Enrollment: 150
Reserve Capacity: -36

Big Valley High School

Location: Bieber
Capacity: 288
Enrollment: 118
Reserve Capacity: 170

Based on projected enrollments for the two school districts after full residential buildout, capacities would be exceeded at most schools in the two districts. However, the composition of family households may dramatically reduce the projected student growth rate, i.e., a larger influx of retired persons would reduce the per household student factor below 0.64.

The Fall River Joint Unified School District has estimated that providing new staff and facilities would cost the school district an average of \$2,321 per student. Thus the total cost to the school district for accomodating all new students (282) after full buildout would amount to \$654,522. Current costs for temporary class space average \$63,000 per classroom.

4. Mitigation Measures

Note: The following measures should be considered for incorporation into the Area Plan.

Enacting Implementation Measure 2, Section H. Public Services/Fiscal Impacts, in the Area Plan recommending developer impact fees for school expansion should be effective in mitigating impacts of school overcrowding.

a) Encourage use of mobile homes or other portable buildings as interim classrooms until funds are obtained for construction of permanent buildings.

b) Review the feasibility of encouraging redistribution of elementary students among primary schools in the two school districts that have larger reserve capacities, providing adequate transportation is available.

Solid Waste Disposal

1. Constraints and Areas of Sensitivity

Soils characteristics and high water tables in certain locations of the Planning Area pose a hazard to potable groundwater from leachate produced by sanitary landfills.

2. Area Plan Goals and Policies

(Refer to introductory paragraph under Public Services, Section I of this chapter.)

3. Impact Analysis

The Pittville dump station formerly served Planning Area residents; however, the County Board of Supervisors ordered the dump closed in 1982 for health hazard reasons. The County also noted that resources were not available to continue servicing two transfer boxes. Residents of the Pittville Area now have the option of using the County landfill in Bieber, traveling to the drop box in Little Valley, using the Fall River Mills transfer station in Shasta County, or depositing waste on private land. Shasta County charges for the use of its disposal facilities. (Lassen County imposes no charges for use of its facilities.)An

increase in population and local commercial services after full buildout of the Planning Area would result in significant unmet need for solid waste disposal in the Pittville area.

4. Mitigation Measures

Note: The following measures should be considered for incorporation into the Area Plan.

a) Lassen County should prepare a solid waste disposal study to determine the need for different methods and/or new facilities for the safe disposal of solid wastes in this part of the County.

b) Require any proposed commercial, industrial or agricultural enterprise to submit a plan for disposal of all wastes generated by that project as a condition of project approval.

Septage Disposal

1. Constraints and Areas of Sensitivity

Figure 8 (Appendix B) shows that more than 80% of the soils in the Planning Area are rated as only "low" to "moderate" suitability for septic/leachfield systems. Drainage through area soils is either too rapid or too slow, and/or sites are located on steep slopes, and/or soils are too shallow and stony.

2. Area Plan Goals and Policies

Area Plan Policies, designed to prevent impacts of inadequate soils, limit major development to areas where the soil suitability for septic/leachfield systems is rated High, unless an alternate sewage disposal system is provided.

The Area Plan also calls for large parcels (over 10 acres) where soils are unsuitable for septic/leachfield systems.

3. Impact Analysis

The Area Plan's policies and implementation measures concerning land use types and intensities with respect to leaching limitations of Planning Area soils (Area Plan Chapter IV, Section C) should adequately address the problem of sewage disposal. (See also the Water Resources/ Water Quality and Public Health section of this E.I.R.).

Any sizeable commercial, industrial or residential development would not be able to dispose of effluent through a septic leachfield system without substantial engineering improvements to accomodate the effluent. The cost of such a system would be borne by the developer. The construction of a public sewage treatment facility to serve the entire Planning Area would appear economically unfeasible without a substantial increase in the County's revenue base, or in the revenue base of a special sanitary district, or without the procurement of state or federal funds.

4. Mitigation Measures

The Lassen County Health Department's ordinances thoroughly cover the problem of ensuring safe adequate sewage disposal. The Area Plan recommendation to adhere to "all applicable Lassen County ordinances" should handle the potential for waste disposal problems in the Pittville Area.

Water Provision

1. Constraints and Areas of Sensitivity

Domestic water in the Planning Area is obtained from private wells. Figure 7 (Appendix B) shows that groundwater supplies for domestic consumption are adequate throughout much of the northern, central and western portions of the Planning Area. Other areas in the extreme east, west and central valley floor have either low water tables or low yields.

2. Area Plan Goals and Policies

Area Plan policies will provide for the protection of water resource quality and promote the appropriate use of groundwater resources.

3. Impact Analysis

Available data on groundwater supplies indicate adequate reserves for the residential and limited commercial growth projected in the Area Plan. Unless large-scale industrial uses or greatly expanded agricultural activities are proposed that require water intensive operations, no problems are anticipated.

Groundwater recharge areas on the Day Bench and nearby foothills will be protected by zoning for large parcels (20+ acres), development restrictions on private property (eg., Natural Habitat Combining Zone), as well as land use constraints on public lands.

4. Mitigation Measures

Proposed land use designations and zones found in the Area Plan adequately mitigate potential adverse impacts.

Utilities

1. Constraints and Areas of Sensitivity

Viewsheds are susceptible to visual degradation by the construction of large towers supporting power transmission lines. Construction of utility facilities and roads in foothills and mountains increase erosion and fire hazards.

2. Area Plan Goals and Policies

(Refer to the introductory paragraph under Public Services, Section I of this chapter.)

3. Impact Analysis

According to the Master Environmental Assessment electrical power is supplied to the Planning Area by Pacific Gas and Electric Company. No difficulty is anticipated with supplying power to future residents based on projected growth for the area. However, P G & E has issued a statement noting that a revision in the company's rate policies may increase costs to users for all types of services. (MEA - Pittville Planning Area, p. 72.) Piped natural gas is currently not available to users in the Planning Area.

Pacific Telephone Company has indicated that their utility would have no difficulty with providing additional service to new customers in the Planning Area.

4. Mitigation Measures

1. Encourage the undergrounding of public and private utilities.

J. ENERGY

1. Constraints and Areas of Sensitivity

Most residents who live in the Planning Area must commute 10 miles or more to the nearest centers of employment or major

commercial and public services. This condition is typical of rural areas in the state and results in a high per capita fuel consumption.

Alternative energy supplies in the form of geothermal production, solar applications, or wind generation may potentially be developed in the Planning Area. Sensitive lands and/or wildlife may be affected by this type of development.

Residential, commercial and industrial development will require additional utility facilities to serve new users. Depending upon the siting of these facilities, sensitive environments and viewsheds may be degraded by their installation.

2. Area Plan Goals and Policies

Encourage the exploration, research and development of solar applications, geothermal production, hydroelectric and wind generation as alternatives to more costly (over the long-term) conventional energy sources. 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. Impact Analysis

The Area Plan recommends the development of geothermal, solar, hydroelectric and wind generated energy where compatible with the character and sensitivity of the environment. This ideal solution may not always be feasible; the siting of facilities necessary to produce energy from these sources may require the use of sensitive habitat or scenic areas in order to effectively use this natural resource. Although a substantial increase in fuel consumption would occur after full buildout, this ultimate consumption represents a redistribution of motorists and residents, and is comparable to consumption that would occur in this area without an Area Plan. The marginal increase in energy demand after full buildout in the Planning Area--relative to available energy supplies--is not considered significant.

4. Mitigation Measures

Note: The following measures should be considered for incorporation into the Area Plan.

a) Where development of facilities for wind and geothermal energy production must necessarily occur on sensitive lands or in scenic viewsheds, use landscaping and attractive screening barriers to reduce their visual impact.

V. IMPACTS FOUND NOT TO BE SIGNIFICANT OR MITIGATED TO A LEVEL OF INSIGNIFICANCE

Impacts from full implementation of the Area Plan have largely been determined insignificant, based on conformity to the protective policies and implementation measures specified in the Area Plan, and compliance with mitigation measures recommended in the EIR. For example, if businesses occupy the Pittville area and portions of Day Bench, and residential dwellings are also built in those areas, specified large parcel sizes and application of architectural review standards required by the Area Plan's policies and implementation measures would mitigate potential land use conflicts; conformance to measures recommended by the state Department of Fish and Game and adoption of mitigations proposed in the EIR would further minimize impacts to sensitive habitat in those subareas.

Thus the following components of the Planning Area's environment would suffer very little adverse impact, and even benefit from the Area Plan's policies of enhancement and protection--as long as the full intent of the Plan is implemented.

Effects not Significant:

1. Geology and Soils

- a) Erosion from exposed unstable soils
- b) Damage from landslides
- c) Seismic shaking damage
- d) Gullying from increased runoff
- e) Damage from shrink-swell soils

2. Water Resources/Water Quality, Public Health

- a) Groundwater overdraft
- b) Groundwater pollution
- c) Surface water pollution
- d) Degradation of the Pit River
- e) Unsafe wastewater disposal

3. Visual Aesthetics

- a) Obstruction or degradation of scenic views
- b) Excessive light and glare

4. Vegetation and Wildlife

- a) Destruction of native vegetation
- b) Disturbance of riparian habitat

- c) Disturbance to rare and endangered bird species

5. Cultural Resources

- a) Disturbance to known archaeological sites
- b) Disturbance to undiscovered archaeological sites

6. Air Quality

- a) Minor degradation of ambient air quality in the Planning Area from mobile and stationary source emissions
- b) Noise generation from traffic on State Highway 299, industrial or agricultural activities

7. Land Use/Planning

- a) Adherence to Area Plan policies and measures prevents land use conflicts in most subareas. Land use conflicts around Forest Acres Subdivision, Oak Woods Estate, and Circle Oaks Drive are mitigated with measures included in this EIR.
- b) Loss of small percentage of total grazing, timber and agricultural lands

8. Traffic

- a) Levels of service not significantly impaired by increases in ADT on State Highway 299 from project traffic
- b) Minor impacts from construction of access roads in valley and Day Bench areas, partially mitigated by County road improvement standards

9. Public Services and Utilities

- a) Water consumption. Recharge areas protected, overdraft of groundwater supplies not projected
- b) Wastewater disposal--county approval required
- c) Electricity generation
- d) Telephone service
- e) Fire protection -- moderate increase in demand for structural protection partially accommodated by formation of the Northwest Lassen County Fire District and implementation of safety codes
- f) Police protection from Sheriff's Department-- minimum of one additional deputy and patrol vehicle eventually needed

10. Energy Consumption/Development

- a) Insignificant increase in energy consumption--mitigated by conservation, more fuel efficient vehicles and development of alternative energy sources
- b) Exploration and development of alternative energy sources (wind generation, solar and geothermal)

VI. SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF PROPOSAL IS IMPLEMENTED

Although many impacts would be unavoidable if the Area Plan were implemented, most of these, such as vegetation removal, habitat reduction, impairment of air quality and alteration of scenic landscapes, are minor in scope and intensity, or can be mitigated to a level of insignificance.

The following impacts on solid waste disposal, schools and effects from construction of access roads, though partially mitigable, will likely remain significant and unavoidable.

Solid Waste

No provision is made in the Planning Area for disposal of solid waste. With the addition of over 800 more residents plus several businesses and other local services, private handling of solid waste to facilities out of the Planning Area (some of which charge a fee) may become collectively infeasible. With full buildout of the Area Plan and no further provision for solid waste disposal than what exists at present, a considerable volume of solid waste generation may pose health, visual and financial problems. Although a study of needs and alternative disposal methods is recommended, there is no assurance that sufficient County funds will be available to reinstate waste disposal facilities in the Planning Area.

Schools

Several schools in the Fall River Joint USD and Big Valley Joint USD (see Chapter IV, Section H) will approach or exceed capacity after full buildout in the Planning Area. Existing facilities and staff at these schools could not accommodate the additional number of elementary students expected from the area's growth.

Although assessment of development impact fees have been proposed as an alternative solution for obtaining necessary revenues, the school district has no assurance that this recommendation will be implemented.

Roads

The construction of private unimproved access roads to serve residential areas in the foothills or mountains often results in serious erosion and drainage problems. In some instances surface water quality is also adversely affected by the transport of sediments and pollutants into the waters. Lassen County has only limited authority to regulate the design and improvements of private roads constructed to serve small land divisions. The potential for these impacts, however, exists now and would exist without implementation of the Area Plan.

VII. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES SHOULD THE PROPOSED ACTION BE IMPLEMENTED

Although many impacts would be irreversible if the Area Plan were implemented, all of these, including compaction and removal of soils, vegetation removal, habitat reduction, degradation of air quality and conversion of open space to urban uses, are not considered to be substantial in scope and intensity, and can be mitigated to a level of insignificance.

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

A variety of county and environmental resources will be committed to implementation of the Area Plan. The near-term commitment of these resources is favorably balanced against the long-term maintenance and enhancement of the area's environment, character and economy. Most growth and development will occur incrementally over the next 20 years resulting in cumulative impacts. Salient facets of the near- vs. long-term relationship of resource commitments include:

- Approximately 600 acres of currently undeveloped land could be converted to residential use and limited commercial use for the purpose of providing housing and enhancing the local economy. The long-term impacts on

the visual and social character of the area from these developments are minimal.

- In past decades much of the project area has been devoted to agricultural activities. Implementation of the Area Plan will slightly reduce the total acreage available for livestock grazing and agricultural production. However, lands to be retained in prime agricultural use will gain protection by policies which will limit land use conversions that would reduce productivity.
- Development will result in an increase in water and energy consumption. Projected reserves will adequately meet a growing demand for these resources; moreover, resource supplies may be renewed, conserved, or alternative sources developed for energy production. Area Plan policies and measures provide for the protection of groundwater recharge areas and watershed, and place limits on residential densities and the scale of commercial and industrial development.
- Population growth and development will slightly reduce air quality, unobstructed viewsheds and habitat. This diminution of the area's resource base is constrained in the Area Plan by development standards and limits on the location and types of growth allowed. Adverse impacts are considered to be minimal.
- As growth occurs, the demand for public services--and costs for providing those services--will increase. However, formation of special service districts, assessment of development impact fees, and continued provision of rural levels of service, would minimize fiscal impacts. The singular exception to this consequence concerns the future status of schools serving the Planning Area. Unless traditional sources of revenue generation--local bond approval or federal and state subventions--meet escalating school needs, new means for securing revenues must be inaugurated to implement needed school improvements. Otherwise, over-crowded classrooms will adversely affect the quality of instruction.

IX. GROWTH INDUCING IMPACTS

The policies of the Area Plan may indirectly induce growth in the Planning Area itself, although not exceeding growth potential that already exists. Full buildout in the Planning Area under the direction of the Area Plan could induce minimal growth in neighboring communities. Induced growth is most commonly associated with industrial development or the installation of infrastructure facilities on undeveloped lands. To the extent that the Plan identifies locations where different types of development (residential, commercial and industrial) may occur, growth is induced. However, without the direction provided by the Area Plan, a high potential for land speculation, converting open land to zones allowing greater residential densities and more intense commercial/industrial uses, could induce far greater growth (accompanied by more severe impacts).

This discussion of impacts of growth induced by and prevented by the Pittville Area Plan applies not only to land within the Planning Area but to communities in the adjacent counties of Shasta, Siskiyou and Modoc.

For industrial growth the Area Plan emphasizes maintaining existing industry over new industrial development. The small amount of acreage designated for commercial use near Pittville and also at the intersection of Day Road and Highway 299 (see Figure 4, page 4a) is primarily designed to serve local residential and highway traveler needs, rather than fulfill the role of a regional employer. Therefore, the Area Plan is not likely to induce growth in neighboring communities.

X. ALTERNATIVES TO THE PROPOSED PROJECT

Three alternatives to the proposed project are examined below: (1) No Project, (2) Preservation of Existing Land Uses and (3) Maximum Development With Environmental Costs. A Planning Alternatives Study has been prepared for the Planning Area which evaluates in detail the benefits and disadvantages to Alternatives 2 and 3. (Refer to Pittville Planning Alternatives Study (1982) for a comprehensive analysis of Alternatives 2 and 3 listed below.)

1. No Project

The No Project alternative has the advantage in the near-term of retaining much of the acreage now proposed for urban uses as agricultural, open and grazing land. However, in reference to "No Project" as an alternative to the Area Plan, it is not meant that there will be no development, but rather that development will not have the direction provided by the proposed plan. Without an area plan, potential growth may occur capriciously, resulting in degraded resources, conflicting land uses and overburdened public services. The long-term effects may also result in far more conversion of open and grazing land to urban-related uses.

Without areawide protection, sensitive habitat that supports a variety of wildlife (e.g., the Day Deer Herd) would face the prospect of piecemeal reduction, or encroachment that deters wildlife from using the area, which could result in a reduction of the deer herd population.

Costs to government, private individuals and organizations are ultimately greater when an area is subjected to ad hoc development. The submission of many development proposals over time, with required environmental surveys and studies for each project, results in a duplication of effort and expense that is avoided by a more comprehensive approach to planning. The cost effectiveness of the Preferred Alternative is particularly valid for projects like the current one, where large amounts of undeveloped land and a small population reduce the number of impediments to resolution of conflicts over land use issues.

2. Preservation of Existing Land Uses

This alternative is not equivalent to Alternative 1, No Project. The latter would permit general plan amendments and rezones to allow a variety of land uses not now existing within the Planning Area. Alternative 2 would "freeze" existing land uses, allowing growth only within the constraints of present zones and land use designations in the County General Plan.

Benefits

- a) Further conversion of open space, agricultural or grazing lands to urban uses is precluded.
- b) The potential demand for additional public services and facilities is greatly reduced.
- c) The potential for degradation of natural resources and energy consumption would be slightly less.
- d) The character of the area would remain virtually unchanged.

Disadvantages

- a) Complete preservation of all land uses tend to have an exclusionary effect on housing availability, increasing the unmet needs of potential residents.
- b) The local economy would remain static, or slightly decline, forcing some residents who would otherwise prefer to remain in the area to leave to seek employment.
- c) The livestock and agricultural industry would continue to use grazing land that may be better suited for other uses.
- d) The potential growth of commercial facilities located more conveniently to the homes of Planning Area residents would be curtailed.
- e) The area's revenue base would remain relatively static supporting public services at current levels for the immediate future. The impact of inflation and deterioration of capital facilities over the long-term, however, would result in a potentially large net deficit for future cost-revenue ratios.

3. Maximum Development With Environmental Costs

In the Planning Alternatives Study (P.A.S.) an alternative was examined (Alternative 3) whereby the Planning Area might be more intensively developed. Implementation of this alternative presupposes intensive agricultural, commercial and industrial development and more than 1,000 dwellings. (The projected population, according to the P.A.S., would approach 3,000.)

Benefits

- a) Greater opportunities for employment would exist.
- b) A larger supply and greater diversity of housing would be provided.

c) The growth of more conveniently located and needed commercial facilities would likely occur.

Disadvantages

a) Adverse impacts on all environmental resources would be substantially more severe.

b) Energy consumption would be much greater, potentially overloading the capacity for producing electricity.

c) The character of the area would assume more suburban qualities, which are often incompatible with rural modes of living.

d) The revenue shortfall to the County would be greater.

e) Levels of public service would decline if the County was unable to obtain additional revenues, or cut expenditures in other areas.

XI. REFERENCES

Documents

Master Environmental Assessment - Pittville Planning Area
(1982)

Pittville Planning Alternatives Study (1982)

Pittville Area Plan (1983)

Lassen County General Plan: 1990

Federal Highway Manual (1965)

Safety Element - Butte County General Plan

California Department of Transportation, 1980 Traffic Volumes on California State Highways

State of California, Office of Planning and Research, CEQA: The California Environmental Quality Act - Law and Guidelines
(1981)

Correspondence

California Archaeological Inventory, Department of Anthropology, California State University, Chico, California. Sensitivity Assessment dated September 20, 1983.

Dier, Larry L., Attorney at Law, Correspondence to Lassen County Planning Department, dated February 12 and February 16, 1983.

Persons and Organizations Consulted

Big Valley Joint Unified School District

California Department of Fish and Game

California Department of Transportation, District 2

Fall River Joint Unified School District

Lassen County Air Pollution Control District

Lassen County Planning Department

APPENDIX A

INITIAL STUDY

INITIAL STUDY
(to be completed by applicant)

GENERAL INFORMATION:

Project Location: Pittville Planning Area located in the northwest corner of Lassen County +7 miles west of Bieber and +8 miles east of Fall River Mills (See attached

Legal Description: Area: See attached legal description Sec. _____ Twnshp: _____ Rng: _____
Recorder's Book and Page of Deed: _____

Assessor's Parcel No. Numerous parcels in A.P. Books 1 and 13

Current Zoning: A-1, A-1-B-100, A-2-B-30, R-1 A-B-3, TPZ, E-A

Land Owner:

Numerous private landowners,
(Name) _____
Bureau of Land Management
(Address) _____
(Zip Code) _____

(Telephone) _____

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

ENVIRONMENTAL SETTING

A. Describe the project site as it exists before the project, including information on size of parcel, topography, soil stability, plants and animals, and any cultural, historic or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (optional).
Approximately 33,000 acres with an estimated 5,740 in public ownership. Topography and vegetation types vary and includes the following: +7,000 acres in the Fall River Valley in the southeastern area of the Planning Area much of which is in agricultural useage; portions of a long plateau covered with mixtures of sagebrush, oak, conifer and brush species, known as the Day Bench; and portions of the Big Valley Mountains in the north portion of the Planning Area which contains timber resources. Planning Area includes community of Pittville. Five mile section of Pit River runs through Planning Area. Highway 299 crosses area. Estimated population of +367 persons in +130 dwellings. Much of area serves as deer winter range with seasonal migration routes. Some limited archaeological aspects.
B. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type and intensity of land use (residential, commercial, agricultural, etc.). Attach photographs of the vicinity (optional).

Shasta County borders to the west, Modoc County borders to the north. Fall River valley to west of Planning Area with community of McArthur +2 miles to east, plus continuation of Day Bench and community of Day to northeast. North and west of Planning Area are lava flows, sagebrush environment transcending +8 miles south. Scattered residences and ranches. Similar wildlife and archaeological aspects.

Project Description: Consideration of Pittville Area Plan for adoption as
amendment to Lassen County General Plan and subsequent rezoning in conformance
with the Plan. (See attached description of preferred planning alternative).

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

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

Has any form of environmental document been prepared for the project:
Yes * No XXXXXXXXXXXX *A Master Environmental Assessment has been prepared as a
data base for the Planning Area and is available from the Lassen County Planning D
List districts involved: _____

Big Valley Joint Unified School Dist., Fall River Joint Unified School Dist.,
Northwest Lassen County Fire Dist., Lassen Union High School Dist.

Are there any natural or man-made drainage channels through or adjacent to the property?
Pit River, Beaver Creek, Frazier Creek (aka Rains Creek), numerous irrigation and
drainage channels and intermittent streams.
(Name and/or type of drainage channels) _____

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

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

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

YES NO

- X 7. Could the project create a traffic hazard or congestion on the inter street system or cause excessive vehicular noise? Potential exists as a result of changes in land use intensity.
- X 8. Change in scenic views or vistas from existing residential areas or public lands or roads. Potential land use changes could alter existing scenic characteristics.
- X 9. Substantial change in existing noise or vibration levels in the vicinity. Potential exists from changes in land use intensity.
- X 10. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
- X 11. Change in pattern, scale or character of land use in the general area of project. Plan includes provisions for changes in existing land uses, including potential for increased land use intensity and population density.
- X 12. Substantially increase energy consumption (electricity, heat fuel, etc.). Potential for increased energy consumption resulting from population growth and intensity of land use.
- X 13. Relationship to a larger project or series of projects. Pittville Ar Plan is part of Lassen County's General Plan update program.
- X 14. Would the proposed project vary from standards or plans adopted by any agencies (such as air, water, noise, etc.)?
- X 15. Will the removal or logging of timber be part of the project?

Mitigation Measures proposed by Applicant: County of Lassen will prepare E.I.R.
to address potential environmental impacts. Area Plan shall incorporate implemen
tation measures to eliminate or reduce potential adverse impacts.

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

Date 7-8-83

Robert K. Loring
(Signature)

Official Use Only

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

Robert K. Loring
Chairman, Environmental Advisory
Committee

DESCRIPTION OF PITTVILLE PLANNING AREA

Following is a specific description of lands considered in the Master Environmental Assessment of the Pittville Planning Area:

Township 39 North, Range 6 East: Those portions of sections 27, 28, 29 and 30 situated in the County of Lassen.

Township 38 North, Range 6 East: Sections 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33, 34.

Township 37 North, Range 6 East: Sections 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33, 34.

PITTVILLE AREA PLAN PREFERRED PLANNING ALTERNATIVE

On June 1, 1983, the Lassen County Planning Commission selected the "Preferred Planning Alternative" for the Pittville Planning Area. The preferred alternative is a preliminary draft plan which will provide direction for development of a draft area plan. The designations described below may be subject to change or alteration in response to the draft environmental impact report and further public hearings.

The following proposed land use designations are arranged and described according to the sub-area designations outlined in the Planning Alternatives Study. Please refer to the attached map. If you would like further information on this material, please contact the Lassen County Planning Department, Room 103, Courthouse Annex, Susanville, California, 96130. Telephone (916) 257-8311, ext. 269.

SUB-AREA #1

Timber - 160 acre parcels

NOTE: P.A.S. Alternative #2

SUB-AREA #2

Agriculture/Residential - 160 acre parcels

Residential - 5 acre minimum in area 3/4 mile from intersection of County Road 407 and County Road 430; plus the $W\frac{1}{2}$ of the $W\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 19.

NOTE: Principally P.A.S. Alternative #2. Public recreation facilities are not needed on private lands at this time.

SUB-AREA #3

Agriculture - 100 acre parcels in agricultural lands

Agriculture/Residential - 10 acre parcels

NOTE: Agricultural Preserves should be retained for suitable lands.

SUB-AREA #4

4a: Agriculture - 80 acre parcels

4b: Agriculture - 160 acre parcels

NOTE: P.A.S. Alternative #2

SUB-AREA #5

Agriculture - 40 acre parcels

NOTE: P.A.S. Alternative #2

SUB-AREA #6

Open Space/Agriculture - 160 acre parcels

Option for planned clustered residential development between Pittville and State Highway 299 in non-ag/lesser environmental and resource sensitive areas.

Existing small parcels south of Sub-area 3 to be grouped with Sub-area 3, Agriculture/Residential - 10 acre parcels

NOTE: Principally P.A.S. Alternative #2

SUB-AREA #7

7a: Residential - 5 acre parcels

7b: Agriculture/Residential - 20 acre parcels

7c: Agriculture/Residential - 40 acre parcels

7d: Agriculture/Residential - 40 acre parcels

NOTE: P.A.S. Alternative #2

SUB-AREA #8

Residential - 5 acre parcels (average)

Commercial - 2 acre parcels (average)

Industrial designation for existing use

NOTE: P.A.S. Alternative #2. Clustered residential development is an option; or higher intensity of residential/commercial development with appropriate community facilities.

SUB-AREA #9

Agricultural/Residential - 20 acre parcels

NOTE: P.A.S. Alternative #2

SUB-AREA #10

10a: Agricultural/Residential - 40 acre parcels

10b: Residential - 10 acre parcels

10c: Agricultural/Residential - 20 acre parcels

10d: Residential - 10 acre parcels

10e: Agricultural/Residential - 20 acre parcels

10f: Agricultural/Residential - 20 acre parcels (some provision for 10 acre parcels)

NOTE: Principally P.A.S. Alternative #2. Cluster residential option in 10a and 10f. Bench Resort will be designated as a resort.

SUB-AREA #11

Grazing/Open Space/Residential - 80 acre parcels with the following exceptions:

The twenty-acre parcels north and east of Iris Road: Designated Residential/Natural Wildlife Habitat - 5 acre average parcel size.

The area of Circle Oaks Drive south to State Highway 299: Designated Residential/Natural Wildlife Habitat - 5 acre average parcel size.

The Day Road - State Highway 299 intersection may accommodate neighborhood/highway commercial development.

Clustered planned unit development may be considered as an option at the southwest boundary of the Sub-Area. Development standards will be established for natural wildlife habitat areas.

SUB-AREA #12

Residential/Natural Wildlife Habitat - 5 acre average parcel size

NOTE: Development standards will be established for natural wildlife habitat areas.

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

BACKGROUND INFORMATION

1. Name of Proponent County of Lassen
2. Address and Phone Number of Proponent:
Courthouse Annex, Room 103
Susanville, Calif. 96130
257-8311 ext. 269
3. Location of proposed project Pittville Planning Area located in the NW corn
of Lassen County 7 miles W. of Bieber and 8 miles E. of Fall River Mills
4. Lead Agency Lassen County Board of Supervisors
5. Common Name of Proposal Pittville Area Plan

ENVIRONMENTAL IMPACTS

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

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

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

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

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

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

RECOMMENDED MITIGATION MEASURES

See attached for all explanations to all "yes" and "maybe" answers

RECOMMENDATION

(to be completed by the Environmental Advisory Committee)

On the basis of this initial evaluation:

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

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

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

Date 7-12-83

Signature Robert L. Loring
Chairman, Environmental Advisory Committee

DETERMINATION BY THE LEAD AGENCY:

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

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

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

Date _____

Signature _____

Chairman _____

EXPLANATIONS FOR ALL "YES" AND "MAYBE" ANSWERS

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

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

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

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

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

#3(h) was marked "Maybe" because there would be potential for substantial reduction in the amount of water.

#4(c) was marked "Maybe" because the resulting development as proposed by the Plan could introduce new species of plants into the area or act as a barrier to the normal replenishment of existing species.

#5(a)(c)(d) were marked "Maybe" due to the significance of the migration corridors and wildlife habitat as described in the Master Environmental Assessment and Planning Alternatives Study that could result in impacts to wildlife and should be addressed further. This area is a critical deer range as specified by the Department of Fish and Game.

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

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

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

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

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

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

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

#14(f) was marked "Maybe" because there could be an increase in other governmental services.

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

#16(a)(b)(c)(d)(e)(f) were all marked "Maybe" because of the potential increase to density of land use and population growth.

#18 was marked "Maybe" because the resulting development as proposed by the Plan could result in the obstruction of scenic vistas or views not presently open to the public.

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

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

#21(a) was marked "Maybe" because the project does have the potential to impact the existing wildlife habitat of the area. This area is a critical deer range and there are concerns expressed by the Department of Fish and Game.

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

APPENDIX B

**DEVELOPMENT
CONSTRAINT MAPS**

Source: Pittville
Area
Planning
Alternatives
Study

APPENDIX B

DEVELOPMENT CONSTRAINT MAPS

Figure No.	Title
2	Ownership
3	Flood, Seismic Hazard
4	Agriculture
5	Slope Stability
6	Biological Resources
7	Water Availability
8	Septic Leachfield Suitability
9	Wildlife Habitat
10	Accessibility, Road Capacity
11	Highway Viewshed

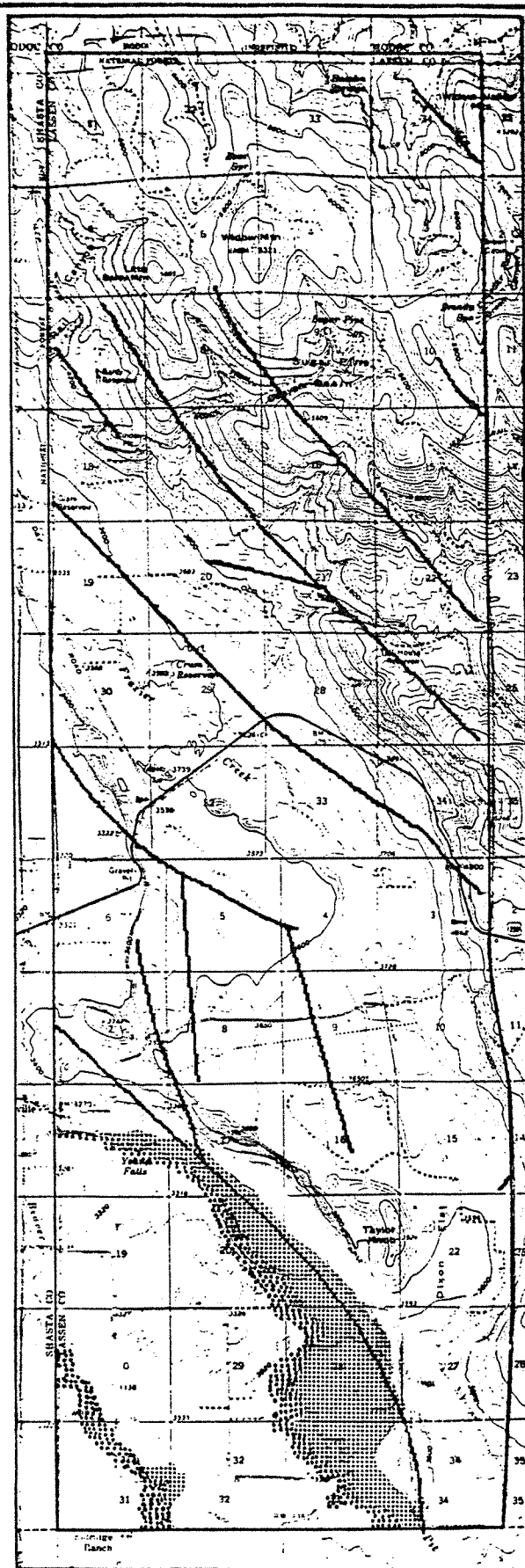
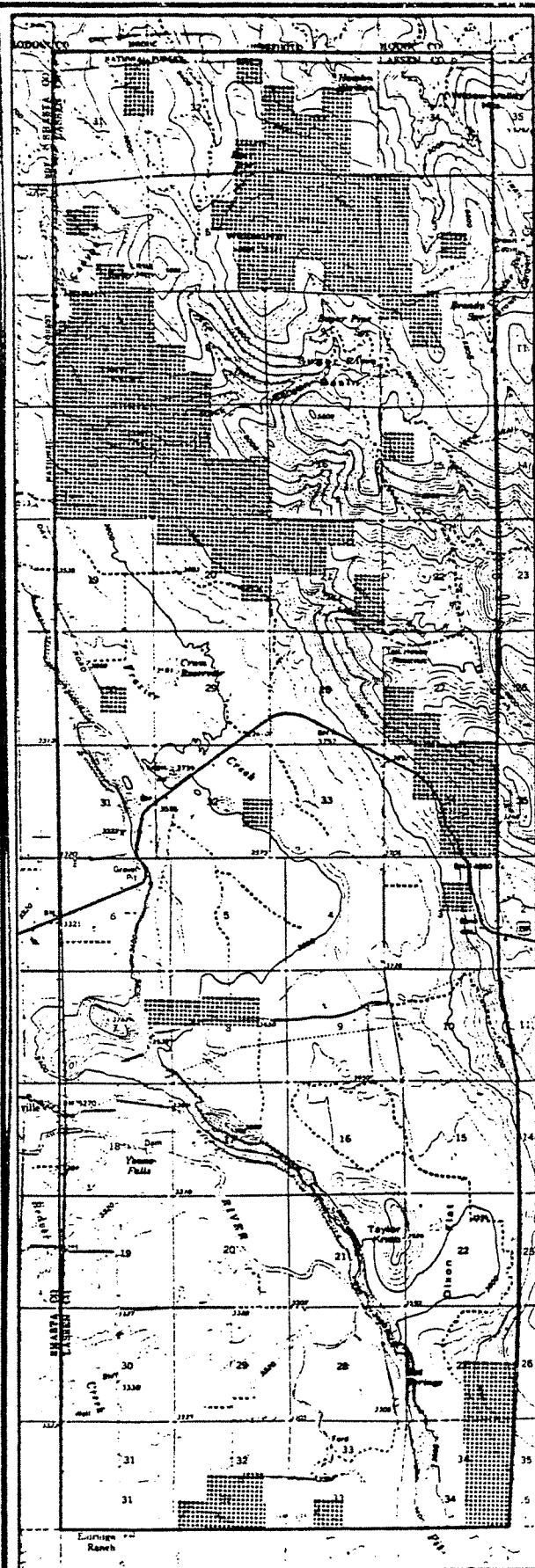


FIG. 2



FIG. 3

1. UNITED STATES OF AMERICA
 2. DEPARTMENT OF DEFENSE
 3. OFFICE OF THE SECRETARY
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 5. ATTENTION: DIRECTOR
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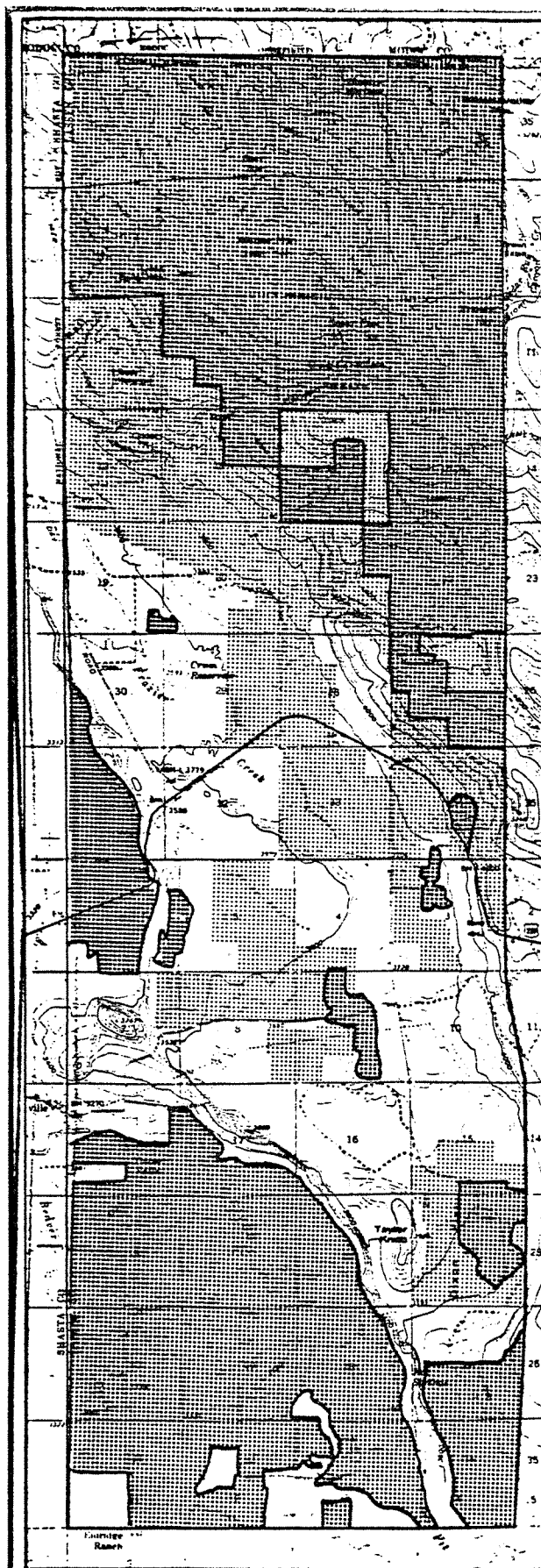


FIG. 4

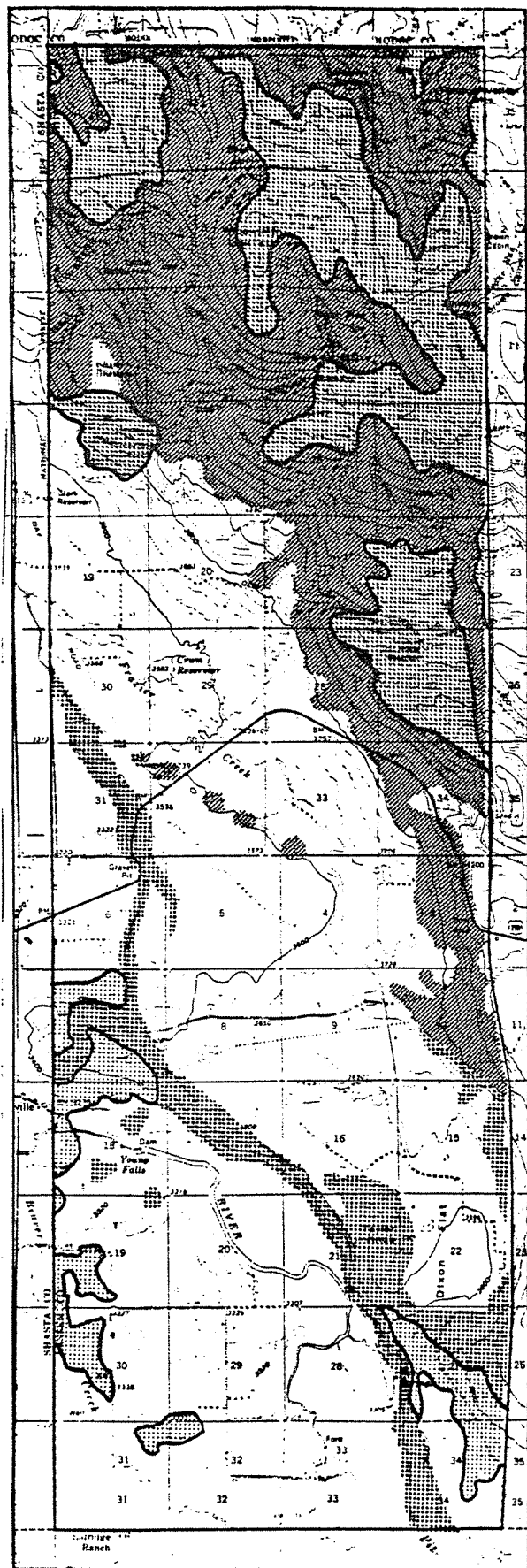


FIG. 5



SCALE 1:50,000
 UNITED STATES GEOLOGICAL SURVEY
 WASHINGTON, D. C. 20540
 CONTOUR INTERVAL, 20 FEET
 TYPED LINES ORIGINALLY DRAWN BY
 J. M. L. MEYER



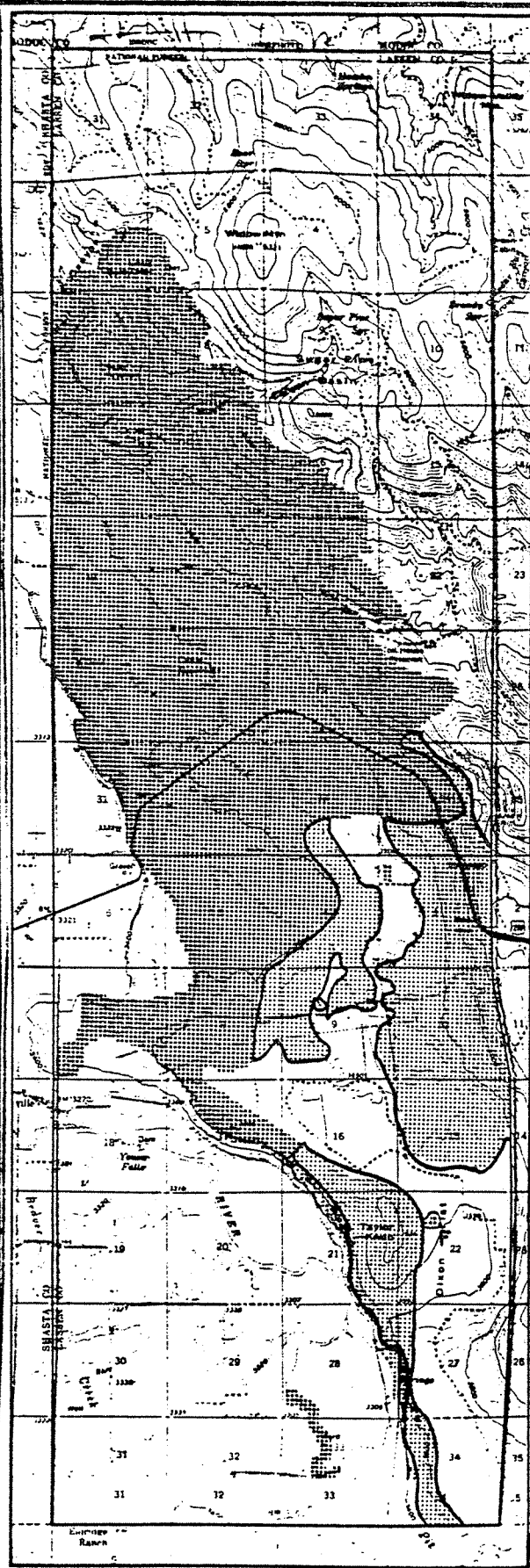


FIG. 6

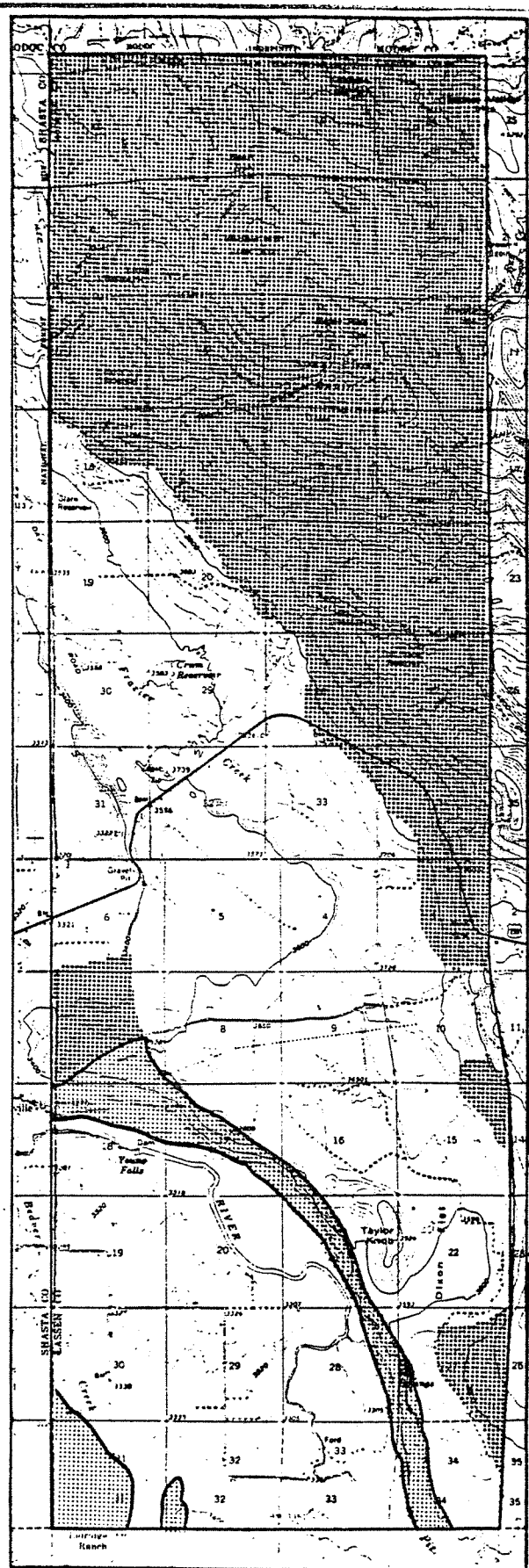


FIG. 7



MADE FROM
 UNITED STATES GEOLOGICAL SURVEY
 TOPOGRAPHIC MAPS
 1:25,000 SCALE
 1907 EDITION
 1907 EDITION
 1907 EDITION

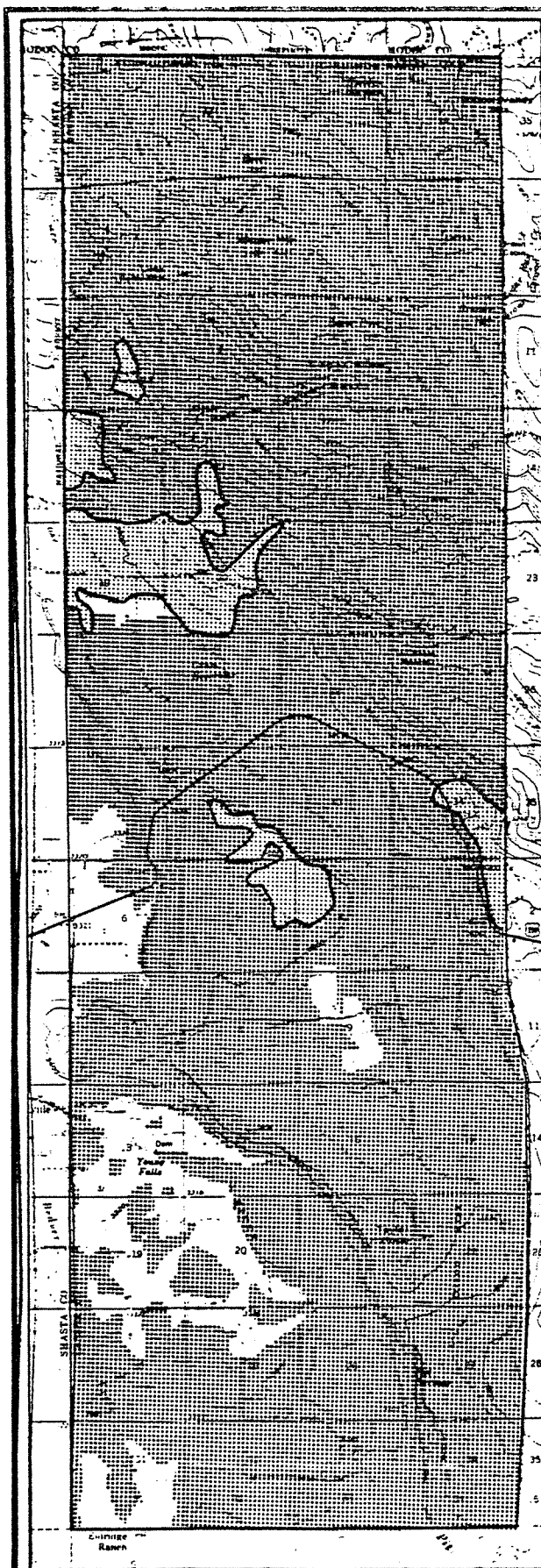


FIG. 8

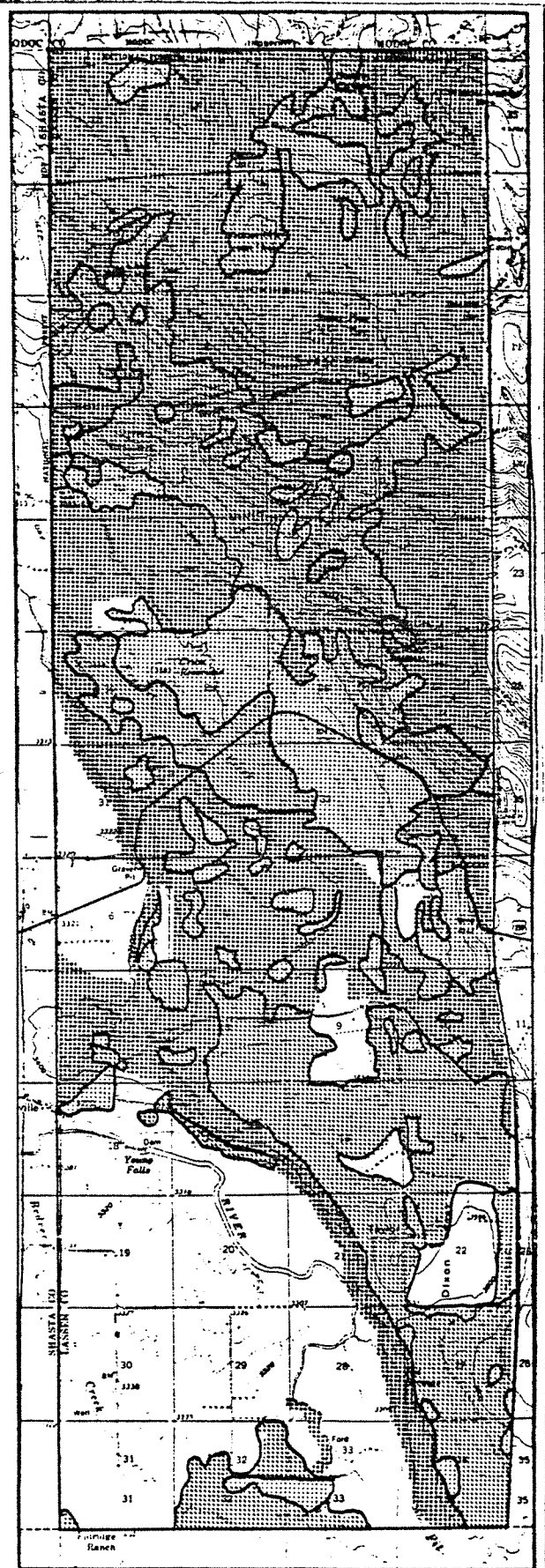


FIG. 9



UNITED STATES DEPARTMENT OF AGRICULTURE
BUREAU OF LAND MANAGEMENT
WASHINGTON, D. C.

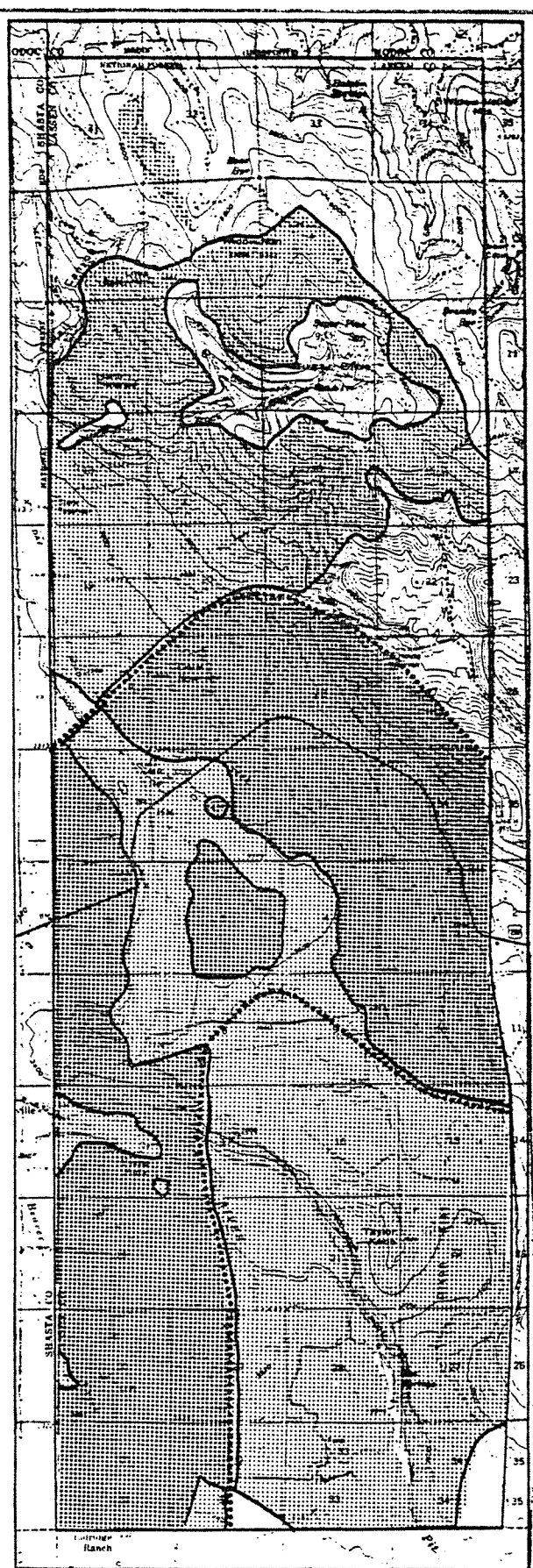
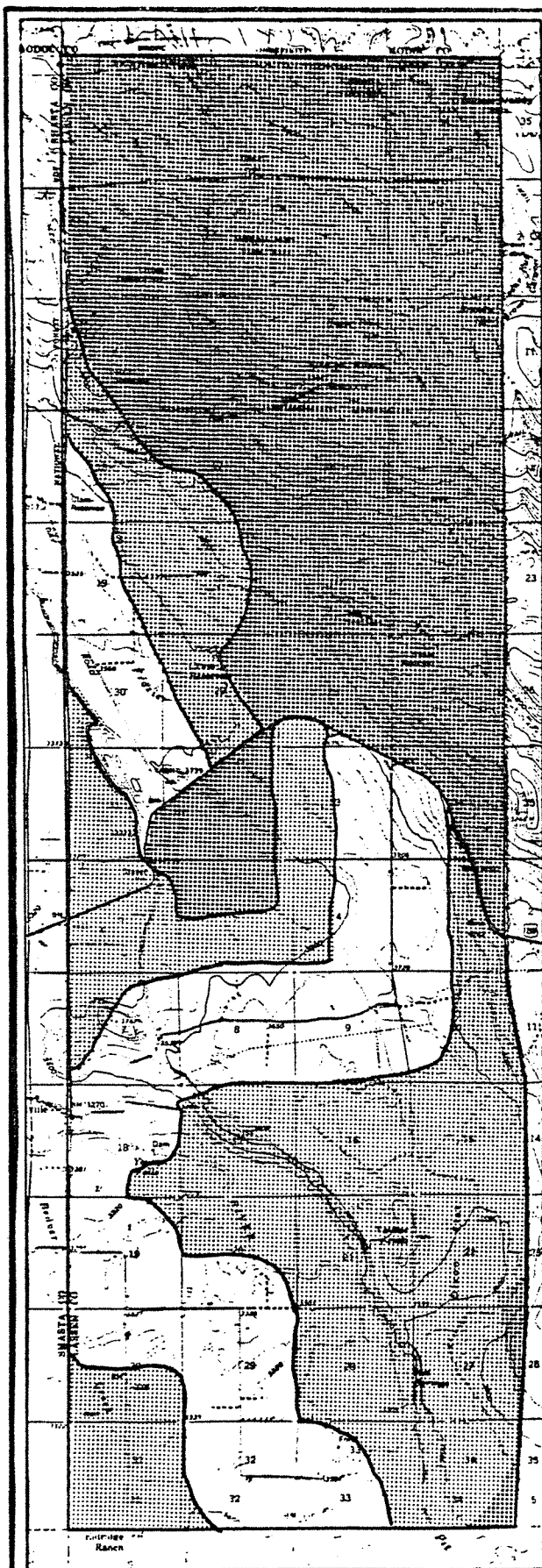


FIG. 10

FIG. 11



247 16700

CONFIDENTIAL

~~SECRET~~

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1970-1971
 1972-1973
 1974-1975

APPENDIX C

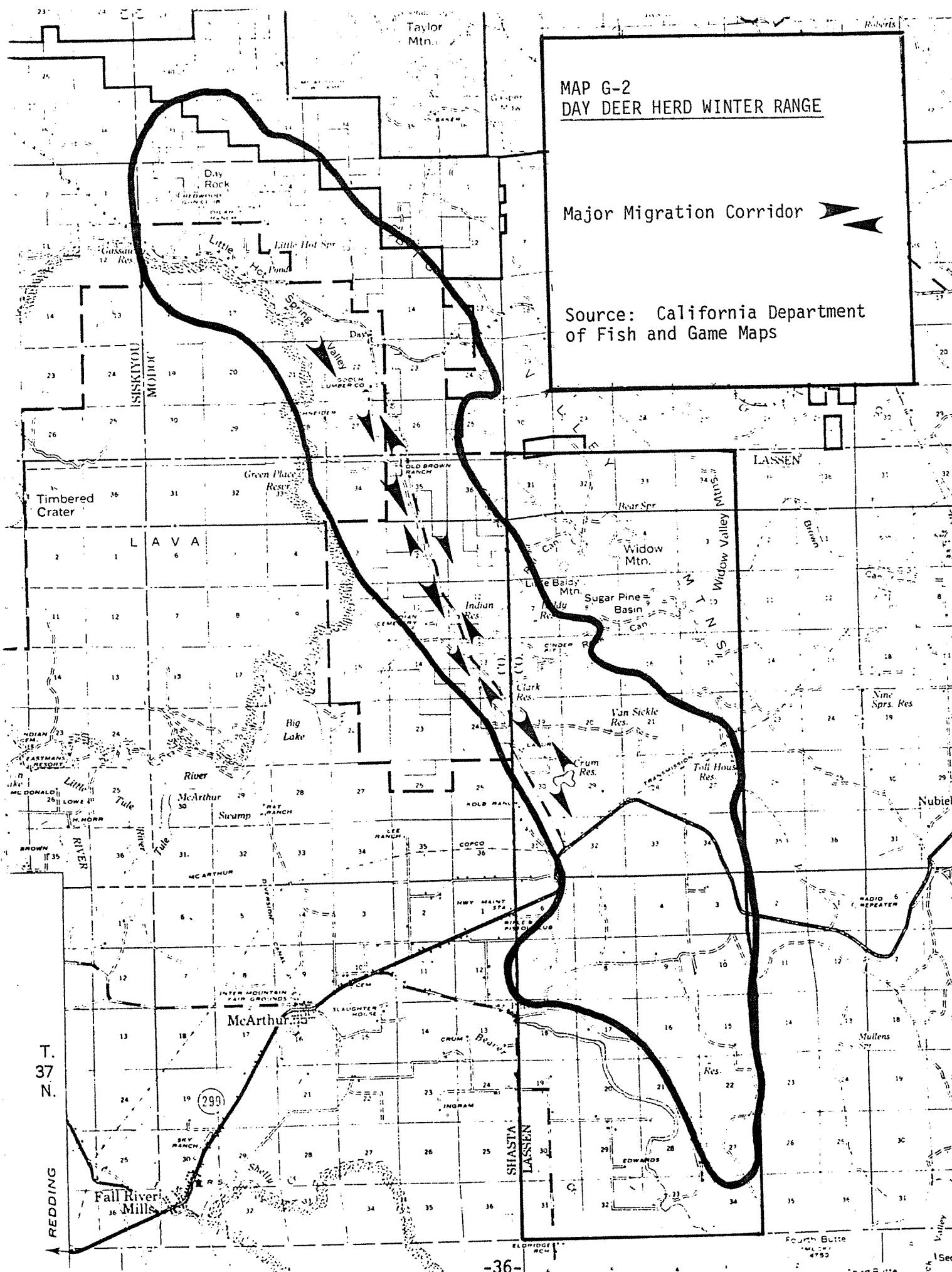
DEER RESOURCES MAPS

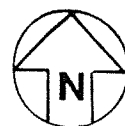
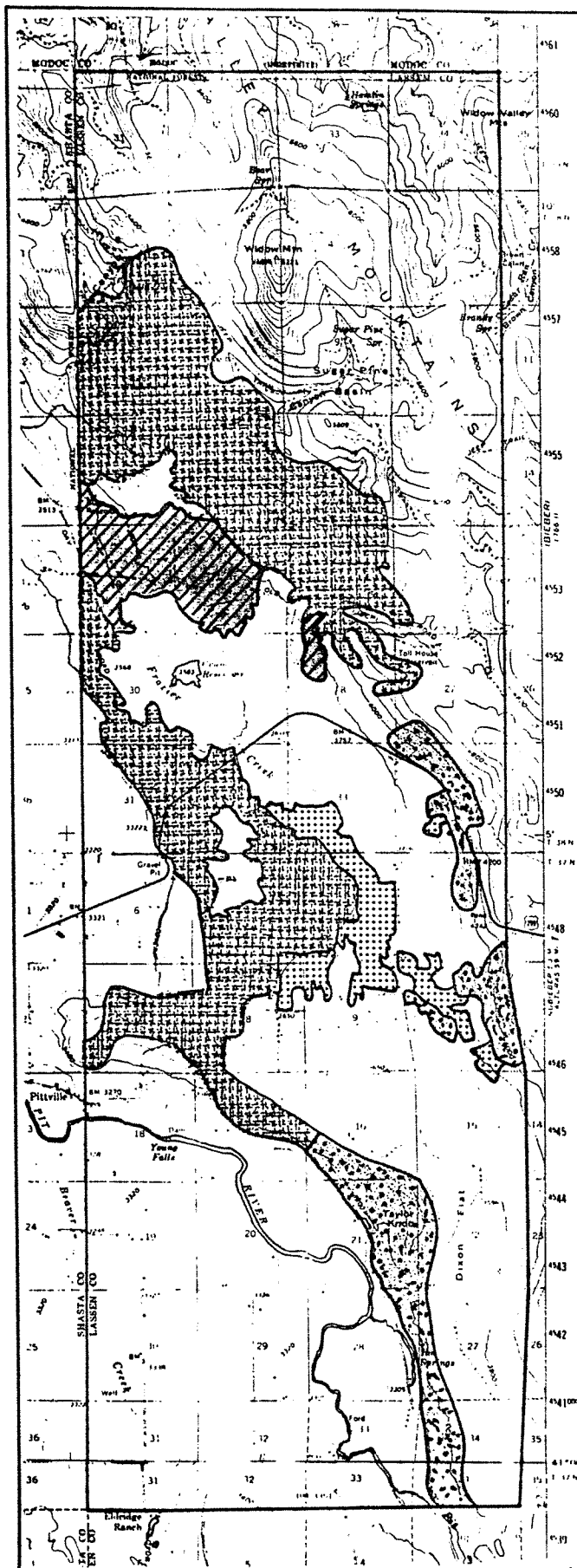
Source: Pittville
Planning Area
Master
Environmental
Assessment

MAP G-2
DAY DEER HERD WINTER RANGE

Major Migration Corridor

Source: California Department
of Fish and Game Maps





APPROX. SCALE
ONE MILE

DEER HABITAT

CRITICAL WINTER HABITAT PLUS FALL USE AREAS



HIGH USE



MODERATE USE

FALL USE AREAS (OAK HABITATS)



HIGH USE



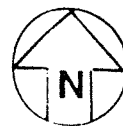
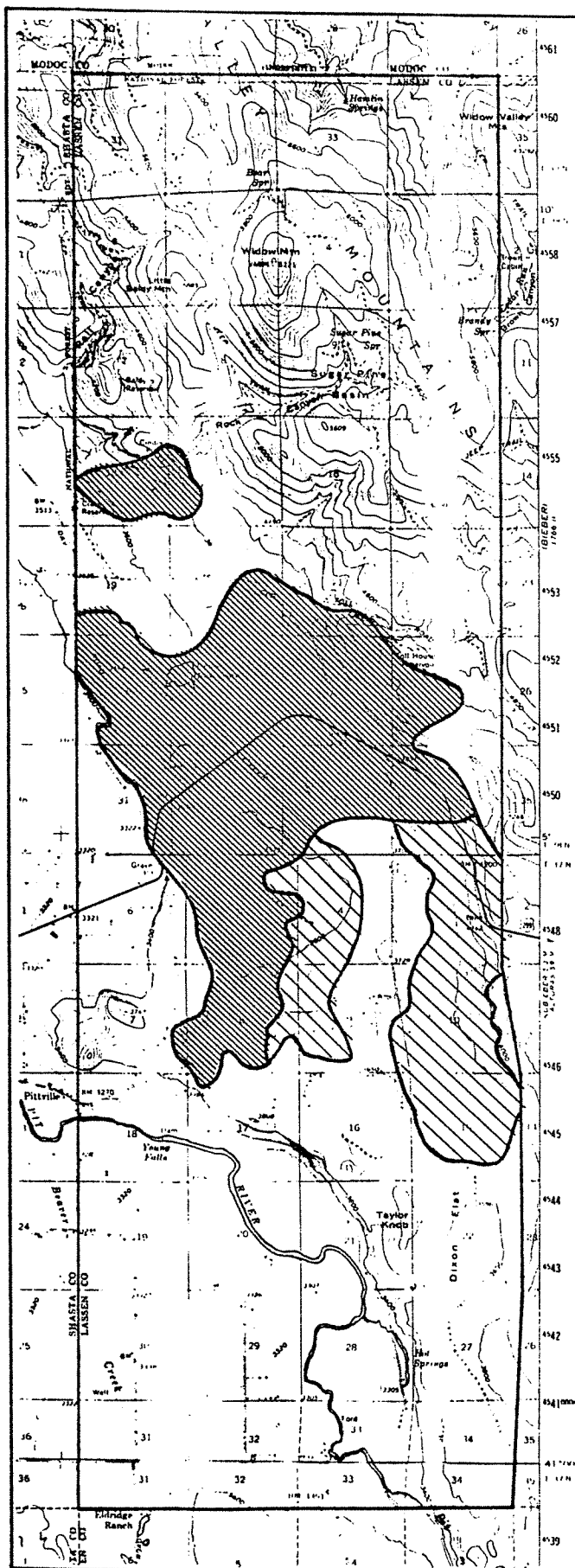
MODERATE USE

Fall range includes both winter habitat and fall use areas. Areas of low use are not indicated.

Source: California Department of Fish and Game, Region I, February 5, 1982.

PITTVILLE PLANNING AREA

MAP G-3



GRAPHIC SCALE
ONE MILE

DEER HABITAT

SPRING FORAGE AND COVER AREAS



HIGH USE



MODERATE USE

Areas of low use are not indicated.

Source: California Department of Fish and Game, Region I, February 5, 1982.

PITTVILLE PLANNING AREA

MAP G-4

APPENDIX D

FISH AND GAME LETTER
OF SEPTEMBER 22,
1983

DEPARTMENT OF FISH AND GAME

601 LOCUST STREET
REDDING, CA 96001
(916) 246-6511



RECEIVED
SEP 23 1983
PLANNING DEPT.

September 22, 1983

Mr. Robert K. Sorvaag, Director
Lassen County Planning Department
Courthouse Annex
Susanville, CA 96130

Dear Mr. Sorvaag:

We have reviewed the Notice of Preparation of a Draft EIR for the Pittville Area Plan in light of the County's selected preferred alternative.

On August 15, 1983 we attended a meeting with your staff and the consultant in Chico to discuss the Department's response. We were requested to address the wildlife impacts of the three alternatives, the preferred alternative, the significant impacts and mitigation measures to reduce these impacts to an acceptable level, and clustering concepts.

The Department of Fish and Game's authority is to protect, maintain and enhance the fish and wildlife resources of the State of California. We are only concerned with what is best for these resources and what preserves their habitats.

We have re-evaluated the original three alternatives covered in the Pittville Area Planning Alternatives Study and believe that Alternatives No. 1 and 2 would cause insignificant wildlife impacts, but Alternative No. 3 would cause a significant adverse wildlife impact. Furthermore, we believe that the Preferred Alternative will cause significant adverse wildlife impacts. The Preferred Alternative is a major departure from Alternative No. 2 in that it adds two R-5-NH areas north of State Highway 299E, and two large areas which will allow Planned Unit Developments (PUDs) between Pittville and State Highway 299E.

In our opinion, the significant adverse wildlife impacts of the Preferred Alternative can be mitigated if the development and associated impacts in the R-5-NH areas and the PUD option areas are restricted to 20 percent of the total area and that 80 percent of the total area is left in open space. Furthermore, any additional developments proposed that seek higher densities in the sub areas than those adopted in the Preferred Alternative will cause significant adverse wildlife impacts that can not be mitigated.

September 22, 1983

The clustering concept of development is the best way to reduce project impacts to an acceptable level on deer habitat. Information gathered recently regarding the impacts of houses on wintering deer indicates that this concept, if properly applied, has considerable merit. We agree that it could offer landowners an alternative while still protecting wildlife resources.

We would therefore support, under certain conditions, allowing a portion of some lands to be intensively developed. The remaining undeveloped acres would be placed in common ownership to be retained as open space.

With this concept in mind, we have worked out a series of "clustering" options based on various land size categories within each critical wildlife area of the Pittville Planning Area. The table was formulated by using deer displacement data gathered near occupied residences. Cluster development sizes shown for each acreage category were calculated to have approximately the same level of impact as full build-out on 80, 40, 20 and 10-acre parcels. These alternatives are attached.

Please note that we have chosen not to recommend development limits for the suggested cluster parcels, because we consider the cluster parcel to be totally lost as deer habitat.

The Department of Fish and Game wishes to condition its support of this land use planning concept with the following stipulations:

- 1) Each concentrated development must be approved only when the remaining acres are placed in joint ownership and preserved as open space.
- 2) When feasible, development sites should be located along land parcel boundaries. This will provide the opportunity to further cluster development on subsequent adjacent land division proposals.
- 3) Where possible, sites should be selected adjacent to existing developments.
- 4) Department of Fish and Game field biologists should be given the opportunity to recommend sites for cluster development. This would, in many cases, allow considerable reduction in wildlife impacts by identifying areas of lower habitat value.
- 5) 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. These concerns would normally apply only when the habitat in question is known to be crucial to the wildlife in the area and limiting population levels.

September 22, 1983

- 6) No cluster development could have any adverse impact on any species of animal, fish, plant, bird, amphibian, reptile or insect officially designated as rare or endangered by the Fish and Game Commission.

The clustering concept on five-acre parcels in the R-5-NH areas are more limiting, in that parcel dimensions are critical to reduce the impacts to an acceptable level along with building setbacks and vegetation retention.

In our judgement, the five-acre parcels should be long, narrow, rectangular shape with the dimensions of 165 feet wide by 1,320 feet long.

These dimensions, plus a 50-foot building setback from the road, will reduce the carrying capacity of the five-acre parcel by 16 percent. A 100-foot setback from the road will reduce the carrying capacity of the five-acre parcel by 19 percent.

The third criteria to be met for five-acre parcels is that the remaining native vegetation be retained on the property, excluding the house, yard and garden and, in no case should the vegetation on the rear four acres be disturbed.

In addition to clustering, there are some items often listed in CC and Rs that are beneficial and others that are unenforceable. We recommend that:

- 1) Fencing standards be required for perimeter fences which will allow free movement of deer on and off the property. Deer-proof fencing may be constructed around the house, yard and garden, as long as the area does not exceed one acre in the five-acre parcels or does not exceed the intensive development area in the cluster housing areas in larger parcels.
- 2) Cover retention is of utmost importance in the open space, common ownership lands that are not developed. Therefore, the native vegetation needs to be protected.
- 3) We believe that in the R-5-NH areas, that no farm animals be allowed to be raised such as horses, cows, sheep, pigs and goats which would require altering the native vegetation on these small parcels and reduce or eliminate the deer values below the allowable 20 percent.
- 4) Leash laws or restrictions on number of dogs is desirable, because many problems with deer carrying capacity are associated with secondary impacts such as dogs. However, our experience shows that these conditions are unenforceable.

Finally, we recommend that the "N-H", Natural Habitat Combining District be applied to all the sub areas which occur within high or moderate value deer fall, winter or spring habitats..

Mr. Robert K. Sorvaag, Director

-4-

September 22, 1983

If you have any questions regarding our comments, please contact Tom Stone of our Redding office at (916) 246-6544.

Very truly yours,

John M. Hayes

for A. E. Naylor
Regional Manager
Region 1

Attachments

80-Acre Minimum Parcels

<u>Parcel Size</u>	<u>Options</u>	
	<u>Conventional Division</u>	<u>Clustered Division</u>
<160	None	None
160 <240	2 x 2	5 acres
240 <320	3 x 3	10 acres
320 <400	4 x 4	12 acres
400 <480	5 lots	15 acres
480 <560	6 lots	20 acres
560 <640	7 lots	20 acres
640+	8-plus lots	20 acres per 640 acres

40-Acre Minimum Parcels

<u>Parcel Size</u>	<u>Options</u>	
	<u>Conventional Division</u>	<u>Clustered Division</u>
< 80	None	None
80 < 120	2 x 2	3 acres
120 < 160	3 x 3	5 acres
160 < 200	4 x 4	10 acres
200 < 240	5 lots	12 acres
240 < 280	6 lots	15 acres
280 < 320	7 lots	15 acres
320 + *	8-plus lots	15 acres per 320 acres

*Under this recommendation, a 400-acre parcel could be divided or clustered in a variety of ways. It would be split, for example, into one 320-acre piece and one 80-acre parcel. Under this method, 15 acres of the larger lot could be developed, with 305 acres retained as open space. The remaining 80 acres could be split into two parcels or clustered on three acres, with 77 acres retained. If the "double cluster" option is used, we recommend that the intensively developed parcels be contiguous.

20-Acre Minimum Parcels

<u>Parcel Size</u>	<u>Options</u>	
	<u>Conventional Division</u>	<u>Clustered Division</u>
< 40	None	None
40 < 60	2 x 2	4 acres
60 < 80	3 x 3	5 acres
80 < 100	4 x 4	6 acres
100 < 120	5 lots	7 acres
120 < 140	6 lots	8 acres
140 < 160	7 lots	9 acres
160 < 180	8 lots	10 acres
180 < 200	9 lots	11 acres
200 < 220	10 lots	12 acres
220 < 240	11 lots	13 acres
240 < 260	12 lots	14 acres
260 < 280	13 lots	15 acres
280 < 300	14 lots	16 acres
300 < 320	15 lots	17 acres
320 +	16-plus lots	20 acres per 320 acres

10-Acre Minimum Parcels

<u>Parcel Size</u>	<u>Options</u>	
	<u>Conventional Division</u>	<u>Clustered Division</u>
< 20	None	None
20 < 30	2 x 2	4 acres
30 < 40	3 x 3	5 acres
40 < 50	4 x 4	6 acres
50 < 60	5 lots	7 acres
60 < 70	6 lots	8 acres
70 < 80	7 lots	9 acres
80 < 90	8 lots	10 acres
90 < 100	9 lots	11 acres
100 < 110	10 lots	12 acres
110 < 120	11 lots	13 acres
120 < 130	12 lots	14 acres
130 < 140	13 lots	15 acres
140 < 150	14 lots	16 acres
150 < 160	15 lots	17 acres
160 +	16-plus lots	20 acres per 160 acres

APPENDIX E

FISCAL IMPACT ANALYSIS

APPENDIX E

FISCAL ANALYSIS

Using fiscal analysis techniques employed in the Pittville Planning Alternatives Study (1982), the Preferred Planning Alternative was analyzed for its fiscal implications at full buildout.

Background

Review of Concepts Necessary to Understand Fiscal Analysis

An analysis of the fiscal implications of land use changes requires an understanding of some basic economic and budgetary concepts. Perhaps the most basic is the cost revenue bottom line: for a budgeting unit (in this case Lassen County) to remain fiscally healthy, revenues must equal or exceed expenditures.

The timing of revenue receipts in relation to expenditures (cash flow) is also important, since anticipated funds which have not been received cannot be spent without some arrangement of credit or financing until the funds have actually been received.

The notions of "average cost" and "marginal cost" must be understood. Marginal cost refers to the cost of the next increment or unit being provided, while average cost is computed by taking the total cost and dividing it by the quantity of units for which the average cost is sought. Fixed costs and variable costs are added together to yield total cost and these two factors have differing effects on the change in total costs as the variables being analyzed change. Fixed costs represent relatively unchangeable obligations such as a long-term mortgage or capital investment, while variable costs are those which fluctuate as units of production or activity vary.

To the extent inflation (or deflation) affect projections, the concepts of present and future value of property, goods, services, wages, etc., become important. In inflationary times, a dollar received today is worth more than a dollar anticipated next year, and a dollar spent today buys more than a dollar to be spent next year. This concept has direct application to capital costs associated with development projects. Subdividers usually endeavor to minimize the expense of development (which sometimes results in a shift of costs to the taxpayer). For those expenses which cannot be eliminated, developers often attempt to defer payments, or spread them over a long period of time. These arrangements can be satisfactory if present and future value are taken into account, so the public agency responsible does not

find itself some years hence with a need to supplement an insufficient fund balance.

Fiscal Analysis Methodology

The above concepts can be used to calculate the cost implications of changes in land use in a given area. Such an analysis requires information about revenues and costs under the present situation, and an idea of how these revenues and costs might change in response to land use changes.

Inflation (and deflation) affects the dollar values of both revenues and costs equally, so if they are compared at the same point in time, a useful comparison can be made. In reality, costs and revenues will likely fluctuate over time, and, because of uneven marginal costs and revenues, each will likely increase at differing rates at different times. This fiscal analysis examines the situation as it existed in 1982, and projects anticipated costs and revenues at full buildout to the maximum intensity of use as described in the Area Plan. Differences in costs and revenues during the intervening years are expected to be temporary and relatively insignificant.

The following revenues and costs were considered:

Revenues

Property tax
Livestock in-lieu tax
Sales tax
Other miscellaneous taxes,
fees and payments from
the State and Federal
Governments

Costs

General County Government
operating expense
Public Protection
Road Maintenance
Education
Health and Sanitation

Those revenues and costs which can be specifically attributed to the study area were obtained and used in that form. Others which are county-wide or area-wide in scope were averaged per capita and apportioned to the study area based on the ratio of study area population to total county population.

In applying this methodology, one other concept must be considered: "level of service". The average county-wide level of service is not accurate for the Pittville area since the remote location would indicate available levels of public services below the average for Lassen County as a whole. Since property values are lower here than in urban areas, it would not be unreasonable to expect that the study area is contributing revenues below the amount which would be necessary to sustain the average county-wide level of service.

Projecting Future Growth

In analyzing revenue and expense figures in light of growth projections, the actual total dollar amounts are not as important as the change in the relationship between income and expense in response to subdivision activity and population growth. If growth favors the County's fiscal health, the revenue amount should increase faster than expenses as growth occurs. Conversely, if growth in fact is making the situation worse, the expense column should show the greatest increase as development activity takes place.

It is generally the case that residential developments for moderate and low-income groups are not cost effective from a government service standpoint when viewed in isolation from commercial, industrial and agricultural activity. The revenue shortfall attributable to moderate and low-income residential development can be offset by a revenue excess from (1) property tax from commercial, industrial, agricultural, and expensive residential properties, (2) sales tax and other taxes related to the volume of economic activity, and (3) indirect benefits from state and federal taxes which are also somewhat responsive to the volume of economic activity.

FISCAL ANALYSIS OF EXISTING USE PATTERN

The 1982 situation was analyzed in the Pittville Planning Alternatives Study with the following figures:

Revenues:

Property Tax	\$ 30,622
Penalties and costs on delinquent taxes	119
Sales tax*	5,524
Sales tax (road)*	2,052
Property transfer tax*	552
Licenses and permits*	2,084
Fines, forfeitures and penalties*	1,742
Use of money and property*	10,014
Highway users tax (road)*	10,951
livestock in-lieu	577
Federal Forest Reserve (road)*	12,628
Aid from other governmental agencies* (includes revenue sharing, etc.)	19,911
Charges for current services*	3,475
County revenues apportioned to the area:	\$100,251

* Apportioned by population (ratio of Pittville Study Area population to County population).

1982 Public Service Expenses:

General Government (approximately \$85/person)	\$ 31,311
Public Protection (approximately \$105/person)	38,742
Road Maintenance (approximately \$1150/mile x 18.4 miles)	21,160
Health and Sanitation*	14,630
Education (County share)*	4,299
County expenses apportioned to the area:	\$110,142

From these figures it is apparent that \$100,251 of the County revenues can be apportioned to this area while services cost \$110,142. These are composed mainly of averaged figures. In reality, an average level of service simply is not available in the Planning Area--the actual level is lower than the countywide average, since the remote location makes service provision difficult and costly. But it is important to note that revenues and expenditures are approximately equal at the present time.

While revenues are slightly lower than expenditures for County services in the Pittville area, service levels are low because service costs are high; the taxpayer in this area simply does not receive the same services in exchange for his tax dollar as he would in a more urbanized location, primarily due to economies of scale.

FISCAL ANALYSIS OF PREFERRED PLANNING ALTERNATIVE

The selected planning alternative for the Pittville Planning Area represents a growth projection in which the study area is developed and built out to the maximum potential while generally avoiding significant environmental degradation. The parcel sizes and distribution pattern of uses anticipated are described in Figure 3 of this document. A total of 539 occupied residences would be present, which would yield a population of 1,455 (an average of 2.7 persons per dwelling, based on 1980 Census).

To keep the analysis as simple as possible, those average revenues and expenses from the existing situation which vary directly in proportion to population change were added together to yield one composite revenue figure called "General Revenue," and one expense figure called "General Expense". These amounts were then apportioned to the study area based on the projected population figure. Those revenues expected to be earned from the study area and those costs to be spent on the study area were used directly.

In this way, the figures displayed on the following page were derived (see Appendix F for assumptions).

SUMMARY OF FISCAL ANALYSIS

From a fiscal perspective, the Preferred Land Use Alternative--resulting in an annual shortfall of \$14,766--marginally acceptable. Potential revenue enhancers include industrial development, establishment of intensive agriculture, expensive residential construction, mineral extraction and energy production. The County, as noted, may also seek to reduce expenditures by limiting road maintenance costs or reducing levels of service. Implementation of these measures is problematic, depending upon the formulation of future County policies.

Because of the types of uses likely in this area, it is not one of the better areas of the County for development to occur from a cost/revenue standpoint. This area and its potential development represents a common example of residential growth not paying its way: costs of services exceed revenues, and the more growth occurs, the worse the imbalance becomes, notwithstanding invocation of balancing measures mentioned above.

The Preferred Alternative would ultimately precipitate overcrowding in most schools in the two school districts that serve the Planning Area, impacting the quality of education received by Planning Area students. Development impact fees would become necessary to offset the critical need for additional school staff and facilities.

In an April 14, 1982 publicized memo to the Lassen County Board of Supervisors from the Fall River Joint Unified School District, an amount of \$1,797 per single family dwelling was cited as an appropriate development impact fee based upon projected impacts on the School District and the need for additional facilities. These impacts and the need for additional facilities were based upon projected growth in the School District, including portions of the District within the Pittville Planning Area.

APPENDIX F

FISCAL ANALYSIS NOTES

APPENDIX F

FISCAL ANALYSIS NOTES

Unless otherwise noted, revenues and expenses are taken from the 1981-82 Lassen County Budget. Only those figures pertaining to the general fund and special funds which are relevant to the Study Area were utilized in deriving revenue and expense figures.

Study Area population: 367

County-wide population: 23,250

Residents per household: 2.82

Students per household (1980 census): .64

Elementary School Age Students per household: .42

Present property tax for the area is approximately \$133,000 according to planning staff research (Lassen County).

County share of property tax 23%

Assumptions Regarding Market Value of Land in the Pittville Area*

Conventional residence without land \$60,000

1-acre parcel \$12,000

5-acre parcel \$20,000

20-acre parcel \$30,000

40-acre parcel \$40,000

80-acre parcel \$50,000

160-acre parcel \$80,000

Commerical/industrial property \$2000/acre

High intensity agricultural property..... \$2000/acre

* Based on conversations with local realtors.

APPENDIX G

SUMMARY OF COMMENTS
RECEIVED ON DRAFT E.I.R.
AND RESPONSES OF THE
LEAD AGENCY

APPENDIX "G"

The following persons, organization, and public agencies have submitted comments on the Draft E.I.R. for the Pittville Area Plan:

California Waste Management Board
Northwest Lassen County Fire District; Melvin Crum, Fire Chief
Department of Fish and Game
Department of Forestry
Bureau of Land Management
Dennis J. Rashe, local property owners

These comments are included in the Final E.I.R. as Appendix H.

Following is a summary of these comments followed by the response of the Lead Agency to significant environmental points raised as part of the review and consultation process.

Melvin Crum, Fire Chief
Northwest Lassen County Fire District
Date: May 23, 1984

Comment

Summary: On page 21 of the E.I.R., reference made to the "McArthur Fire District". Incorrect. Should be "McArthur Volunteer Fire Department."

Response: Mistake noted. Will be corrected in Final E.I.R.

Dennis J. Rashe'
Date: May 24, 1984

Comment

Summary: He and his wife own a 20 acre parcel at the end of Iris Road and are interested in dividing it into five acre parcels in the future. Is not pleased with the direction of the plan. Feels that the proposed attachment of the natural habitat area, which would require them to divide the parcel into four "long thin parcels, is more harmful to the area than it would be to run the parcels the other direction. Wants to be allowed to divide parcel into five acre parcels and in the opposite direction of the proposed plan.

Response: It can be noted that the requirements for subdivision of existing parcels in the proposed A-2-NH-5 area, which includes Mr. Rashe's parcel, will place some design constraints on parcel division applicants. However, the key factor in considering the division of

the 20 acre parcels in this area down to a five-acre average is the mitigating policies of the plan. The required general layout of future parcels reflects the concept that clustering of homes can substantially reduce the total amount of deer habitat impacted by residential development.

A letter dated September 22, 1983 from the Department of Fish and Game, which was included in the Draft E.I.R., states:

In our opinion, the significant adverse wildlife impacts of the preferred Alternative can be mitigated if the development and associated impacts in the R-5-NH areas and the PUD option areas are restricted to 20 percent of the total area and that 80 percent of the total area is left in open space. Furthermore, any additional developments proposed that seek higher densities in the sub areas than those adopted in the Preferred Alternative will cause significant adverse wildlife impacts that can not be mitigated.

The letter further states:

The clustering concept on five-acre parcels in the R-5-NH areas are more limiting, in that parcel dimensions are critical to reduce the impacts to an acceptable level along with building setbacks and vegetation retention. In our judgement, the five-acre parcels should be long, narrow, rectangular shape with the dimensions of 165 feet wide by 1,320 feet long. These dimensions, plus a 50-foot building setback from the road, will reduce the carrying capacity of the five-acre parcel by 16 percent. A 100-foot setback from the road will reduce the carrying capacity of the five-acre parcel by 19 percent.

The coordinated "orientation" of all the potential five-acre parcels in this area is necessary to facilitate clustering and to reduce the total amount of deer habitat impacted to an acceptable level, as well as to provide for the movement of deer across the undeveloped "corridors" retained through the back of the numerous five-acre parcels as they are created.

Mr. Rashe' contends that this concept is, "...more harmful to the area than it would be to run the parcels the other direction." He does not, however, explain why he contends that point.

It should be noted that in general, it is not the "direction" of the layout itself which is critical; the critical point is that the layout of the numerous future parcels are coordinated in a manner which adequately reduces the impacts. If a precedent is set for a particular orientation of lots, neighboring lots must "follow suit" to ensure the effectiveness of the environmental impact mitigating policies. Otherwise much larger minimum parcel sizes would be required.

Lloyd Keefer, Ranger in Charge
California Department of Forestry
Date: June 5, 1984

Comment

Summary: The Draft E.I.R. for the Pittville Planning Area adequately addresses fire protection. However, would like to recommend that "multiple access for high fire hazard area" be added to the mitigating measures on page 22, Item 4(b).

Response: This provision will be included in the Final E.I.R. It should be noted, however, that Lassen County's Safety Element of the General Plan, page 99, does state that, "Adequate multiple ingress and egress options for evacuation and fire suppression access routes should be provided in all areas used by the public. "Lassen County is also preparing a "Fire Safety Standards" ordinance which would establish more detailed policy for multiple access throughout Lassen County.

Department of Fish and Game
Date: June 5, 1984

Comment

Summary: Support both documents as long as the mitigation measures listed in the E.I.R. are adopted during the certification of the E.I.R. and are required for implementation of the Pittville Area Plan. Letter sites specific mitigation measures. Recommend all new public and private utility lines be placed underground. If they cannot be placed underground, they should be "raptor proof" to prevent raptor electrocution.

Verbal comments were made by Tom Stone of the Department of Fish and Game at the Planning Commissions hearing on June 23, 1984. These comments, made in reference to the letter dated June 5, and in response to a discussion of proposed higher densities than indicated in the draft plan, stated in effect:

That the Department of Fish and Game did not get everything they asked for originally when making their recommendation to the County. Based on the deer studies of the area, the Department feels they have an ample compromise at this time. The letter states that the preferred alternative, as it stood, they would approve. However, if any changes in the preferred alternative plan were made, the Department of Fish and Game would ask for higher range densities to balance the impacts.

Response: The Department of Fish and Game has been very involved in preparation of the Pittville Area Plan and was instrumental in designing the "Standards for Critical Natural Habitat Areas" as a means of allowing

rural residential development in or adjacent to deer habitat areas without compromising the Department's responsibility to protect the area's wildlife resources. Lassen County recognizes that the provisions for the Natural Habitat areas are critical for mitigating potential impacts of development on deer habitat and will implement these provisions. It is also critical to note that the land use designations are carefully balanced between allowing development and protecting the wildlife resources of the area and any alterations must be carefully examined in regard to area-wide and regional impacts.

Bureau of Land Management
Alturas Resource Area
Date: June 19, 1984

Comment

Summary: Primary concern is the use of lands in this area for the Day Bench deer herd. The plan appears to protect and preserve habitat for the deer herd.

Response: It must be noted that the agencies commenting on the adequacy of the area plan policies for mitigating potential impacts on the deer herd are commenting on the "package" of mitigating policies, including the provisions of the "Standards for Critical Natural Habitat Areas." Those policies have been a key element in the consideration of the extent of rural residential development which is designated in the area plan.

California Waste Management Board
Date: July 2, 1984

Comment

Summary: Proposed mitigation measures for solid waste management will adequately address the potential impacts of the Area Plan on this subject. The measures should be coordinated with County waste management planning efforts and completed in a timely manner to ensure that unmet disposal needs of cumulative residential buildout are resolved.

Response: Comments have been forwarded to Department of Public Works. Lassen County is in the process of preparing a Solid Waste Management Plan which will address the disposal issue for the entire County in a comprehensive manner.

APPENDIX H

COMMENTS RECEIVED
ON THE DRAFT E.I.R.

RECEIVED
MAY 20 1984

on jacket

Star Route
McArthur, Ca. 96056
May 23, 1984

Lassen Planning Commission
Room 103
Courthouse Annex
Susanville, California 96130

Dear Commissioners:

After reviewing both the Pittville Area Plan, dated November, 1983, and the Environmental Impact Report for Pittville, dated Jan. 1984, I feel both are very satisfactory to all factions of the population of the Pittville area and should adequately serve our community for years to come.

However, on page 21 of the Environmental Impact Report, as fire chief of the Northwest Lassen County Fire District, I should point out a technical error to you. Our contract is with the McArthur Volunteer Fire Department not with the McArthur Fire District as stated. I would appreciate a change to this effect.

Otherwise, I am well pleased with both reports.

Sincerely yours

Melvin Crum

Melvin Crum

May 29, 1984

Lassen County Planning Commission

LASSEN COUNTY
PLANNING DEPT.
MAY 31 1984
RECEIVED

My wife and I are part owners of one of the 20 acre parcels at the end of Iris Road (#40.)

We are interested in dividing this into 5 acre parcels at some time but we are not pleased with the direction the new proposal requires us to divide our parcel.

We feel that the proposed attachment of the natural habitats area, that would require us to divide our parcel into 4 long thin parcels, is more harmful to the area than it would be to run the parcels the other direction.

We also know that there are other lots off Iris Rd. that have been divided into 5 acre parcels, so we would urge you to allow us to divide our parcel into 5 acre parcels and in the opposite direction of the proposed attachment.

Thank you for listening.

Dennis Rashe
Dennis J. Rashe

DEPARTMENT OF FORESTRY

Highway 36
Susanville, CA 96130
(916) 257-4171

NOT IN
PACIFIC
SACRAMENTO COUNTY
PLANNING DEPT
JUN 15 1984
RECEIVED

June 4, 1984

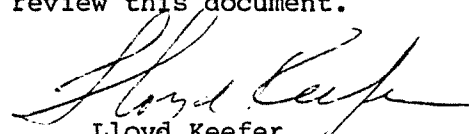
Mr. Robert K. Sorvaag, Planning Director
Room 103, Courthouse Annex
Susanville, CA 96130

Dear Mr. Sorvaag,

Pittville Area Plan & Rezoning, Draft EIR
Clearinghouse # 83082211

The Draft EIR for the Pittville Planning Area adequately addresses fire protection. However, I would like to recommend that "multiple access for high fire hazard area" be added to the mitigating measures on page 22, Item 4(b).

Thank you for the opportunity to review this document.


Lloyd Keefer
Ranger in Charge

LK/pf
cc: Lucke, Sacramento
RO II

DEPARTMENT OF FISH AND GAME

601 LOCUST STREET
REDDING, CA 96001
(916) 246-6511



LASSEN COUNTY
PLANNING DEPT.
JUN 06 1984
RECEIVED

June 5, 1984

Mr. Robert K. Sorvaag, Director
Lassen County Planning Department
Courthouse Annex
Susanville, CA 96130

Dear Mr. Sorvaag:

Subject: SCH 83082211-Pittville Area Plan and E.I.R. - Lassen County

We have reviewed the Pittville Area Plan Environmental Impact Report and the Pittville Area Plan. We support both documents as long as the mitigation measures listed in the E.I.R. are adopted during the certification of the E.I.R., and are required for implementation of the Pittville Area Plan.

We strongly support the following mitigation measures outlined in the E.I.R.:

A. Geology and Soils

4. Mitigation Measures (a) and (b)

These measures will help to reduce wind and soil erosion during storms and greatly reduce adverse impacts upon the receiving waters and the fishery values in the area.

B. Water Resources/Water Quality and Public Health

4. Mitigation Measures (1) and (2)

An on-going water quality monitoring program will be both beneficial for human health and fish and wildlife resource protection. Preventing the contamination of surface and ground waters will help maintain a healthy fish and wildlife resource which will allow continued public utilization.

F. Vegetation and Wildlife

We concur with the statements made in sections 1, 2, 3, and 4. In addition we strongly support the full implementation of the policies and measures recommended in the Pittville Area Plan (Chapter IV, Section D and Appendix A). We recommend the adoption of mitigation measures (1) and (2) to reduce the impacts of the PUD option areas.

June 5, 1984

H. Traffic

4. Mitigation Measures

We support measures 2 under "Areawide Habitat" and 12 under "Deer Migration Corridors" of the Pittville Area Plan.

In addition, all fences constructed along roads in high and moderate deer sensitivity areas should conform to Standards For Critical Natural Habitat Areas in Appendix A of the Pittville Area Plan.

I. Public Services and Utilities

Utilities

4. Mitigation Measures

We recommend that all new public and private utility lines be placed underground. If these facilities cannot be placed underground in all cases, then they should be constructed in a "Raptor Proof" design to prevent raptor electrocution.

Raptor Proof construction guidelines are available in "Suggested Practices For Raptor Protection On Powerlines" distributed by the Raptor Research Foundation, Inc., for Edison Electric Institute, June 1975. We have provided this document to you previously.

If you have any questions regarding our comments, please contact Tom Stone of our Redding office at (916) 246-6544.

Very truly yours,



A. E. Naylor
Regional Manager
Region 1



United States Department of the Interior

BUREAU OF LAND MANAGEMENT

Alturas Resource Area

P. O. Box 771

Alturas, California 96101

IN REPLY
REFER TO: 1601 (C-020)

RECEIVED
JUN 22 1984

JUN 1 1984

County of Lassen
Planning Department
Room 103, Courthouse Annex
Susanville, CA 96130

Attention: Mr. Bob Sorvaag
Dear Bob:

We have reviewed the draft of the Pittville Area Plan and Environmental Impact Report, and find them to be comprehensive documents. Our primary concern is the use of lands in this area for the Day Bench deer herd. The plan appears to protect and preserve habitat for the deer herd.

We also feel the plan is compatible with the Resource Management Plan just completed for the resource area.

Thank you for the opportunity to review the draft documents.

Sincerely,

for *Lynne Housh*
Richard J. Dreho
Area Manager

Memorandum

To : Price Walker
State Clearinghouse

Date: JUL 2 1984

Robert Sorvang
Lassen County Planning Dept.
Room 103 Courthouse Annex
Susanville, CA 96130

RECEIVED
JUL 05 1984
LASSEN COUNTY
PLANNING DEPT.

From : CALIFORNIA WASTE MANAGEMENT BOARD

Subject: SCH #83082211 Pittville Area Plan and Rezoning EIR

We have reviewed the above named document as a commenting agency. We are pleased to see that the county has recognized the potential solid waste disposal problem in this area of the county and the need for a separate disposal study to find methods of providing adequate solid waste disposal for the additional development density proposed. We hope this unmet need and the proposed disposal study efforts will be discussed in, and coordinated with the Lassen County Solid Waste Management Plan Revision now being prepared by the County Public Works Department. The proposed study should address the fiscal impacts of any proposed new disposal or transfer facilities since the rural densities in the Pittville Area have not resulted in self sufficient waste disposal facilities operations in the past.

The proposed interim mitigation measure of a project disposal plan conditions on non-residential development is appropriate but obviously does not address the unmet disposal needs of cumulative residential buildout. We trust that the County will progress with area disposal studies in a timely manner to avoid compounding the identified residential disposal need.

In summary, we believe the proposed mitigation measure will adequately address the potential impacts of the Area Plan which are of concern to our Board. The measures should be coordinated with County Waste Management Planning efforts and completed in a timely manner.

Thank you for the opportunity to comment on this project. If you have any questions regarding these comments, please contact Eric Maher of my staff at (916) 322-0464. If you have questions regarding the County Solid Waste Management Plan, please contact Cy Armstrong of my staff at (916) 322-1342

Odin E. Marlow
Odin Marlow, Chief
Office of Planning

cc: Steve Blankenship
Lassen County
Deputy Director of Public Works

APPENDIX I

STAFF REPORT, RE:
REFERRAL BY BOARD OF
SUPERVISORS OF NEW
PROPOSALS TO THE
PLANNING COMMISSION,
DECEMBER 4, 1985.

PITTVILLE AREA PLAN
STAFF REPORT

DECEMBER 4, 1985

RE: REFERRAL BY BOARD OF SUPERVISORS OF NEW PROPOSALS
TO THE PLANNING COMMISSION

On August 1, 1984, the Lassen County Planning Commission, after four sessions of a public hearing, adopted a draft area plan and corresponding zoning plan for the Pittville Planning Area. Over the course of 14 months, as time allowed, the Planning Department staff has worked on the draft document and maps to reflect the area plan policies as adopted by the Commission and to prepare the documents for public review.

On October 22, 1985, the Draft Area Plan, Zoning Plan and EIR was presented to the Board of Supervisors at a public hearing. The Planning Director gave an introduction to the Plan and proposed Zoning and reviewed correspondence received in response to the draft plan. Various requests and comments were made. The Board was receptive to two of the requests, which will be discussed in detail below, and is considering approving the proposals. Planning staff advised the Board that these requests would constitute a substantial modification of the Plan as approved by the Commission, as well as necessitate changes in the EIR to address additional environmental impacts, and that the Commission did not have the opportunity to review the requested modifications as now being considered by the Board. Section 65356 of the State Government Code contains provisions relating to this situation which read as follows:

65356. The legislative body shall adopt or amend a general plan by resolution, which resolution shall be adopted by the affirmative vote of not less than a majority of the total membership of the legislative body. The legislative body may approve, modify, or disapprove the recommendation of the planning commission, if any. However, any substantial modification proposed by the legislative body not previously considered by the commission during its hearings, shall first be referred to the planning commission for its recommendation. The failure of the commission to report within 45 calendar days after the reference, or within the time set by the legislative body, shall be deemed a recommendation for approval.

The Board has referred the proposed modifications back to the Commission. Due to scheduling constraints, the Board extended the time for Commission consideration of this matter to 60 days and continued its hearing to December 17.

Following is a staff report on the two proposed Area Plan modifications which have been referred back to the Commission.

Lands of Earnest and Totten

1. Background

This proposal involves ±35 acres owned by Lem Earnest and an adjacent ±two acre parcel owned by Mark and Mary Totten. These properties are outlined on

the attached Fig. 1 and 2.

The Draft Plan designates a "Neighborhood Convenience" commercial designation on the northeast corner of Highway 299 and Day Road (see Figure 2). This commercial designation would provide for up to two acres of land for local commercial services (e.g. gas station, convenience store, laundromat). The land use designation for the remainder of the Earnest parcel and the Totten parcel is rural residential and the proposed zoning is A-2-NH-5, a rural residential, five acre average parcel size district which would require special "natural habitat" provisions in consideration of proposed development.

The owners of the two parcels in question have requested that commercial designations be given to cover their respective parcels. This would result in ±37 acres of commercially zone land.

The Commission may remember that Mr. Totten did appear before the Commission during formulation of the preferred alternative and during its public hearings in consideration of the Draft Plan, and that Mr. Totten has requested a highway frontage commercial designation. Although the Commission did determine that the area of the Day Road/Highway 299 intersection should have a neighborhood commercial activity, it decided at its last public hearing on the draft plan in July, 1984, that the commercial designation should be only at the intersection. This was done after consideration of both a 1/4 mile strip of commercial frontage along Highway 299 and a separate spot of commercial zoning on the Totten property. Mr. Totten has now taken his request to the Board.

Mr. Earnest, who owns the property that the commercial designation is now on, wants the Board to zone the whole ±35 acres to a commercial zone.

Some members of the Board of Supervisors stated on October 22 that they felt commercial land may be needed at this location in the future (i.e. 20 or 30 years) and that the Area Plan should provide for the potential need now instead of having to do it again later. Planning staff reminded the Board that the extent of the commercial area being considered was beyond the intent of both neighborhood convenience and highway commercial designations. The only designation that even came close was the C-T, Town Service, zone. The Planning Director pointed out that the Commission never had the opportunity to review a "town center" proposal. The Board, consequently, referred the town center proposal back to the Commission.

2. Staff Evaluation

A member of the Planning Department staff visited the site on October 28, 1985. It was noted that Day Road is a fairly busy road. Although no traffic counts were taken, use was in the range of 15 to 20 cars an hour or more at mid-day. A neighborhood commercial establishment, as provided for in the Area Plan, could be successful and a benefit to the area.

The principal question at this point is, "How much commercial land is appropriate."

In terms of the intent of the County's commercial zoning districts, there

are conflicts with the isolated creation of ±37 acres of commercial zoning. As stated above, the acreage being considered exceeds the County's intent for both "Highway Commercial" and "Local Convenience Commercial" districts, which are meant to be small, strategically located services to meet the needs of the travelling public and/or the local neighborhood. The County's "General Commercial" district is intended for urbanized areas and the "Town Service" district is intended for established town centers and rural communities. Although the location under consideration is not "remote," neither is it an established town center or a rural community. To sprawl the Draft Plan's local convenience designation to cover ±37 acres at a location like this is not consistent with the County's established process of identifying appropriate locations for commercial land uses. To attempt to establish a new Town Center is beyond the scope of this area plan and would place the burden on the County to "make it work."

There are also physical constraints to the proposal which must be recognized. First, commercial zoning, unless otherwise specified, implies a minimum parcel size of one acre if served by individual wells and septic tank systems. If the County is setting-up the potential for ±37 one-acre lots, it should address more specifically the potential sewage and water supply issues. The County does not, however, have any plans on how proposed commercial area might be developed or how services could be provided.

Letters have been sent to the California Dept. of Fish and Game, Dept. of Transportation, and the County Health Dept. requesting assistance in considering this proposal. To date, no responses have been returned.

It should be noted that the lands in question have been identified by the Department of Fish and Game as "High Use Critical Winter Habitat", and are also in a "Major Migration Corridor." The deer habitat protective provisions of the proposed A-2-NH-5 zone would be lost by a commercial designation at this location.

The County should also consider the potential cumulative impacts such an extensive commercial designation could have on the area surrounding it. Property owners of the surrounding lands will observe the ±37 acres of commercial property surrounded by five-acre and 80-acre size parcels. The County can expect that these property owners will eventually want a higher density of residential zoning to go with the new commercial center. The results, if these expectations were fulfilled, would be a further deterioration of wildlife habitat and greater pressure on the County to resolve traffic, sewage and related developmental problems such as other public service costs.

To summarize this evaluation, the commercial designation as made in the Draft Plan appears to be appropriate and adequate to meet the anticipated needs of this area and not set a precedent for further sprawl of urban-type development. Furthermore, conflicts with the intent of the County's various commercial designations, the physical constraints of the site, and the Pittville Area Plan's goal of minimizing impacts on wildlife resources, indicate that ±37 acres of commercial zoning at this location is contrary to the county's objective to ensure appropriate and orderly development commensurate with environmental sensitivities and constraints.

Lands of Silberstein and Dawkins

1. Background

This proposal involves three Assessor's parcels (13-03-02, 75 and 76) totaling ± 400 acres.

The Draft Plan has three different land use designations which generally correspond to the transition of development suitability as the property extends away from County Road 407 and as it rises in elevation to the east to Highway 299 (See attached Figures 3 and 4). The west side is proposed for A-3-B-80 (Agricultural, 80 acre minimum) and A-2-B-20 (Agricultural-Residential, 20 acre minimum). A portion of the "middle" is A-3-B-80 again and the slopes below and above Highway 299 are U-C, Upland Conservation.

The property owners, Silberstein and Dawkins, have requested "Rural Residential" zoning on their lands. They contend that the property, "has poor quality, stony soil and is unsuitable for farming," and that, "residential zoning would be the most useful designation for this land."

2. Staff Evaluation

There is little doubt that the proposed U-C zoning in the east half of the east half the Section 3 is appropriate. This is not only consistent with the land use of forested private lands and public lands running north-south on the west slope of the mountains, but also takes into consideration the extreme slope, limitation of access, and general wildlife habitat considerations which are a critical element of Lassen County's Upland Conservation areas.

In a similar fashion, the proposed A-3-B-80 zoning, especially in the area along the southern boundary of the property in question, was intended to continue the agricultural character and wildlife values of the existing larger parcels, as well as to provide a transition from rural residential land use along Old Highway Road to the natural resource values of the Upland Conservation areas. During the Alternatives Study, this area and the Upland Conservation Areas were identified as having low composite development suitability ratings (ie. was not considered very suitable for development). Because of adjustments during the Commission's hearings for the Draft Plan, a ± 40 acre "island" of A-3-NH-80 zoning surrounded by A-2-B-20 zoning has resulted along the western boundary of the property in question. This general area had a higher development suitability rating than the area described above.

The above described 40-acre island of proposed 80-acre minimum zoning appears to have lost its large-parcel function and staff feels that a change to A-2-B-20 would not be a significant change. It would also be more consistent with surrounding proposed land use. If this change was made, the ± 400 acres in question would have the potential to be divided and result in up to eight parcels, including five 20-acre parcels and three agricultural parcels in the 80 to 100-acre range. This would appear to offer the property owners development opportunities consistent with the surrounding area without totally compromising the agricultural, wildlife and related natural resource values of the surrounding area. Staff would recommend that the remaining area remain as it is designated in the Draft Plan to protect these values.

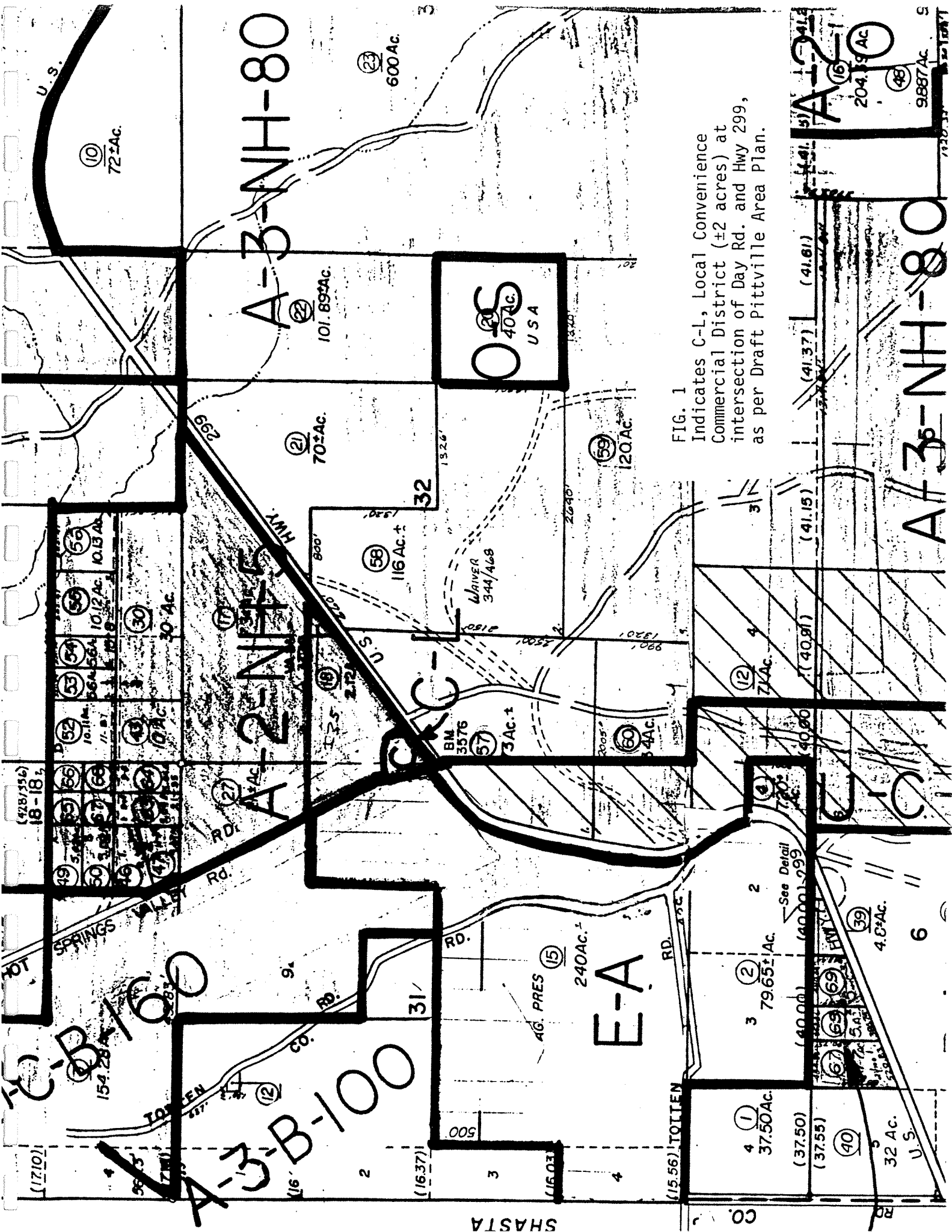


FIG. 1
Indicates C-L, Local Convenience
Commercial District (± 2 acres) at
intersection of Day Rd. and Hwy 299,
as per Draft Pittville Area Plan.

SHASTA

A-3-NH-80

A-3-NH-80

A-2-NH-80

A-3-B-100

E-A

A-2-NH-80

A-2-NH-80

A-2-NH-80

A-2-NH-80

A-2-NH-80

A-2-NH-80

A-2-NH-80

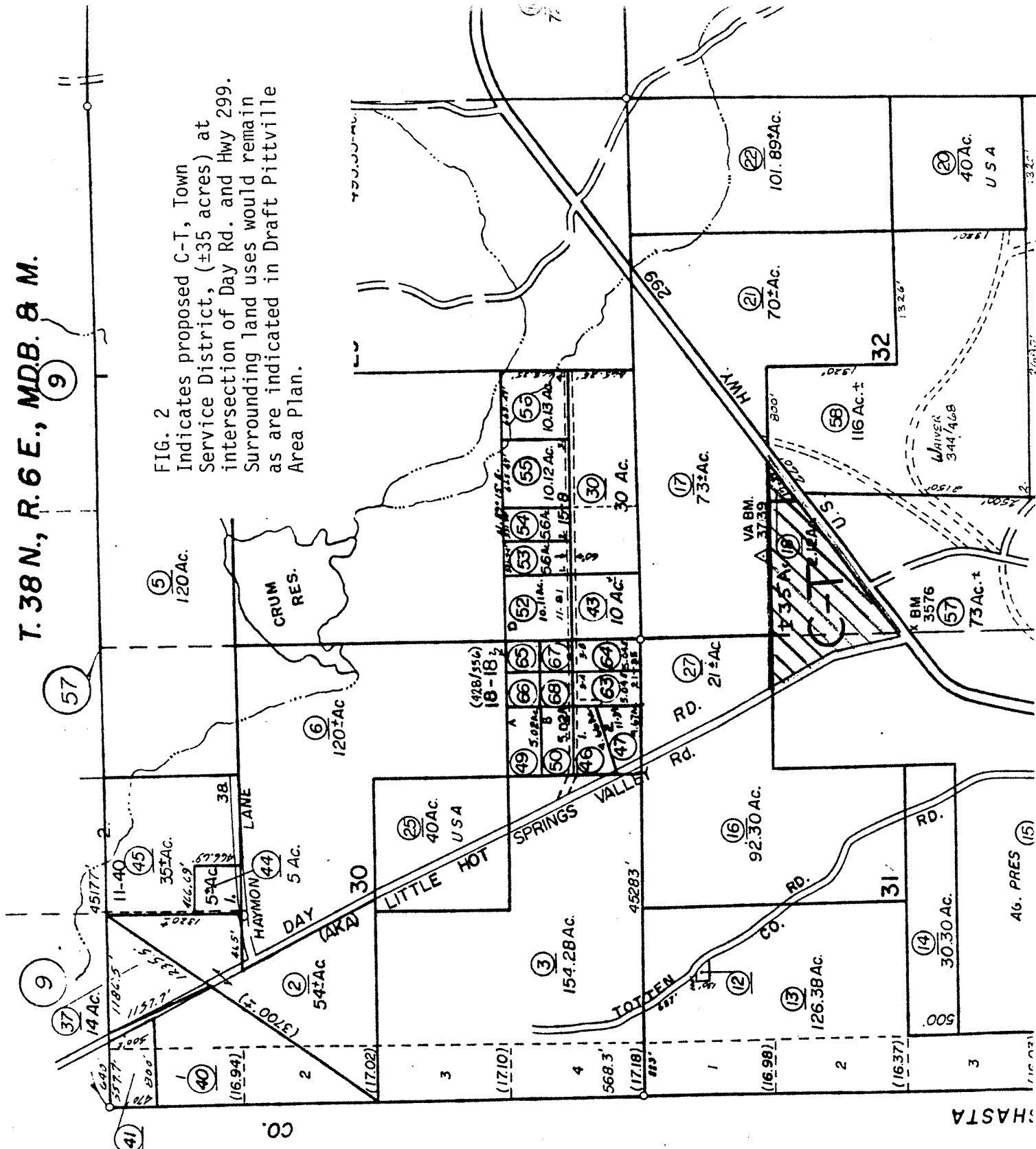
A-2-NH-80

A-2-NH-80

A-2-NH-80

T. 38 N., R. 6 E., MDB. & M. 9

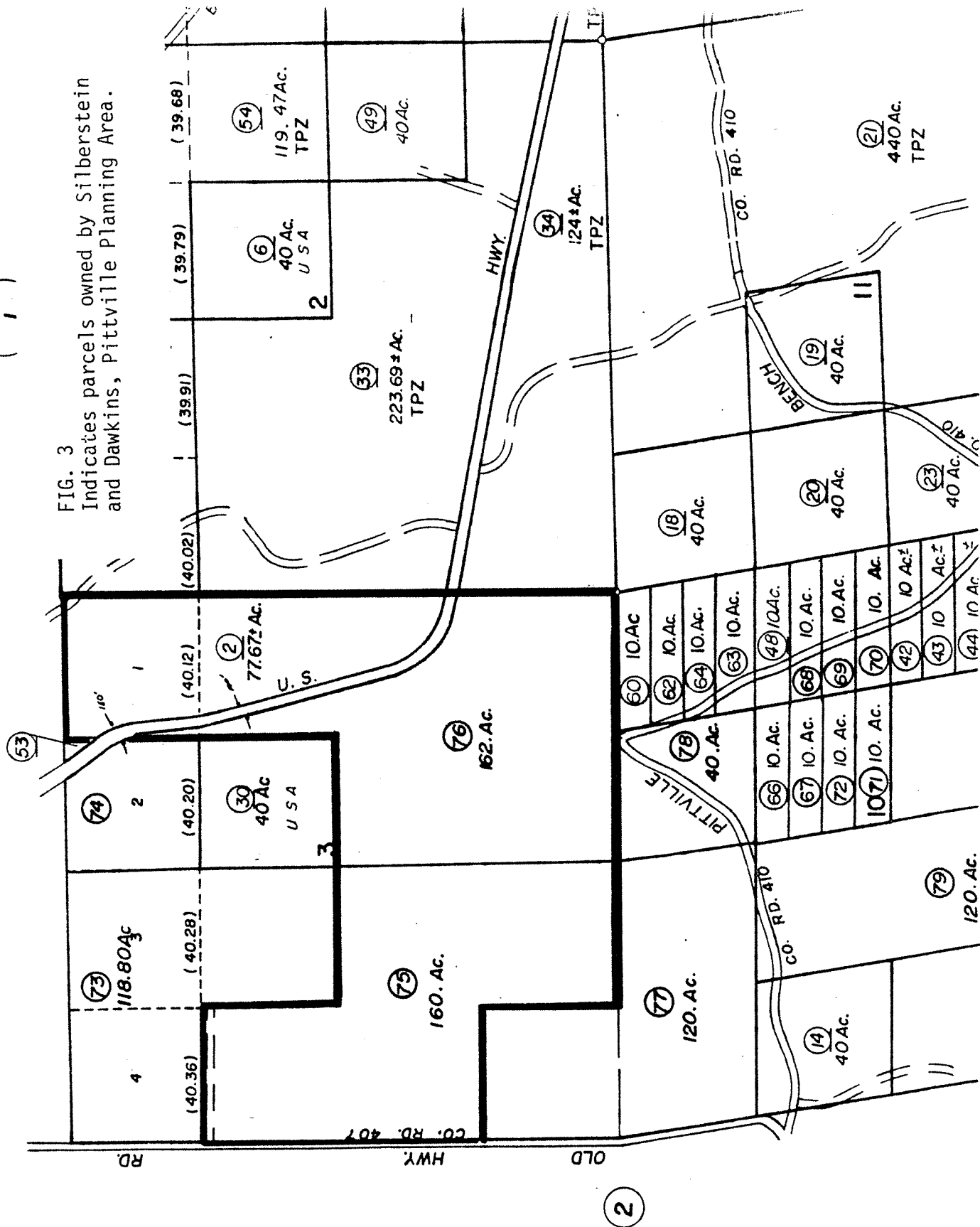
FIG. 2
Indicates proposed C-T, Town Service District, (± 35 acres) at intersection of Day Rd. and Hwy 299. Surrounding land uses would remain as are indicated in Draft Pittville Area Plan.

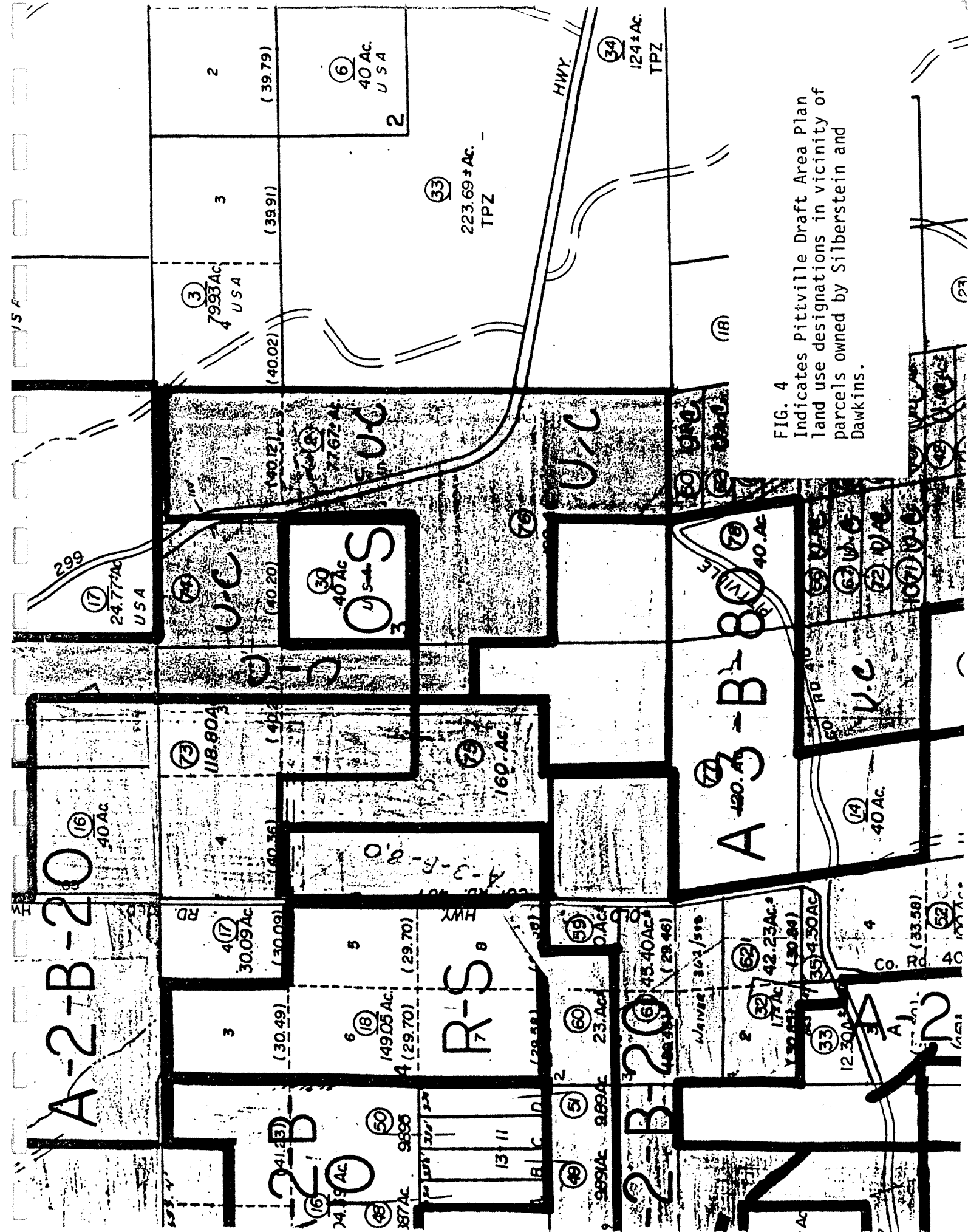


T. 37 N., R. 6 E., M. D. B. & M.

FIG. 3

Indicates parcels owned by Silberstein and Dawkins, Pittville Planning Area.





**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.